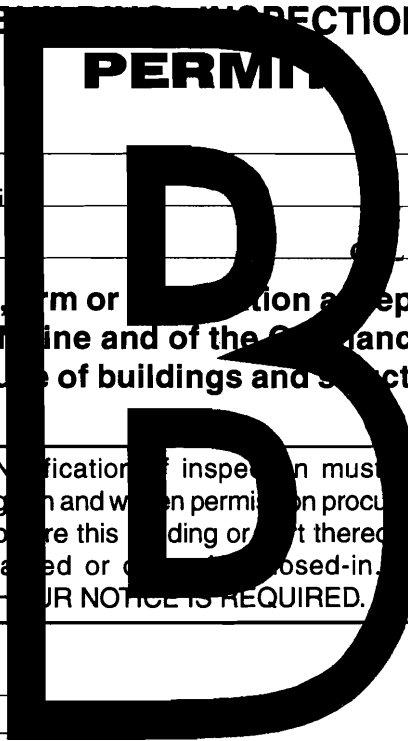


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 070465
MAY 18 2007
CITY OF PORTLAND

This is to certify that MDA LLC /NeoKraft Signs

has permission to Install 2 sets of 114sf bldg sign

AT 2 CITY CTR

032 P001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is placed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

5/18/07 *[Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0465	Issue Date:	CBL: 032 P001001
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Location of Construction: 2 CITY CTR	Owner Name: MDA LLC	Owner Address: PO BOX 100	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone 2077829654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B3

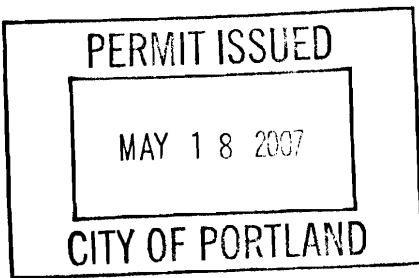
Past Use: Commercial	Proposed Use: Commercial install 2 sets of 114sf bldg signs	Permit Fee: \$258.00	Cost of Work: \$258.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Blu</i> Type: <i>Signage</i> <i>IBC-2003</i>	

Proposed Project Description: Install 2 sets of 114sf bldg signs - <i>Legacy Properties Sathey's International</i>	Signature:	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: dmartin	Date Applied For: 05/01/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ABN</i>
OK Date: <i>5/17/07 ABN</i>	Date:	Date:



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Two City Center</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>MDA, LLC</u>	Telephone: <u>207-780-8900</u>
Lessee/Buyer's Name (If Applicable) <u>Legacy Properties</u> <u>Sotheby's International Realty</u>	Contractor name, address & telephone: <u>Neokraft Signs Inc.</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 <u>114 sq. ft.</u> For H.D. signage= Total <u>total</u> Fee: \$ <u>258.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>258.00</u>

Who should we contact when the permit is ready: Shane Moffett phone: 207-782-9654

Tenant/allocated building space frontage (feet): Length: 40' and 107'-4"
Height: 107'-4"

Lot Frontage (feet) 60' and 40' Single Tenant or Multi Tenant Lot multi

Current Specific use: business complex
If vacant, what was prior use: N/A
Proposed Use: business complex

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No Dimensions proposed: _____ Height from grade: _____
 Bldg. wall sign? (attached to bldg) Yes No ___ Dimensions proposed: 21 sets of 5'-4" x 23'-6" letters and logo

Proposed awning? Yes ___ No Is awning backlit? Yes ___ No ___
 Height of awning: _____ Length of awning: _____ Depth: _____
 Is there any communication, message, trademark or symbol on it? Yes ___ No ___
 If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.

Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No Dimensions: _____
 Bldg. wall sign? (attached to bldg) Yes ___ No Dimensions: _____
 Awning? Yes ___ No Sq. ft. area of awning w/communication: _____

A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Shane Moffett - Neokraft Signs Inc.</u>	Date: <u>4-23-07</u>
--	----------------------

This is not a permit; you may not commence ANY work until the permit is issued.

reach front
B3 - ground floor load
2x40 = 80 lb
2x60 = 120 lb



42 x 76 = 1092 = 7.58 lb
~~43 x 55.75 = 801.68 = 5.57 lb~~
 20" x 55.75 = 1115 = 7.74
 20" x 84.5 = 1690 = 11.74

136.5 x 46875 = 6398,438
 71.49 lb total
 for each 44,43



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

performed by Landlord pursuant to the terms of this Lease. At the expiration of the Term, Tenant shall surrender the Leased Premises to Landlord in the same condition as they were in at the time Landlord's Work is completed, reasonable use and wear and damage by fire or other casualty or by Landlord excepted. Tenant shall remove all its trade fixtures, and any alterations or improvements made by Tenant (excluding Landlord's Work), except as provided in Paragraph 10 below, before surrendering the Leased Premises and shall repair any damage to the Leased Premises and/or the Building caused by such removal.

(b) Landlord shall at all times maintain the common areas, foundations, bearing walls, structural columns and beams, other structural elements of the Building, the roof, the heating, ventilation, air conditioning, and other mechanical, electrical and plumbing systems of the Building, in good order and first-class condition, consistent with other first-class buildings in the Portland, Maine area and in compliance with all laws, ordinances, rules and regulations. Landlord shall furnish (i) hot and cold water to all lavatories and kitchens in the Leased Premises and the common areas; (ii) heat, air conditioning, and ventilation to the Leased Premises and the common areas to maintain reasonably comfortable temperatures consistent with temperatures maintained in other class A office buildings in the Portland, Maine area (but Tenant shall be responsible for the utility expenses associated with the furnishing of the same to the Leased Premises, as provided in Section 4 of this Lease); (iii) janitorial services for the common areas within the Building consistent with janitorial services provided to other Class A buildings in the Portland, Maine area; and (iv) snow and ice removal from the sidewalks and entrance ways each day within a reasonable time after accumulation thereof; and (v) common area cleaning and exterior window washing consistent with the level such services are provided to other Class A buildings in the Portland, Maine area.

10. SIGNS, FIXTURES, ALTERATIONS. (a) Excepting as specifically outlined in Exhibit B and Exhibit C or Section 10 (c) herein, Tenant shall not make or cause to be made any alterations, additions or improvements, erect any sign(s) (including without limitation any signs, banners, or advertising materials located outside of the Leased Premises or viewable from outside of the Leased Premises) or make any changes to the Leased Premises or the Building, other than decorative changes to the Leased Premises that do not affect the structure of the Leased Premises or the Building, such as painting or carpeting, without first obtaining Landlord's written approval and consent. Tenant shall present to Landlord plans and specifications for such work at the time approval is sought. Tenant shall promptly remove any liens or encumbrances against the Leased Premises or Building which may arise as a result of such alterations, additions, or improvements.

(b) All alterations, decorations, signs, fixtures, additions and improvements made by Tenant to the Leased Premises or the Building shall remain the property of Tenant for the Term of this Lease. All alterations, decorations, signs, fixtures, additions and improvements made by Landlord to the Leased Premises or the Building, including without limitation the Landlord's Work, shall remain the property of Landlord at all times. Upon expiration of the Term or other termination of this Lease, Tenant shall remove all such alterations, decorations, signs, fixtures, additions and improvements and

restore the Leased Premises and the Building as provided in Paragraph 9 above. If Tenant fails to remove such alterations, decorations, signs, fixtures, additions and improvements and to restore the Leased Premises and/or the Building, then upon the expiration/termination of this Lease, or any extension thereof, and upon Tenant's removal from the Leased Premises, Landlord may elect that all such alterations, decorations, signs, fixtures, additions and improvements shall become property of Landlord.

(c) Bronze signage on exterior plaza level of the Building and common directory signage in lobby shall be installed by Landlord to Building standard and size and shall be paid for by Tenant. Artwork, if desired, is to be provided by Tenant. Additionally, Tenant shall have the exclusive right to install and maintain exterior signage on the north, south and east facades of the building (including the portion thereof extending above the fifth floor and containing the elevator shaft), as provided in the signage plan attached hereto as Exhibit E (the "Tenant Installed Signage"). The Tenant Installed Signage shall be located at the 5th floor level. The Tenant Installed Signage is subject to applicable city ordinances. Tenant shall be responsible for all permitting, installation, maintenance and insurance of the Tenant Installed Signage and for the charges for electrical service to illuminate said signage. Installation and maintenance of the Tenant Installed Signage shall not unreasonably disturb or disrupt the operations of any other tenant of Two City Center.

(d) Tenant hereby represents and warrants to Landlord that Tenant has the right to use all third party names and proprietary marks (including without limitation "Sotheby's International Realty") included in any Tenant signage permitted or approved under this Section 10. Furthermore, upon request of Landlord from time to time, Tenant shall provide Landlord with written evidence of such right(s).


11. INSURANCE. (a) Landlord shall maintain a policy of fire and extended coverage insurance on the Building in an amount equal to the full replacement cost of the Building, and with such companies as are duly licensed in the State of Maine and have an AM Best Rating of B++. Commencing in 2008, Tenant shall reimburse Landlord for its pro-rata share of the increase in the cost of such insurance over the cost of such insurance during the Base Year (2007), in accordance with paragraph 4 of this Lease.

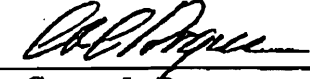
(b) Tenant shall maintain, at its expense, throughout the Term, (i) insurance against loss or liability in connection with bodily injury, death, or property damage arising out of the use of the Leased Premises by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of general public liability insurance having combined limits of not less than Two Million Dollars (\$2,000,000.00) per occurrence, and (ii) all risk property insurance insuring all leasehold improvements made by Tenant and all personal property and trade fixtures of Tenant for their full replacement value. Each policy required to be maintained by Tenant under this Section 11(b) shall (A) name Landlord (and if requested by Landlord, Landlord and any mortgagee of Landlord) as an additional insured, (B) by its terms, be considered primary and noncontributory with respect to any other insurance carried by Landlord or its

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESSETH:

MDA, LLC
Landlord


WITNESS:
SALLY A. LEARY


By: George L. Rogers
President

WITNESSETH:

LEGACY PROPERTIES, LLC
d/b/a/ Legacy Properties Sotheby's
International Realty
Tenant

WITNESS:

By:
Its:

This Lease and all the terms and conditions contained therein shall be personally guaranteed by Christopher Lynch in accordance with and subject to the limitations, including the provisions relating to automatic termination of such guarantee, as are set forth in Section 25 of this Lease.

WITNESSETH:

PERSONAL GUARANTOR:

WITNESS:

CHRISTOPHER LYNCH

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESSETH:

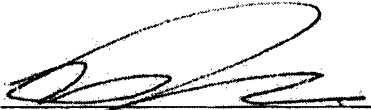
MDA, LLC
Landlord

WITNESS:

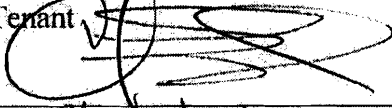
By: Holly A. Malloy
Vice President

WITNESSETH:

LEGACY PROPERTIES, LLC
d/b/a/ Legacy Properties Sotheby's
International Realty



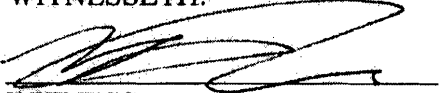
WITNESS:

Tenant 

By: Christopher Lynch
Its: President

This Lease and all the terms and conditions contained therein shall be personally guaranteed by Christopher Lynch in accordance with and subject to the limitations, including the provisions relating to automatic termination of such guarantee, as are set forth in Section 25 of this Lease.

WITNESSETH:



WITNESS:

PERSONAL GUARANTOR:



CHRISTOPHER LYNCH

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/6/2007

PRODUCER (207) 774-6257 FAX: (207) 774-2994

Clark Associates
2385 Congress Street
P O Box 3543
Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Legacy Properties, LLC, DBA Legacy Properties
Sotherby's International Realty
25 Pearl Street
Portland ME 04101

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Insurance	24198
INSURER B: Maine Employers Mutual	11149
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	TBD	4/4/2007	4/4/2008	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/OP AGG \$ 4,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	COPY			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	TBD	4/4/2007	4/4/2008	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Certificate holder is an additional insured with reference to general liability.

CERTIFICATE HOLDER

City of Portland
Dave Ouellette
389 Congress Street
Portland, ME 04101

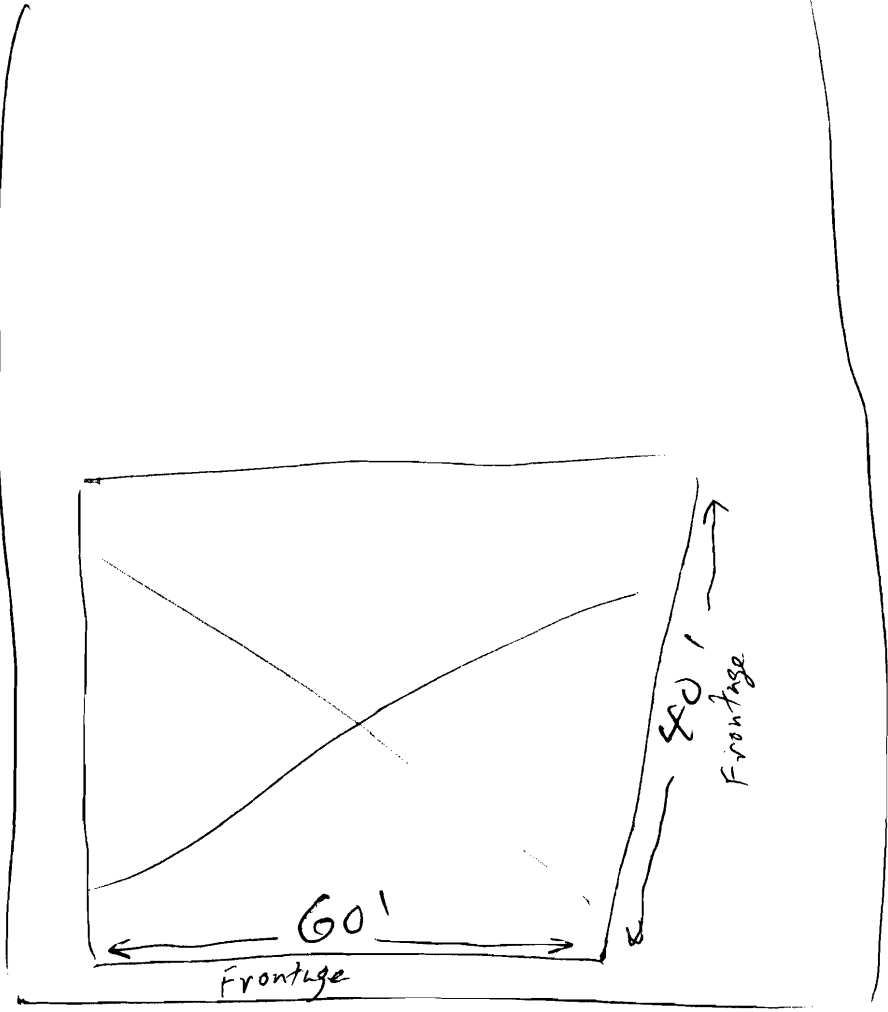
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Gregg Ritter/BMEL



SPRING ST



FRANK ST.

TEMPLE ST.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0465	Date Applied For: 05/01/2007	CBL: 032 P001001
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Location of Construction: 2 CITY CTR	Owner Name: MDA LLC	Owner Address: PO BOX 100	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial install 2 sets of 114sf bldg signs - Legacy Properties Sotheby's International	Proposed Project Description: Install 2 sets of 114sf bldg signs - Legacy Properties Sotheby's International
---	--

Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 05/17/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 05/18/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

City of Portland, Maine - Building or Use Permit

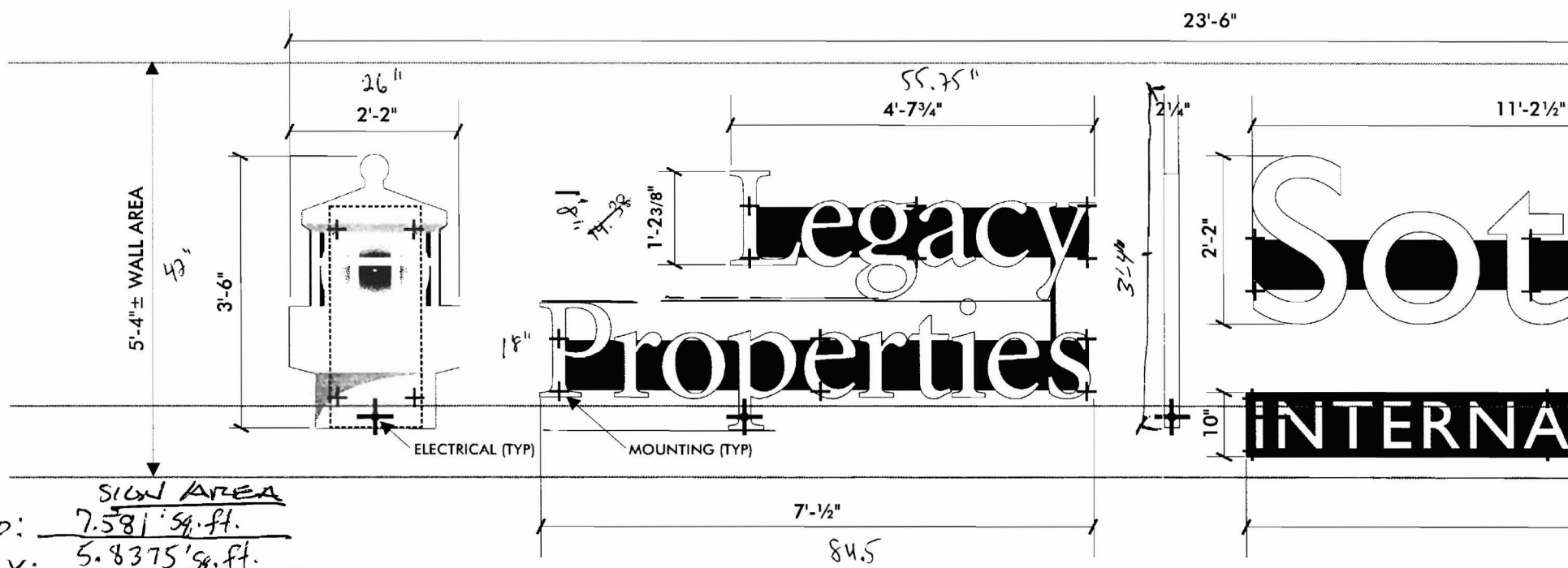
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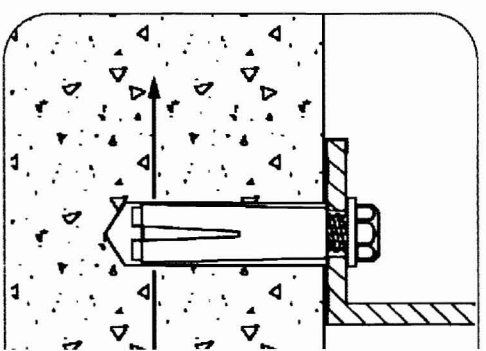
Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 05/17/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 05/18/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			



SIGN AREA
 LOGO: 7.581' sq. ft.
 LEGACY: 5.8375' sq. ft.
 PROPERTIES: 8.853' sq. ft.
 SOTHEBY'S: 24.3675' sq. ft.
 INTERNATIONAL REALTY: 9.5095' sq. ft.
 RULE: 0.8325' sq. ft.

INTERNALLY ILLUMINATED WALL GRAPHICS
 SCALE: 1/2" = 1'-0" (2) SETS REQUIRED

TOTAL = 56.981' sq. ft. x (2) SETS = 113.962' sq. ft.
 (per set)



LOK-BOLT™ ANCHORING SYSTEM AS MFG BY POWERS FASTENERS, NEW ROCHELLE, NY OR EQUAL:

A PRE-ASSEMBLED SINGLE UNIT SLEEVE ANCHOR FOR ANCHORING INTO SOLID AND HOLLOW CONCRETE AND MASONRY SUBSTRATES

PATENTED COMPRESSION RING PULLS FIXTURE FLUSH TO THE WORK SURFACE

