Inspections Division
Date: 04/21/17

COPY

Addendum 2 to Agreement

Addendum to contract dated August 15, 2016

between EB 175, LLC (hereinafter "Seller")

and Mougalian, Inc. (hereinafter "Buyer")

property 175 Anderson Street , Portland , ME 04101

CONTINGENCIES:

LANDLORD: This lease agreement completely replaces a previous lease agreement signed on June 13, 2016 and is the only written agreement of any kind between the owner and the tenant. Upon the execution of this updated lease, both parties agree the previous lease is null and void and of no further effect.

TENANT CONTINGENCIES:
This lease is contingent upon the Tenant obtaining a Change of Use Permit from the City of Portland prior to Lease Commencement Date. If the permitting process is delayed past September 1, the Tenant may declare this lease null and void, or commence the lease without any further set-off or rent reduction.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

~~Buyer~~ Tenant — Date 8/18/16
Mougalian, Inc.

~~Seller~~ Landlord — Date 08/15/2016
EB 175, LLC

Buyer — Date

Seller — Date

PA BCM