

CBRE | The Boulos Company

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September 13, 2016

Vince Ciampi
CBRE | The Boulos Company
1 Canal Plaza Ste 500
Portland, ME 04101

RE: Letter of Intent | 4 City Center

Dear Vince:

This letter sets forth the terms and conditions under which Style ME (hereinafter referred to as "Tenant") is willing to enter into a lease agreement with Four City Center Properties LLC, (hereinafter referred to as "Landlord") for space at the above-referenced location.

Property Address: 4 City Center Portland, ME

Tenant: Style ME

Landlord: Four City Center Properties, LLC

Demised Premises: The demised premises shall be deemed to contain 1,000± s.f. of leased space on the first floor and the full basement below that space.

Lease Term: Three (3) years, ^{two (2) months} ~~three (3) months~~ ED 9/23/16

Occupancy Date: ~~11/1/16~~ 10/1/16 ED 9/23/16

Rent Commencement Date: ~~2/1/17~~ 12/1/16 ED 9/23/16

Landlord's Work: Landlord to provide a \$5,000 TI allowance for bathroom renovations and the relocation of some sheetrock walls.

Tenant's Work: Any and all modifications to the building by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

Lease Rate: Year 1: \$2,450/month Modified Gross
Years 2-3: 3% annual increases

The above rent is quoted on a Modified Gross. Therefore, it includes Tenant's pro rata share of all Base Year 2017 operating expenses for this property, including real estate taxes, building repairs and maintenance, management, building insurance, water and sewer, parking lot maintenance, grounds maintenance, common area lighting and common area cleaning, etc. Tenant to pay its pro rata share of annual increases over base year. The rent does not include Tenant's premises electricity or HVAC costs. Tenant is also responsible for its premises' janitorial costs.

Option Term: Tenant to have one (1), three (3) year option. Rent to be at continued 3% annual escalators.

Use: Tenant will use the demised premises as a beauty bar and dress boutique.

Deposit: Upon full execution of this Letter of Intent, the sum of one month's rent will be delivered to CBRE | The Boulos Company and held in a non-interest bearing escrow account. At the time the lease is executed, said deposit will be forwarded to Landlord and credited toward the Tenant's first month's rental payment due under the lease. CBRE | The Boulos Company, upon the full execution of the lease may, at its option, credit this deposit toward the commission due and payable by the Landlord. In such an event, Tenant is to receive credit for this money as if it had been credited toward Tenant's rent payments due under the lease.

Security Deposit: Upon full execution of a Lease Agreement, Tenant will deposit with Landlord the sum of one month's rent. This sum represents the security deposit due under the lease. Said deposit will be returned to Tenant at the end of the lease term, provided the premises are left in good repair, "broom clean," and provided Tenant has not been in default of lease. Interest will not be paid on said deposit.

Signage: Signage will be at Tenant's sole expense; however, subject to the prior written approval of design and location by Landlord prior to installation and also subject to any standards in use at the property. Such approval shall not be unreasonably withheld or delayed.

Brokerage Commission: The Landlord's responsibility per the current listing agreement.

Lease Guarantee: The lease is to be personally guaranteed by the principal/principals of Style Me.

Financials: It is understood that any lease agreement is subject to Landlord's prior approval of Tenant's financial statements and past credit history. If requested by Landlord, then Tenant shall submit such information to Landlord within five (5) days of full execution of this Letter of Intent.

Assignment / Sublet:

Tenant shall be permitted to assign lease or sublet space with prior consent from the landlord. Such consent to not be unreasonably withheld or delayed.

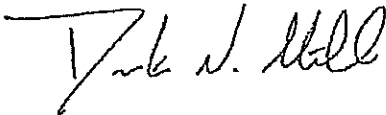
Zoning:

It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and CBRE | The Boulos Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

Miscellaneous:

This Letter of Intent represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease agreement to be fully executed by both Landlord and Tenant.

Very truly yours,



Derek Miller, Associate
CBRE | The Boulos Company


SEEN AND AGREED TO:

Four City Center Properties LLC, Landlord

By:
Its:

Date:

Style ME, Tenant



By: ERIN O'NEIL
Its: managing member

Date:

9/14/16