

CM Waterfront Properties, LLC – 36 Union Wharf, Portland, Maine 04101

December 15, 2016

MVI Enterprises d/b/a Maine's Pantry
250 Commercial St.
Portland, Maine 04101

Attention: Elena Morrow-Spitzer

Dear Elena:

This letter will serve as a five (5) year rental agreement beginning February 1, 2017** and ending January 31, 2022 between MVI Enterprises d/b/a Maine's Pantry herein after referred to as Tenant and the CM Waterfront Properties, LLC, hereinafter referred to as Landlord, for certain real estate located at 250 Commercial St., Portland, Maine.

**Note: Tenant shall have access to the space no later than December 1, 2016 to start its own work while the Landlord is performing its work, with lease and rent commencement 30 days after the Landlord's work is complete (see Exhibit A showing the Landlord's work) but in no instance before February 1, 2017. Landlord's work is subject to Landlord successfully obtaining a demolition permit, a building permit and all other permits approvals required for the completion of the Landlord's work. If Landlord shall fail to complete all items set forth in Exhibit A on or before April 1, 2017, Tenant shall have the right to terminate this Lease upon written notice to Landlord, and upon the giving of such notice, Tenant's security deposit shall be returned immediately and this lease shall be of no further force or effect. Tenant shall have no obligation to accept delivery or possession of the premises unless and until Landlord shall have completed all items set forth in Exhibit A.

The terms, conditions and provisions of this rental agreement are as follows:

- 1. Location** – 250 Commercial Street, ground floor and basement of the old section of the building (the "Building") with direct access to Commercial Street.
- 2. Area leased/Premises** – 2,405 RSF. +/- on the 1st floor and 831 +/- RSF in the basement.
- 3. Tenant use** – The demised premises shall be used for a retail sales and distribution business and any other related or ancillary functions of Tenant's business, or any other business allowed within the zone – subject to Landlord approval (no full-service restaurant or bar/alcohol uses allowed). Landlord is aware that Tenant has a food prep license and sells beer and wine (not for