

#000629

SIXTH AMENDMENT OF LEASE

This Amendment of Lease made as of this 6<sup>th</sup> day of May, 2009, by and between 80-90 CORPS (Lessor) and WINTERSNIGHT CORPORTION and Eddie Fitzpatrick (Lessee), WHO AGREE AS FOLLOWS:

1. RECITALS: This Amendment of Lease is made with reference to the following facts and objectives.

a. Lessor (former owner Mack Corporation) now 80-90 Corps and Lessee, Wintersnight Corporation, entered into a written Lease dated March 29, 1989, and as amended by Amendments of Lease dated April 1, 1992; October 5, 1992; April 1, 1994; May 21, 1999 and June 30, 2004 (the "Lease") pursuant to which the Lessee leased approximately 2,250 square feet in the building known as "80-90 Middle Street" and located in Portland, Maine.

b. The parties desire to amend the Lease to modify the rental provisions, and amend the Lease in certain other respects.

2. EFFECTIVE DATE: The effective date of this Amendment is June 1, 2009.

3. TERM: The Term of the Lease shall be extended beginning on June 1, 2009 and expiring on May 30, 2014.

4. BASE RENT: Lessee hereby agrees and covenants to pay to the Lessor as Base Rent for the Premises, \$25,537.50 annually payable as follows:

- 1) Equal monthly installments of \$2,028.12 per month together with
- 2) Annual delivery to Lessor of Gift Certificates totaling \$1,200.00 redeemable at the Pepper Club restaurant. Said Certificates are to be delivered on or before June 1<sup>st</sup> of each year and shall have no expiration date.

5. EFFECT OF AMENDMENT: Except as specifically amended hereby, all of the terms and provisions of the Lease shall be unaffected hereby and shall remain in full force and effect. Landlord and Tenant hereby acknowledge and agree that the Lease remains in full force and effect. The terms and provisions of this Amendment shall supersede and control over any previous provisions of the Lease that may conflict with the terms hereof.

IN WITNESS WHEREOF, the Landlord and the Tenant have hereto set their hands and seals as of the day and year first above written.

Witness:

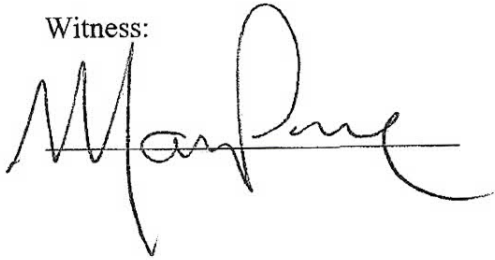
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80-90 CORP (Landlord)

By: 

Richard J. McGoldrick, Its Manager

Witness:



WINTERSNIGHT CORP (Tenant)

By: 

Eddie Fitzpatrick, Duly Authorized