

ROSS Y. FURMAN

P.O. BOX 2
PORTLAND, MAINE 04112

March 24, 2011

Bowl Portland, LLC
58 Alder Street
Portland, ME 04101
Attn: Charles Mitchell, Manager

Re: Parking Agreement

Dear Charlie:

This letter will serve to set out the agreement we have reached to provide parking and during warmer months of the year the use of a patio to your restaurant and entertainment facility for property at 58 Alder Street in Portland (the "Alder Street Property"). As you know, I own adjacent property located on Kennebec Street bordered to the east by Alder Street and the west by Hanover Street, which property is identified on the City of Portland tax maps as Map 34, Block H, Lot 1, (This property is referred to in this letter as the "Kennebec Street Property"). This Letter Agreement is entered into in conjunction with the Commercial Lease Agreement signed between Skillful RE, LLC, Roswell Y. Furman and Bowl Portland, LLC dated September 23, 2009, (the "Alder Street Lease") related to the Bowl Portland facility on the Alder Street Property. In conjunction with that Lease, we have agreed that Bowl Portland, LLC and its patrons will be allowed to use the Kennebec Street Property for parking on Saturdays, Sundays and from 6:00 p.m. to 1:00 a.m. on Monday thru Friday, which use shall be in common with others and shall not preclude me from leasing or otherwise allowing others to park at the Kennebec Street Property, other than on Saturdays, Sundays and from 6:00 p.m. to 1:00 a.m. on Monday through Friday. In the event, however, that I or any successor owner of the Kennebec Street Property obtain municipal approvals to build a structure on that Property or otherwise use the Kennebec Street Property for a use, other than parking or outdoor storage, which is inconsistent with your continued use of the Kennebec Street Property for parking, you will discontinue use of the site for parking. In that event, I will provide substitute parking location or locations on other properties owned by me within reasonable walking distance of 58 Alder Street, Portland, Maine, for the number of spaces no longer available at the Kennebec Street Property, but not more than a total of 36 replacement spaces.

The term of this Letter Agreement shall be identical to the term of the Alder Street Lease including any extensions or renewals of the term of that Lease, and unless

previously terminated due to a default hereunder, this Agreement shall terminate on the same day that the Alder Street Lease expires or is otherwise terminated.

You shall not be required to pay any monthly base rent for use of the Kennebec Street Property in accordance with this Letter Agreement provided, however, that during the term of this Letter Agreement, you will be exclusively responsible for and will either pay directly or reimburse me within 10 days of demand, all costs and expenses incurred in connection with the ownership, operation, maintenance and repair of the Kennebec Street Property including, without limitation, costs of snow removal, real and personal property taxes, insurance premiums (including premiums for comprehensive general liability insurance), raking, grading and spreading of gravel and all other maintenance required to maintain the property in a suitable condition for use as an unpaved parking lot. Failure to pay any of these amounts when due will constitute a default and this Agreement will be terminated if such default is not cured within ten days of written notice of such default given by me to you. To the extent that any permits or approvals are required by the City for your use of the Kennebec Street Property in accordance with this Letter Agreement, you shall be responsible for obtaining any such permits or approvals. You also agree to indemnify and hold me harmless from and against any and all claims, charges or liabilities of any kind, including but not limited to claims for personal injury or property damage, and all attorneys' fees incurred in connection with any of the forgoing, related to or resulting from your use of the Kennebec Street Property (or the replacement parking locations).

In order to reflect your agreement to the terms of this letter, I would appreciate it if you would please execute a copy of this letter below as "Seen and Agreed To" and return an original to me. Once executed by you, this Letter Agreement shall constitute a formal binding Agreement between us in accordance with the terms set forth above.

Sincerely,



Roswell Y. Furman

SEEN AND AGREED TO:

BOWL PORTLAND, LLC

BY: _____



Charles Mitchell

It's Manager