

Exhibit 1

Applicant's Right, Title and Interest

MEMORANDUM OF LEASE

Notice is hereby given of the Commercial Lease containing the following terms:

- Landlord:** 161 Marginal Way, LLC
5 Milk Street
P.O. Box 7525
Portland, ME 04112
- Tenant:** Maine Eye Center, P.A.
15 Lowell Street
Portland, Maine 04102
- Date of Execution:** October 15, 2015
- Premises:** First and Second Floors of the Building at
161 Marginal Way in Portland, Maine, with
shared parking in the parking lot at the Premises.
- Term of Lease:** Fifteen (15) Years and about seven & 1/2
Months, commencing October 15, 2015 and
expiring on May 31, 2031.
- Renewal Options:** 2 Rights to Renew: One Ten (10) year option
and One Five (5) year option
- Options to Purchase:** None

The parties acknowledge that this Memorandum is executed pursuant to the provisions of the Lease and is not intended to vary the terms or conditions of the Lease.

IN WITNESS WHEREOF, Landlord has caused this instrument to be executed this 4th day of November, 2015.

161 Marginal Way, LLC



By: Peter W. Quesada

Its: Authorized Member

STATE OF MAINE
CUMBERLAND, SS.

November 4, 2015

Personally appeared the above-named Peter W. Quesada, in his capacity as Member of 161 Marginal Way, LLC, and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of 161 Marginal Way, LLC.

Before me,

Evelyn H. King
Notary Public/Maine Attorney at Law

Printed Name

EVELYN H. KING
Notary Public, Maine
My Commission Expires December 11 2015

SEAL

Received
Recorded Register of Deeds
Nov 05, 2015 03:02:36P
Cumberland County
Nancy A. Lane

0060854

BK 14990 PG 255

Exec Copy Deed Three excluding Parcel E
July 27, 1999

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, That **SOUTHERN MAINE PROPERTIES COMPANY**, a Maine corporation with a place of business in the City of Portland, Cumberland County, Maine ("Grantor"), for consideration paid, grants to **161 MARGINAL WAY LLC**, a Maine limited liability company with a place of business in the City of Portland, Cumberland County, Maine and a mailing address of PO Box 7525, Portland, Maine 04112 ("Grantee"), with Quitclaim Covenant, the land and buildings in Portland, Cumberland County, Maine, bounded and described more particularly as follows:

MAINE REAL ESTATE TAX PAID

A parcel of land located southerly of, and adjacent to Marginal Way, so-called, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at an iron pipe found on the southerly sideline of said Marginal Way marking the northwesterly corner of land now or formerly of Noyes & Sons as described in deed recorded in the Cumberland County Registry of Deeds in Book 7569, Page 299;

Thence, S 41°-00'-59" E, along said Noyes & Sons land, 269.41 feet to land now or formerly of The Portland Terminal Company;

Thence, S 37°-53'-14" W, along land of said Portland Terminal Company, 76.45 feet to a point;

Thence, S 40°-42'-27" W, along land of said Portland Terminal Company, 20.21 feet to a point;

Thence, S 45°-32'-27" W, along land of said Portland Terminal Company, 415.00 feet to a 5/8-inch rebar found, capped Titcomb Associates RLS 1273;

Thence, S 48°-56'-27" W, along land of said Portland Terminal Company, 20.00 feet to the southwesterly corner of a 20 foot wide right-of-way described in easement deed dated November 4, 1965 and recorded in said Registry of Deeds in Book 2932, Page 107;

Thence, N 41°-03'-33" W, along the westerly sideline of said 20 foot wide right-of-way a distance of 133.05 feet, to land conveyed to Five Liver Company by deed of near or even date and identified as Parcel D on such deed;

Thence, N 45°-32'-27" E, a distance of 213.75 feet to a point;

BK 4990 PG 256

Exec Copy Deed Three excluding Parcel E
July 27, 1999

Thence, N 41°-00'-30" W, a distance of 166.13 feet to the southerly sideline of Marginal Way;

Thence, N 48°-59'-30" E, along the southerly sideline of said Marginal Way, 316.00 feet to the point of beginning.

The above-described parcel contains 2.75 acres, more or less.

Bearings are based on Magnetic North dated Jan. 1979.

Together with grantor's right, title and interest in and to Marginal Way as it lies adjacent to the land described.

Being a portion of the land described in deed to Southern Maine Properties Company from Haverty Development Corporation dated December 30, 1986 and recorded in said Registry of Deeds in Book 7574, Page 1. Also being the land described as Parcel B-C in deed from Five Liver Company to Southern Maine Properties Company of near or even date.

Witness my hand and seal this 27th day of July, 1999.

SOUTHERN MAINE PROPERTIES
COMPANY

By: [Signature]
Its v.p.
Printed Name: Peter W. Quesada

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On July 27, 1999, personally appeared the above-named Peter W. Quesada, VP of Southern Maine Properties Company in his/her said capacity, and acknowledged the foregoing to be his/her free act and deed and the free act and deed of said Southern Maine Properties Company.

SEAL

Before me,

[Signature]
Notary Public
Printed Name: Barbara A. Borchardt

quesada*jfw*marginal way deed three

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 AUG 19 PM 3:05

CUMBERLAND COUNTY

[Signature]