

STANDARD FORM MODIFIED GROSS COMMERCIAL LEASE
SUMMARY DATA

Each reference in this Lease to any of the following subjects shall be construed to incorporate the following data:

LANDLORD AND LANDLORD'S ADDRESS: Cow Plaza Garage LLC
100 Commercial Street
Portland, ME 04101
(207) 775-2252

TENANT AND TENANT'S ADDRESS: BBS Enterprises, Inc.
390 Commercial Street
Portland, Maine 04101
(207) 761-1188

GUARANTOR(S) AND GUARANTORS' ADDRESS (ES): Jie M. Liang
121 Victoria Drive
Westbrook, ME 04092
(207) 518-1390

TERM COMMENCEMENT DATE: February 1, 2016

RENT COMMENCEMENT DATE: May 1, 2016

LEASED PREMISES: 425 Fore Street, Suite 400, Portland, Maine 04101 deemed to contain 1,424 gross square feet (see Exhibit A).

TERM: Ten (10) years

OPTION TERM: One Ten (10) year option @ 5% increase over then existing rate with annual 5% increase thereafter

TOTAL BASE RENT: \$457,092.12

MONTHLY BASE RENT:

<u>Period</u>	<u>Monthly Rent</u>
Year 1	\$3,560.00
Year 2	\$3,631.20
Year 3	\$3,703.82
Year 4	\$3,777.90
Year 5	\$3,853.46
Year 6	\$3,930.53
Year 7	\$4,009.14
Year 8	\$4,089.32
Year 9	\$4,171.11
Year 10	\$4,254.53

BASE YEAR: 2016

TENANT'S PRO-RATA SHARE OF OPERATING EXPENSES AS OF THE COMMENCEMENT DATE: 1.14%

TENANT'S PRO-RATA SHARE OF REAL ESTATE TAXES AS OF THE COMMENCEMENT DATE: 1.14%

SECURITY DEPOSIT: \$3,560.00

PERMITTED USE: Quick serve Asian food restaurant, subject to exclusive restrictions of Tenants for building - (more than 10% of business for hotdogs/ hamburgers or French fries).

INSURANCE: \$2,000,000 Commercial General Liability, Bodily Injury, and Property Damage coverage -- \$2,000,000 combined single limit per occurrence.

TENANT BUILDOUT: Tenant is responsible for making all modifications to the premises at its own costs. Any and all plans or modification to the building by Tenant or Tenant's agents will be submitted to Landlord for its approval, not to be unreasonably withheld or delayed.

LANDLORD BUILDOUT: None.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed in duplicate under seal by their respective duly authorized representatives as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Handwritten Signature]

Landlord:
COW PLAZA GARAGE LLC
By: East Brown Cow Holdings II LLC, its sole member

By: _____
Name: J Tim Soley, its Manager

Tenant:
BBS ENTERPRISES, INC.

By: _____
Name: Jie M. Liang
Its: *Manager*