

## LEASE

THIS LEASE (the "Lease") is made as of this 29th day of February, 2016, by and between SAVI REALTY, LLC, a Maine limited liability company with a place of business at 193 Middle Street, Street, Portland, Maine 04101 (the "Landlord") and MACHIAS SAVINGS BANK, a Maine banking corporation with an address of 4 Center Street, Machias, Maine 04654 (the "Tenant").

### WITNESSETH:

In consideration of the mutual covenants and agreements contained herein and intending to be legally bound hereby, Landlord and Tenant hereby agree with each other as follows:

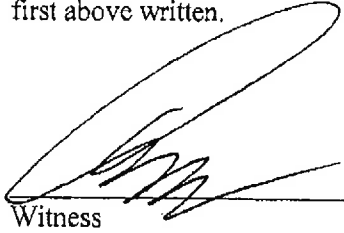
1. PREMISES LEASED.

(a) Subject to the terms and conditions of this Lease, Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, a portion of the ground floor space (the "Front Retail Space") in the building known and numbered 193 Middle Street, Portland, Maine (the "Building") and all of the space in the Carriage House (the "Carriage House"), each of which leased premises are outlined on the plan attached to this Lease as Exhibit A and made a part hereof (collectively the Front Retail Space and the Carriage House may be referred to herein as the "Premises"). The Front Retail Space contains approximately 4,552 rentable square feet, with the actual rentable square footage of the Front Retail Space to be verified pursuant to Section 1(c). The Carriage House contains approximately 1,820 rentable square feet, with the actual rentable square footage of the Carriage House to be verified pursuant to Section 1(c). During the term of this Lease, the Premises may be expanded from time to time in accordance with the provisions of section 30 hereof. The Premises includes the right to use, in common with others entitled thereto, the hallways, walkways, stairways and other common areas and amenities necessary for access, use and enjoyment of the Premises, easements and other rights appurtenant thereto and all improvements therein. The common areas are depicted as "Common Areas" on the attached Exhibit A. The Building shall be deemed to contain 25,000 square feet of rentable area.

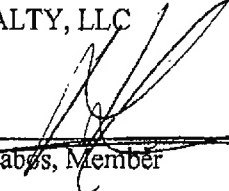
(b) During the term of this Lease, Landlord shall provide Tenant three (3) parking spaces for use by Tenant's employees, located at the rear of the Building. The monthly cost of the parking spaces ("Parking Rent") will be charged to Tenant at market rates (initially \$140.00 per month per space), and are subject to reasonable increase from time to time. Landlord agrees that Tenant may, at Tenant's sole cost and expense, provide signage for any such parking spaces so as to avoid conflicts with other tenants or occupants of the Building with respect to the use of such parking spaces, the location and method of installation to be subject to Landlord's prior approval, not to be unreasonably withheld, delayed or conditioned. In addition, the Landlord shall, upon any of the remaining parking spaces located on at the rear of the Building no longer being allocated to the exclusive use of an existing tenant or person, offer such parking space(s) to Tenant and in the event that Tenant accepts such offered parking, such parking space(s) shall be added to the three spaces described above and governed by the terms of this Lease.

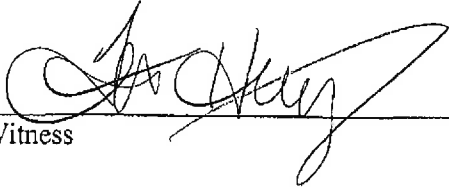
(c) For the purposes of this Lease, the rentable square footage of the Premises shall be computed under the BOMA Standard, which shall mean that standard published by the Building

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

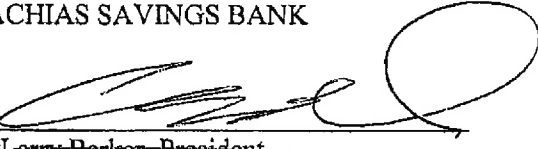
  
\_\_\_\_\_  
Witness

SAVI REALTY, LLC

By:   
\_\_\_\_\_  
Allen Labos, Member

  
\_\_\_\_\_  
Witness

MACHIAS SAVINGS BANK

By:   
\_\_\_\_\_  
~~Larry Barker, President~~  
Christian A. Lyford, Senior Vice President