

COMMERCIAL LEASE

1. PARTIES:

LANDLORD: Maura and Peter Rodway
120 Exchange Street, 6th Floor
Portland, Maine 04101
Mailing: PO Box 444, Portland, Maine 04112
207-773-7449

TENANT: OSCAR PIZZA, LLC - *DBA: ABK 30CC LLC / HERO*
d/b/a OTTO
MASHED, LLC
FAT DRAGON, LLC
576 Congress Street
Portland, Maine 04101

2. LEASED PREMISES: The LEASED PREMISES consists of the basement, ground floor, second and third floor of 30 City Center, Portland, Maine, being the entire building owned by LANDLORD. The LEASED PREMISES are accepted in 'as is' condition except if specifically set forth to the contrary in this LEASE.
3. TERM: The term of this lease shall be for 5 years, unless sooner terminated as herein provided, commencing at August 7, 2015 and ending at 11:59 pm on July 31, 2020.
4. PAYMENT OF BASE RENT AND ADDITIONAL RENT. TENANT shall have 90 days from date of this LEASE for a fit-up/build out period whereby Base Rent will be waived only during the 90 day period. However in the event TENANT completes fit-up/build out sooner than the full 90 days, TENANT shall begin paying Base Rent pay to LANDLORD. If it begins on a day other than the first, the amount to be paid shall be prorated amount. All Additional Rent shall be paid by TENANT during the 90 day period. ALL other terms and conditions hereunder shall be in full force and effect.
5. RENT: TENANT shall pay to LANDLORD the following rent:

<u>Lease Year</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
1	\$48,000.00	\$4,000.00
2	\$49,200.00	\$4,100.00
3	\$50,430.00	\$4,202.50
4	\$51,690.75	\$4,307.56

PK
11/11/15