DocuSign Envelope ID: FCC3044A-F083-446E-B5AC-72DF08A8DAB8

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/15/15

Addendum 1 to Agreement

Addendum to contract dated April 4, 2014

between Fitzgibbons Family Trust (hereinafter "Seller")

and Wicked Good Ink, LLC (hereinafter "Buyer")

property 50 Exchange Street, Suite 2, Portland, ME 04101

Signage: Tenant will be responsible for signage. Landlord will allow for exterior bracket on exterior of building similar to existing signs for 1st fl tenants. Tenant to provide design for Landlord approval, which will not be unreasonably withheld. Tenant will obtain approval by the City of Portland sign ordinance. Tenant is permitted to place stenciled window signage on window panes in their space, and will remove window signage upon lease termination.

Landlord shall complete the following:

1) Replace existing flooring with wood floor laminate.
2) Paint the entire space (including windows and sills) with colors Tenant provides to be approved by Landlord.
3) Repair and patch all walls.
4) Replace fluorescent light fixtures in Office #2 with track lighting similar to Office #1.
5) Replace ceiling tiles in all offices (except Office #1) with acoustic tile similar in style and quality to Office #1.
6) Replace fluorescent light fixtures in Office #3 and Office #4 with fixtures similar to Office #5.
7) Replace broken or missing glass panes in Office #3.
8) Replace broken interior office doors to match solid door in Office #2. Should Tenant wish to upgrade interior solid office doors, Tenant will pay the difference in cost to upgrade doors.

The Tenant shall complete the following improvements to its space at its sole cost and expense:

Install sinks in Offices #1,#2,#4 and #5; Install security alarm system; Install security cameras; Enclose kitchen, remove stove, replace with sink.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

DocuSigned by:
Buyer 17F7D08DB3440... 4/9/2014 Date
Wicked Good Ink, LLC

Fitzgibbons Family Trust
Seller Trustee Date 4/10/14
Fitzgibbons Family Trust

DocuSigned by: Erin Rust
Buyer 7BF71E6BB3224B4... 4/9/2014 Date

Virginia S. Fitzgibbons
Seller Trustee Date 4/10/14