

COMMERCIAL LEASE (NET LEASE)

1. PARTIES

Rockingham, LLC., with a mailing address of 5 Amerescoggin Road, Falmouth, Maine 04105, ("LANDLORD"), hereby leases to Lone Pine Brewing Company, LLC., with a mailing address of 335 North Street, Saco, Maine 04072, ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. PREMISES

The Premises are deemed to contain 1,740+/- square feet. The Premises are located at 219 Anderson Street, Unit 4, Portland, Maine 04101 together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM

The term of this Lease shall be for Three (3) Years, unless sooner terminated as herein provided, commencing on August 1, 2015 (the "Commencement Date") and ending on July 31, 2018. LANDLORD shall deliver possession of the leased premises to TENANT on or before August 1, 2015 (prior to the Commencement Date); provided, however, that all of TENANT's obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT

Commencing on the Commencement Date, TENANT shall pay to LANDLORD the following base rent:

<u>Lease Year</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated Cardente Property Management, 322 Fore Street, 3rd Floor, Portland, Maine 04101. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. RENEWAL OPTION

So long as TENANT is not in default of this Lease at the time of exercise of TENANT'S renewal option, TENANT shall have the option to renew this Lease for Two (2) terms of Two (2) Years. In order to exercise TENANT'S option, TENANT shall notify LANDLORD in writing of its intention to exercise its option on or before Six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be mutually agreed to in writing by Landlord and Tenant Three (3) months prior to the start of the lease options. In the event that Tenant and Landlord can not come to an agreement on base rent then the lease renewal option shall be deemed terminated.

In the event that TENANT fails to notify LANDLORD as required under this Section, the option shall be deemed not to have been exercised.

6. SECURITY DEPOSIT

Upon the execution of this Lease, TENANT shall pay to LANDLORD the amount of [REDACTED], which shall be held as a security for TENANT'S performance as herein provided and refunded to TENANT without interest at the end of this Lease subject to TENANT'S satisfactory compliance with the conditions hereof. TENANT shall immediately replenish the Security Deposit at any time it is applied or used by LANDLORD.

7. RENT ADJUSTMENT

Commencing on the Commencement Date, TENANT will pay to LANDLORD as additional rent hereunder, in accordance with subparagraph B of this Article, Thirteen percent (13%) of all real estate taxes on the land and buildings of which the leased premises are a part in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year in which this Lease commences or ends. If LANDLORD obtains an abatement of any such excess real estate tax, a proportionate share of such abatement, less the reasonable fees and costs incurred in obtaining the same, if any, shall be refunded to TENANT.

A. TAXES

GUARANTY

For value received, and in consideration for, and as an inducement to LANDLORD to enter into the foregoing Lease with Luau Pina Brewing Company, LLC (TENANT), Redwoodhurst, LLC ("GUARANTOR") does hereby unconditionally guaranty to LANDLORD the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by TENANT, including without limitation the payment of all sums of money stated in the Lease to be payable by TENANT. The validity of this guaranty and the obligations of the GUARANTOR hereunder shall not be terminated, affected, or impaired by reason of the granting by LANDLORD of any indulgences to TENANT. This guaranty shall remain and continue in full force and effect as to any renewal, modification, assignment, subletting or extension of the Lease, whether or not GUARANTOR shall have received any notice of or consented to such renewal, modification, assignment, subletting or extension. GUARANTOR hereby waives notice of acceptance of this Guaranty by LANDLORD, notice of default by TENANT under the Lease, and all suretyship and guarantorship defenses generally. The liability of GUARANTOR under this guaranty shall be primary, and in any right of action which shall accrue to LANDLORD under the Lease, LANDLORD may proceed against GUARANTOR and TENANT, jointly and severally, and may proceed against GUARANTOR without having commenced any action against or having obtained any judgment against TENANT. All of the terms and provisions of this guaranty shall inure to the benefit of the successors and assigns of LANDLORD and shall be binding upon the successors and assigns of GUARANTOR.

IN WITNESS WHEREOF, GUARANTOR has executed this Guaranty this 16th day of July, 2015.

GUARANTOR:

JOHN P. PAUL
Legal Name of Guarantor

[Signature]
Signature

John Paul Owner
NAME/TITLE

[Signature]
Witness to Guarantor

THOMAS M MADDEN
Legal Name of Guarantor

[Signature]
Signature

[Signature]
Witness to Guarantor

THOMAS M MADDEN, OWNER
NAME/TITLE