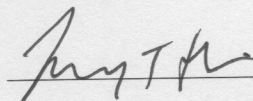


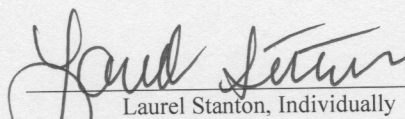
GUARANTY OF LEASE

For value received, and in consideration for, and as an inducement to LANDLORD to enter into a certain Commercial Lease (Net Lease) dated on or about the date hereof with Lavender LLC ("TENANT") for certain retail space in the building located at 75 Washington Avenue, Portland, Maine (the "Lease"), Laurel Stanton ("GUARANTOR") do 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 full and punctual payment of all sums of money stated in the Lease to be payable by TENANT. The validity of this guaranty and the obligations of GUARANTOR 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, amendment, modification, or extension of the Lease, whether or not GUARANTOR shall have received any notice of or consented to such renewal, amendment, modification or extension, consent, or notice, GUARANTOR not being required to be notified in any event. 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 or any other guarantor. 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. Failure of LANDLORD to insist upon strict performance or observance of any of the terms, provisions, or covenants of the Lease and/or this Guaranty or to exercise any right therein contained shall not be construed as a waiver or relinquishment or the failure of any such term, provisions, covenant, or rights, and the same shall continue and remain in full force and effect. Receipt by LANDLORD of rent with knowledge of the breach of any provision of the Lease and/or this Guaranty shall not be deemed a waiver of such breach. Further, GUARANTOR covenants and agree that it shall not be released from the obligations of this Guaranty, nor shall said obligations be diminished or otherwise affected: (a) by the acceptance by LANDLORD of any security for the punctual and full payment of said rent or the punctual and full performance and observance of said TENANT obligations, or the release, surrender, substitution, or modification of any security from time to time held by LANDLORD, or by any act or omission to act by LANDLORD with respect to any such security; or (b) by any other matter whatsoever whereby GUARANTOR would or might be released, it being the intent hereof that GUARANTOR shall at all times be and remain jointly and severally liable with TENANT to LANDLORD for the performance of all the terms, conditions, and provisions in the Lease contained on the part of the TENANT to be performed. The liability of GUARANTOR hereunder shall in no way be affected by: (a) the release or discharge of TENANT or any other guarantor or by any creditors' receivership, bankruptcy, or other proceedings; (b) the impairment, limitation, or modification of the liability of TENANT, or the estate of the TENANT in bankruptcy, or any remedy for the enforcement of TENANT'S liability under the Lease, resulting from the operation of any present or future provision of any bankruptcy or insolvency law, or other statute, or from the decision of any court; (c) the rejection or disaffirmance of the Lease in any such proceedings; (d) the assignment or the transfer of the Lease or any interest therein by TENANT; (e) any disability or other defense of TENANT; or (f) the cessation from any cause whatsoever of the liability of TENANT. This GUARANTY shall be governed exclusively by the provisions hereof and by the laws of the State of Maine, without application of the choice of laws principles. GUARANTOR consents to the personal and subject matter jurisdiction of the United States Federal courts located in the State of Maine and the Maine State Courts located in Cumberland County Maine for the enforcement of or any dispute or matter arising under this GUARANTY. NOTWITHSTANDING ANYTHING IN THIS GUARANTY TO THE CONTRARY, GUARANTOR, FOR HIMSELF AND HIS HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS HEREBY KNOWINGLY, WILLINGLY, AND VOLUNTARILY WAIVES ANY AND ALL RIGHTS GUARANTOR MAY HAVE TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BROUGHT BY LANDLORD, OR LANDLORD'S SUCCESSORS AND/OR ASSIGNS BASED UPON OR RELATED TO THE PROVISIONS OF THIS GUARANTY. GUARANTOR further agrees to pay all costs, legal expenses, and attorneys' fees incurred or paid by LANDLORD in the enforcement of this Guaranty. GUARANTOR hereby agrees that if any of their obligations hereunder shall be held to be unenforceable, the remainder of this Guaranty and its application to all obligations other than those held unenforceable, shall not be affected thereby and shall remain in full force and effect. 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.

Dated: October 24, 2017

WITNESS:





Laurel Stanton, Individually

Dated: 10/24, 2017

By: Jeremy T. Harris
Jeremy T. Harris
Its duly authorized Manager

Dated: 10/24, 2017

TENANT: Lavender LLC
By: Laurel Stanton
Laurel Stanton
Its Manager