

**MAINE COMMERCIAL ASSOCIATION OF REALTORS®
COMMERCIAL LEASE (GROSS/MODIFIED GROSS)**

1. PARTIES 416 Fore Street LLC, with a mailing address of 5 Milk Street Suite 3, Portland, ME 04101, ("LANDLORD"), hereby leases to Portland Mash Tun, LLC, with a mailing address of 521 Cottage Road, South Portland, Maine 04106, ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES The Premises are deemed to contain 1,050+/- square feet. The Premises are located at 29 Wharf Street, 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. The leased premises are accepted in "As Is" – Broom Clean, Landlord shall have all utilities functioning and available to the tenant in the space, including water/sewer, gas, electric, life safety & alarm systems.

3. TERM The term of this lease shall be for Six (6) years, Two (2) Months, unless sooner terminated as herein provided, commencing upon substantial completion of landlord work on or before February 1st, 2015. The first two months, February and March shall be rent free.

4. RENT The TENANT shall pay to the LANDLORD the following base rent:

<u>Lease Year(s)</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
1	\$33,5000.00	\$3,350.00
2	\$41,406.00	\$3,450.50
3	\$42,648.00	\$3,554.00
4	\$43,927.56	\$3,660.63
5	\$45,245.46	\$3,770.45