CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/19/17

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 — COW PLAZA GARAGE LLC
100 Commercial Street
Portland, ME 04101
(207) 775-2252

TENANT AND TENANT'S — NEW ENGLAND PROVISIONS CO.
d/b/a OLD PORT LOBSTER SHACK
425 Fore Street, Unit 5
Portland, ME 04101

GUARANTOR AND GUARANTOR'S ADDRESS — MICHAEL MICHALSKI
14 Waters Edge Drive
Yarmouth, ME 04096

TERM COMMENCEMENT DATE: April 1, 2015

LEASED PREMISES: 425 Fore Street, Unit 5, Portland, Maine 04101, deemed to contain 1,789 rentable square feet (see Exhibit A).

TERM: Five (5) years, commencing on April 1, 2015 and unless otherwise terminated per the terms of this Lease, expiring on March 31, 2020.

OPTION TERM: One (1) ten (10) year option at CPI increase rent, commencing on April 1, 2020.

TOTAL BASE RENT: [illegible] plus applicable CPI increases.

MONTHLY BASE RENT:

Period	Monthly Rent
04/01/2015 - 03/31/2020	[illegible] plus applicable annual CPI increases beginning April 1, 2016

BASE YEAR: 2015

TENANT'S PRO-RATA SHARE OF OPERATING EXPENSES AS OF THE COMMENCEMENT DATE: 1.43%

TENANT'S PRO-RATA SHARE OF REAL ESTATE TAXES AS OF THE COMMENCEMENT DATE: 1.43%

SECURITY DEPOSIT: [illegible] ne month's rent)

PERMITTED USE: For use as a dine-in/take-out seafood restaurant, and for no other purpose. Tenant's use is further limited by the exclusivity clause of another tenant at the Building such that Tenant shall not serve hamburgers or hot dogs, and shall serve French fries only as a side dish on full plate or "meal" purchases, and not as a stand-alone menu item.

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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:

_____

_____

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

By: _____
J. Tim Soley, its Manager

Tenant:

NEW ENGLAND PROVISIONS CO.
d/b/a OLD PORT LOBSTER SHACK

By: _____
Michael Michalski, President