

## PARKING ADDENDUM

185 Fore Street Associates, LLC - Nine Stones, LLC  
Gateway Garage, 167 Fore Street  
Portland, ME

This Addendum is made and entered into as of April \_\_, 2016 by and between 185 FORE STREET ASSOCIATES, LLC ("Landlord") and NINE STONES, LLC ("Tenant") with respect to Landlord's committed parking at the Gateway Parking Garage ("Garage") located adjacent to the premises leased by Landlord to Tenant.

### RECITALS:

1. Landlord holds long-term parking rights in the Gateway Parking Garage, which it may allocate to owners/tenants at its adjoining building located at 185 Fore Street in Portland, Maine (currently under construction).
2. Landlord and Tenant are parties to a commercial Lease dated as of October 30, 2015 with respect to Condominium Unit #101 located at 185 Fore Street ("Unit Lease") which currently provides for no associated parking.
3. Tenant has requested parking availability from Landlord which would be consistent with the Site Plan terms of approval of the construction at 185 Fore Street from the Portland Planning Board.

### AGREEMENTS:

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Unit Lease is hereby supplemented to grant Tenant the continuing right to elect to sublet up to Eleven (11) parking spaces from Landlord for the rent and parking conditions as may apply to Landlord's parking spaces in the Garage and subject to the agreements herein.
2. Tenant shall give Landlord not less than Sixty (60) days written notice of its election to sublet said spaces from Landlord, said notice to comply with the Notice provisions in Article 25 of the Lease.
3. All of the obligations herein shall run with the Unit Lease, applicable to all successors and assigns of the Landlord and Tenant.

4. Nothing herein shall be deemed to replace or modify the terms of the Unit Lease with the exception of the addition of parking to replace Article 29 in the Lease.

Dated and delivered in Portland, Maine as of the date first above stated.

WITNESS:

LANDLORD:

185 FORE STREET ASSOCIATES, LLC

a Maine limited liability company

By: Bateman Partners, LLC

Its: Manager

  
\_\_\_\_\_

By:   
\_\_\_\_\_

Nathan H. Bateman

Its: Member

WITNESS:

TENANT:

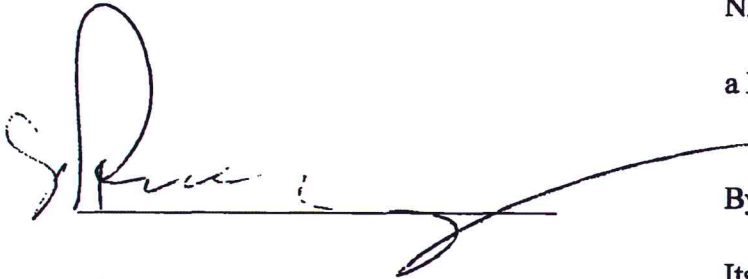
NINE STONES, LLC

a Maine limited liability company

By:   
\_\_\_\_\_

M. Pamela Macomber

Its: Sole Shareholder

  
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