

STANDARD FORM MODIFIED GROSS COMMERCIAL LEASE
SUMMARY DATA

Each reference in this Lease to any of the following subjects shall be construed to incorporate the following data:

LANDLORD AND LANDLORD'S: BROTHERS THREE LLC
ADDRESS: 100 Commercial Street
Portland, ME 04101
(207) 775-2252

TENANT AND TENANT'S ADDRESS: THE CORNER GENERAL STORE, LLC

GUARANTOR AND GUARANTOR'S ADDRESS: Cary Cox, 305 Commercial Street ME 04101
Apt. 203

TERM COMMENCEMENT DATE: November 1, 2013

LEASED PREMISES: 115 Middle Street, 1st Floor, Suite 100, Portland, Maine 04101, deemed to contain 2,080 gross square feet (see Exhibit A).

TERM: Seven (7) years

OPTION TERM: Seven (7) years

TOTAL BASE RENT:

MONTHLY BASE RENT:

BASE YEAR: 2013

TENANT'S PRO-RATA SHARE OF OPERATING EXPENSES OVER THOSE INCURRED OVER BASE YEAR:
33.33%

TENANT'S PRO-RATA SHARE OF REAL ESTATE TAXES OVER THOSE INCURRED OVER BASE YEAR:
33.33%

SECURITY DEPOSIT:

PERMITTED USE: Convenience store and related business operations.

INSURANCE: \$2,000,000 Commercial General Liability, Bodily Injury, and Property Damage coverage -- \$2,000,000 combined single limit per occurrence.

TENANT BUILDOUT: Tenant is responsible for making all modifications to the premises at its own cost. Any and all plans or modifications to the building by Tenant or Tenant's agents will be submitted to Landlord for its approval, not to be unreasonably withheld or delayed.

LANDLORD BUILDOUT: None