

COMMERCIAL LEASE (GROSS/MODIFIED GROSS)

1. PARTIES (fill in) Fitzgibbons Family Trust, with a mailing address of PO Box 432, Bridgton, ME 04009

Wicked Good Ink, LLC, ("LANDLORD"), hereby leases to address of 50 Exchange Street, 2nd Floor, Portland, ME 04101

Wicked Good Ink, LLC, ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. LEASED PREMISES (fill in and include, if applicable, suite number, floor number and square feet) The leased premises are deemed to contain 1700 square feet. The leased premises are located at 50 Exchange Street, Suite 2, Portland, ME 04101

together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. During the term of this Lease and for payment of additional monthly rent to LANDLORD in the amount of (\$ n/a) per parking space, which additional rent shall be due each month along with payment of base rent, TENANT also shall have the right, in common with LANDLORD and others, to use up to (0) [NONE IF LEFT BLANK] undesignated parking spaces in the parking lot located at n/a. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM (fill in) The term of this Lease shall be for 38 months, unless sooner terminated as herein provided, commencing on July 1, 2014 (the "Commencement Date") and ending on June 30, 2017. LANDLORD shall deliver possession of the leased premises to TENANT on or before May 1, 2014 which is prior to the Commencement Date; provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date. TENANT TO PAY UTILITIES AS OF FIRST DAY OF POSSESSION.

4. RENT (fill in) Commencing on the Commencement Date, TENANT shall pay to LANDLORD the following base rent:

Lease Year	Annual Base Rent	Monthly Rent
<u>1st</u>	<u>\$ 25,500.00</u>	<u>\$ 2,125.00</u>
<u>2nd</u>	<u>\$ 25,500.00</u>	<u>\$ 2,125.00</u>
<u>3rd</u>	<u>\$ 25,500.00</u>	<u>\$ 2,125.00</u>
	<u>\$</u>	<u>\$</u>
	<u>\$</u>	<u>\$</u>

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated Fitzgibbons Family Trust

If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

If later than the 5th day of the month

(Signature)