Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/20/17

# MEMORANDUM OF GROUND LEASE

MEMORANDUM OF GROUND LEASE made as of this 5th day of October, 2016, pursuant to 33 M.R.S.A. §201 with respect to the following described Ground Lease:

| | |
|---|---|
| DATE OF GROUND LEASE: | October 5, 2016. |
| NAME OF LANDLORD: | EIGHT MIDDLE LAND COMPANY LLC, a Maine limited liability company with a place of business and mailing address at c/o Shipyard Brewing Company, 86 Newbury Street, Portland, ME 04101. |
| NAME OF TENANT: | 16 MIDDLE STREET ASSOCIATES, LLC, a Maine limited liability company with a place of business and mailing address at 470 Fore Street, Suite 400, Portland, ME 04104-3571. |
| DESCRIPTION OF LEASED PREMISES: | A certain lot or parcel of land with all improvements thereon and rights appurtenant thereto, situated in Portland, County of Cumberland and State of Maine, at 16 Middle Street (formerly 8 Middle Street), bounded and described on Exhibit A, attached hereto and incorporated herein. |
| TERM AND OPTION TO RENEW: | The Commencement Date of the Ground Lease is October 5, 2016. The Term runs for a period of thirty (30) years from the Commencement Date, unless sooner terminated or extended in accordance with the terms and conditions of the Ground Lease. The Term may be extended by Tenant for an additional twenty (20) years, subject to notice and the terms of the Ground Lease. |

THIS MEMORANDUM OF GROUND LEASE is prepared for recording and for the purpose of making a public record of said Ground Lease. The parties shall be subject to all of the provisions of said Ground Lease and nothing herein shall be deemed to alter or change any of the terms thereof.

[Signature pages follow.]

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/20/17

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Ground Lease under seal as of the day and year first above written.

Witness:

TENANT:
16 MIDDLE STREET ASSOCIATES, LLC

By: BATEMAN INVESTMENTS, LLC
Its: Manager

By: _____
Nathan H. Bateman
Its: Member/Manager

LANDLORD:
EIGHT MIDDLE LAND COMPANY LLC

By: _____
Fred M. Forsley
Its: Manager

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/20/17

TENANT ACKNOWLEDGMENT

STATE OF MAINE )
) ss:
COUNTY OF CUMBERLAND )

On the 5th day of October, 2016, before me personally appeared Nathan H. Bateman, and acknowledged under oath that he is the Member/Manager of Bateman Investments, LLC, Manager of 16 Middle Street Associates, LLC, and as such was authorized to execute this instrument on behalf of 16 Middle Street Associates, LLC and that the foregoing instrument is his free act and deed in his said capacity and the free act and deed of 16 Middle Street Associates, LLC.

Alice J. Meagher
Notary Public

Print Name: Alice J. Meagher

My Commission Expires: 3-10-18

ALICE J. MEAGHER
Notary Public
My Commission Expires March 10, 2018

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/20/17

LANDLORD ACKNOWLEDGMENT

STATE OF MAINE )
) ss:
COUNTY OF CUMBERLAND )

On the 5th day of October, 2016, before me personally appeared Fred M. Forsley, and acknowledged under oath that he is the Manager of Eight Middle Land Company LLC, and as such was authorized to execute this instrument on behalf of Eight Middle Land Company LLC and that the foregoing instrument is his free act and deed in his said capacity and the free act and deed of Eight Middle Land Company LLC.

Alice J. Meagher
Notary Public

Print Name: Alice J. Meagher

My Commission Expires: 3/10/18