REALTY INCOME
The Monthly Dividend Company®

Pr
Realty Inc
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CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/22/17

VIA E-MAIL: SHEBDA@TRADERJOES.COM

September 29, 2017

Trader Joe's East, Inc.
Attn: VP Real Estate Treasurer
800 South Shamrock Avenue
Monrovia, CA 91016

Re: **Trader Joe's #519**
87 Marginal Way, Portland, ME 04101 ("Demised Premises")
Our File #3899

Sbj: Tenant Improvements ("Request for Authorization")

Dear Sir or Madam:

Trader Joe's East, Inc., as "Tenant" under that certain Lease Agreement dated September 8, 2000 (if and as amended, the "Lease"), proposes to install certain interior and exterior improvements, which includes two (2) employee bathrooms in the storage area, an extension of the shopping cart corral and ADA ramp on or about the Demised Premises, all as more particularly set forth in that certain e-mail dated September 20, 2017.

Realty Income Corporation ("Realty Income"), on behalf of itself or as manager of the fee owner of the Demised Premises and "Landlord" under the Lease, consents to such Request for Authorization, subject to the limitations described herein.

Realty Income hereby authorizes Tenant to execute any and all documents required or desired in connection with Tenant's use and occupancy of the Demised Premises pursuant to and within the terms of the Lease, including in connection with the Request for Authorization. Under no circumstances shall Realty Income or the Landlord be liable under any contract or agreement, written or otherwise, entered into by Tenant, except as may be provided in a separate written agreement executed by an authorized officer of Realty Income or the Landlord.

Please contact me with any questions.

Sincerely,

REALTY INCOME CORPORATION

Nubia Pasko
Property Manager