

SHORT FORM LEASE

STATUTORY MEMORANDUM OF LEASE

Pursuant to the provisions of 33 M.R.S. § 201, the following information is provided relative to a certain Lease dated December 12, 2016 (the "Effective Date")

1. **PARTIES.** The names of all of the parties to the Lease and their addresses are as follows:

LANDLORD: Earle W. Noyes & Son
127 Oxford Street
PO Box 932
Portland, ME 04104

TENANT: Convenient MD, LLC
111 New Hampshire Avenue
Portsmouth, New Hampshire 03801

2. **LEASED PREMISES.** The Leased Premises consists of approximately 5,044 square feet of rentable space in the building located at 191 Marginal Way, Portland, Maine. The Leased Premises are part of the premises conveyed to Landlord by deed dated ____ and recorded in the ____ County Registry of Deeds at Book ____, Page ____.

3. **TERM.** The Term of the Lease is ten (10) years, commencing on the Rent Commencement Date, as that term is defined in the Lease. Tenant has the right to extend the Lease for up to three (3) additional ten (10) year terms, subject to the terms of the Lease.

IN WITNESS WHEREOF, the parties to the said Lease have executed this instrument as of the 13 day of December 2016.

[signature pages follow]

LANDLORD:

EARLE W. NOYES & SON

Cheryl R Rand
Witness

By: Peter L. Noyes
Peter L. Noyes (Print Name)
Its President
Duly Authorized

TENANT:

CONVENIENT MD, LLC

[Signature]
Witness

By: Max Puyanic
Max Puyanic
Its CEO
Duly Authorized

STATE/Commonwealth of MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged before me this 14th day of DECEMBER,
2016, by PETER L. NOYES, as PRESIDENT of
EARLE W. NOYES & SONS, INC., on behalf of said CORPORATION.

[Signature]
Notary Public
My Commission Expires:
(SEAL)

STEVEN L. MICKIEWICZ
Notary Public
My Commission Expires March 30, 2020