RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

LEASE

This Lease Agreement made this 2nd day of September 2015, by a Forty Nine, LLC, a Limited Liability Company with a place of business at 1(Portland, ME 04101(hereinafter called "Landlord") and Luke Niedzwiecki, an individual with place of business at 100 Portland Street, Portland, ME 04101 (hereinafter called "Tenant").

WITNESSETH

Article 1 Premises: Landlord hereby leases unto Tenant, and Tenant hereby leases from Landlord the premises of the first floor retail space located at 100 Portland Street, Portland, ME 04101, consisting of approximately five hundred (500) square feet of retail space (the "Premises"). The Landlord and its duly authorized agents shall have access to and the right to enter the Premises in the event of an emergency.

Article 2 Term: The Leased Premises are leased for a term commencing on October 1, 2015 and terminating two (2) years thereafter on September 30, 2017.

In the event Tenant shall continue in occupancy of the leased Premises after the expiration of the term, or any renewal term, such occupancy shall not be deemed to extend or renew the terms of this Lease, but occupancy shall, at the option of the Landlord, continue as a tenancy at will from month to month upon covenants, provisions, and conditions herein contained, and at the rent in effect during the last year of the term, increased by twenty-five (25%) percent, prorated and payable month to month on the first day of each month for the period of such hold-over occupancy. This paragraph shall not be deemed or construed as giving the Tenant any right to hold over after the expiration of the term or any renewal term thereof.

Article 3 Rent: The annual base rent for October 1, 2015 through September 30, 2016 shall be $11,400 annually ($950 monthly). The annual base rent for year 2 shall be:

Year 2	October 1, 2016-September 30, 2017	$1,000 monthly/$12,000 annually

Said rent shall be payable in advance the first day of each and every calendar month during the term of the Lease and rent payments shall be made to the Landlord's manager, Port Property Management, 104 Grant Street, Portland, ME 04101. The first month's rent shall be due at lease signing. Any rent payment received by the Landlord after the 7th of the month shall be subject to a 5% late fee.

Article 3.1 Renewal: Upon expiration of the initial term Tenant shall have the right to renew this Lease for two (2) one (1) year options at market rent as determined by the Landlord's reasonable discretion.

The renewal term shall commence the day following the expiration of the initial term of the Lease. In order to exercise its right to renew Tenant must give Landlord written notice of its intent to renew a minimum of 3 (three) months prior to the expiration

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

of the initial term provided, however, that the Tenants may not exercise its rig the Lease if Tenant is in default of any of its obligations under the Lease at such notice or thereafter. If the Tenant exercises its option to renew Tenant a to Landlord, or its designee, rent on the terms described in Article 3 above rental rate for the renewal term set forth above in this Article 3.1.

Article 4: Security Deposit: A security deposit of nine hundred and fifty dollars ($950) shall be due at lease signing. No interest shall be paid upon this security deposit. After expiration of this Lease, Tenant shall be entitled to the return of any unused portion of the Security Deposit provided that upon expiration, Tenant shall not be in default under the terms and conditions of this Lease and the leased Premises are left in good repair, normal wear and tear excepted, free of rubbish and other items and in broom clean condition.

Article 5: Quiet Enjoyment: The Tenant, upon payment of rent herein and upon performance of all terms of this Lease on its part to be performed, shall at all times during the Lease term, have the right to peacefully and quietly enjoy the Leased Premises without disturbance from the Landlord or anyone claiming by, through or under Landlord. Tenant shall also occupy and use the leased premises in such a manner that will not disturb any other tenants in the building and will not interfere with the peaceful and quiet enjoyment of such other tenants. Tenant's failure to do so shall constitute a default under this lease.

Article 6: Maintenance:

a. The Tenant shall keep the Leased Premises in a neat, clean, and sanitary condition, and in as good order and repair as at the commencement of the Lease, reasonable wear and tear accepted. Tenant shall be responsible for all "day to day" repairs and maintenance to all electrical and plumbing systems and fixtures within the Leased Premises, other than as specified in paragraph (b) below. Tenant shall repair any water leak in a timely manner. Tenant shall keep, at Tenant's sole expense, the Leased Premises including, without limitation, all carpeting, flooring and window and door glass in at least as good order and repair as they are on the commencement date, reasonable use and wear excepted. Tenant shall be responsible for maintaining and keeping clear all drains and waste lines in the Premises at Tenant's sole expense. Tenant shall not do anything to cause the Leased Premises or the activities therein to violate any municipal, county, state or federal law, ordinance or requirement, and shall promptly act upon direction of any officer of competent authority. The Tenant shall permit no waste with regard to the Leased Premises.

b. The Landlord shall keep the structural portions of the Building which shall be defined to be the exterior walls (including doors and windows, but excluding the glass portions of doors and windows, unless damaged through the fault or neglect of Landlord), foundation, floors, steps and roof, in good order and repair; provided, however, that any such maintenance made necessary by fault or neglect of the Tenant, or its employees or visitors, shall be at the expense of the Tenant and Tenant shall pay all costs therefor.

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

c. Tenant shall store and promptly remove at its expense all of its r and waste in such manner as shall not be offensive to Landlor Tenant or guest of the Building, nor shall it become a nuisance. of any exterior receptacles must be approved by the Landlord in ac
d. Tenant shall provide regular pest control services at its expense as any license, permit, law or ordinance, and/or as appropriate or consistent with local industry standards for the nature of the Tenant's business. Landlord shall ensure that all tenants in the Building are responsible with respect to their leased spaces.
e. Tenant shall be responsible at its expense for snow removal in the front entrance of the Premises, in accordance with applicable local regulations and ordinances.
f. Any alterations to the entry locks of said Leased Premises must be performed by a locksmith service approved by Landlord at Tenant's sole expense.

Article 7 Improvements/Alterations: No improvements or alterations to the Leased Premises which materially change or alter the retail space shall be made without Landlord's written approval. Any request by Tenant for such approval shall be submitted with written specifications and drawings satisfactory to Landlord, and Landlord agrees to not unreasonably withhold or delay approval of such requests for improvements or alterations. All improvements made to the Leased Premises by Tenant must be done in accordance with all local Building codes and ordinances and all applicable State and Federal statutes and regulations, and Tenant must obtain all necessary permits prior to commencing improvements. With the exception of Tenant's personal and trade fixtures, any and all improvements or alterations made to Leased Premises shall become property of the Landlord at the expiration or termination of Tenant's tenancy. Tenant shall promptly pay for any and all trades furnishing services and/or alterations to the Leased Premises and shall provide the Landlord with evidence of the same. Should Landlord be subjected to any materialman's suit(s) or lien(s) for any services or materials associated with Tenant improvements or alterations to the Leased Premises, Tenant shall pay any and all costs incurred by Landlord in defense or prosecution of such actions, including, without limitation, all attorneys' fees and expenses and court costs, within ten (10) days of demand by Landlord. In the event any lien is claimed or recorded with respect to the Leased Premises, Tenant shall cause such lien to be removed or otherwise satisfied within thirty (30) days of notice of such claim or recording of such lien, whichever shall be earlier. Failure to do so shall constitute a default under the terms of this Lease.

Article 8: Utilities: Landlord shall provide and pay for water, sewer and hot water in the Leased Premises. Tenant agrees that Landlord's agreement to pay for such utility use is limited to Tenant's reasonable use. Landlord shall not be responsible for Tenant's excessive use of any utilities, as determined by Landlord, and Tenant shall pay any invoices for such excessive use within ten (10) days of demand by Landlord. Tenant shall pay for all costs of electricity, natural gas for heat and all other utilities servicing the Leased Premises, whether installed by the Tenant or Landlord, and whether or not they are sub metered, including, without limitation, phone, cable, internet, security/fire monitoring and alarms. Tenant must keep the Premises heated to a minimum of 60

degrees Fahrenheit at all times. In no event shall the Landlord be li interruption or failure in the supply of any utilities, unless such interruption due to the fault or neglect of Landlord.

RESURGAM. CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

Article 9: Common Areas: Landlord grants to Tenant and its agents, em customers a non-exclusive license to Common Areas on the ground floor only, in common with others during the Term subject to any rules set by Landlord and subject further to the rights of the Landlord set forth within. Tenant shall not store any items in the common areas at any time. Tenant shall report any maintenance problems to Landlord immediately.

Article 10: Insurance: At all times after the execution of this Lease, Tenant shall obtain and keep in force insurance, including without limitation:

1. Commercial General Liability Insurance, including, without limitation, fire and property damage insurance, with coverage on terms and in form acceptable to Landlord in its sole discretion, at the Tenant's expense, including, without limitation, insurance against assumed or contractual liability with respect to the Leased Premises, and the business operated by Tenant and any sub-tenants, concessionaires, or licensees of Tenant in the Leased Premises, to afford protection to the limit, for each occurrence, of not less than one million dollars ($1,000,000.00) with respect to personal injury, death and property damage. Said insurance shall also provide for coverage in equal amounts for and of all parties, including but not limited to other tenants in the Landlord's Building, who might be harmed or injured, or suffer property damage, as a result of activities, caused by or occurring on Leased Premises by the Tenant and any sub-tenants, concessionaires, or licensees of the Tenant. The insurance policy shall protect and hold harmless Landlord from any and all claims of such third parties and/or other tenants of the Building who are or may be harmed as described above.

2. All Risk Casualty Insurance, written at replacement cost value and with replacement cost endorsement, covering all of Tenant's personal property (or the highest such coverage available) in the Leased Premises (including, without limitation, inventory, trade fixtures, floor coverings, furniture and other property removable by Tenant under the provisions of this Lease), and all leasehold improvements installed in the Leased Premises by Tenant.

3. Tenant shall be solely responsible for the cleaning, maintenance, repair and replacement of glass and windows located within the Leased Premises (unless caused by negligence of Landlord) and is advised to obtain insurance coverage with respect to damage thereto. Tenant agrees to repair promptly any damage to such glass and windows caused by Tenant or its employees or invitees, at its sole expense.

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

4. All of the insurance policies to be obtained by Tenant under the Lease shall contain a clause that the insurer shall not cancel or coverage of the insurance without first giving Landlord and any m Landlord thirty (30) days' prior written notice.

Landlord as named insured: Forty Nine, LLC shall be listed on the insurance policies as a "named insured". A copy of such insurance policy shall be provided to Landlord upon the execution of this Lease and each year upon policy renewal. Tenant will not do nor suffer to be done, or keep or suffer to be kept, anything in, upon or about the Leased Premises which will contravene Landlord's policies of hazard or liability insurance nor which will prevent Landlord from procuring such policies in or from companies acceptable to Landlord.

Article 11: Damage or Destruction: In case the buildings upon said leased Premises, or any part thereof, during said term be damaged or destroyed, the Landlord may, at its option, proceed to repair and/or rebuild the same, including any improvements or betterments made by Tenant, upon the same plan as immediately before such damage or destruction occurred, and until said leased Premises are rebuilt and put in good and tenantable order, the rent hereby reserved, or a fair and just proportion thereof as determined by Landlord in its sole discretion, according to the nature and extent of the damage sustained, shall, until said leased Premises have been restored to the same condition as before such damage and destruction occurred, be suspended. In the event that the Landlord chooses not to proceed to repair or rebuild the Leased Premises, then this Lease may be terminated by the Landlord by giving the Tenant written notice of the Landlord's intention not to rebuild within thirty (30) days of the casualty causing the damage of destruction.

Either party shall have the right to cancel this Lease if the damage to the Building is so substantial that it cannot be reasonably repaired within a period of one hundred twenty (120) days; the intent to cancel shall be sent by either party within ten (10) days of the occurrence of the damage.

Article 12: Condemnation: If the leased Premises or any part thereof are taken or condemned by a duly constituted public authority, this Lease shall, as to the part taken, terminate and all proceeds and awards shall be paid to the Landlord. In the event that a substantial portion of the leased Premises itself is taken or condemned, both Landlord and Tenant shall have the right to terminate this Lease upon giving notice in writing ten (10) days in advance of proposed termination date. In the event the Lease shall not be terminated as provided herein, rent shall abate proportionally as to the part so taken.

Article 13: Assignment and Subletting: Tenant shall not assign this Lease, nor sublet the Leased Premises in whole or part, without the prior written consent of the Landlord, which consent Landlord agrees not to withhold or delay unreasonably. Notwithstanding any assignment or sublease, Tenant shall remain fully liable on this Lease, and in case of an assignment, the Assignee shall agree in writing with Landlord to be bound by, and assume all obligations of Tenant under this Lease.

RESURGAM. CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

Article 14: Use: Tenant shall not use or occupy or permit the leased Premise or occupied, nor do or permit anything to be done in or on the leased Pre manner which will in any way violate any present or future laws, orc regulations of any municipal or other governmental authority. Tenant shall us Premises for a tattoo studio. Tenant shall obtain all local, county and state licenses required for such use. Tenant shall not use nor sublease the leased Premises so as to cause a violation of any statute, ordinance or restriction of record. Tenant's use shall not disturb any other tenant of the building at any time.

Article 15: Subordination: Tenant shall, from time to time, upon request of the Landlord, subordinate this Lease to any mortgage deed, and/or other security indenture hereafter placed upon the leased Premises, and to any renewal, modification, replacement or extension of such mortgage of security indenture.

Article 16: Default: This Lease is made on the condition that if the Tenant shall fail to pay any rent or additional rent payment provided herein within seven (7) days of its due date as provided hereunder, or shall fail to pay any other monetary obligation within seven (7) days of its due date to Landlord as provided hereunder, or fail to perform any other obligation hereunder and such other failure shall continue for five (5) days after written notice thereof by Landlord, or if the estate hereby created shall be taken on execution or other process of law, or if Tenant shall be declared bankrupt or insolvent according to law, or if Tenant shall die, or if Tenant shall make or offer to make, in or out of bankruptcy, a composition with the Tenant's creditors, or if Tenant shall make assignment for the benefit of its creditors, or if Tenant shall file bankruptcy, or if an involuntary bankruptcy shall be filed against Tenant which shall not be dismissed within thirty (30) days, or if a receiver, trustee or other officer shall be appointed to take charge of Tenant's assets by any court, or if the Tenant shall hold over at the termination of the Lease as herein provided, then and in any of said cases, notwithstanding any license or any former breach of covenants or waiver or consent in former instances, the Landlord lawfully may, in addition to and not in derogation of any remedies for breach of covenant, immediately or at any time thereafter, without prior demand or prior notice whatsoever, (a) terminate this Lease by notice in writing which termination shall be effective immediately or at Landlord's election on a date stated in said notice; (b) with or without process of law, enter into and upon the leased Premises or any part thereof and repossess the same; and (c) expel the Tenant and those claiming through or under the Tenant and remove its effects (together with any third parties' property) without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or preventing a breach of covenant, and upon entry as aforesaid, all rights of Tenant hereunder shall terminate; and Tenant covenants that in case of such termination, Tenant shall forthwith pay to Landlord as damages a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the then-current term exceed the fair rental value of said leased Premises for the remainder of the original term and of any extensions thereof as determined by Landlord, and in addition thereto, will during the remainder of the then-current term pay to Landlord on the last day of each calendar month the difference, if any, between the rental, additional rental, and other monetary obligations of Tenant, which would have

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

been due for such month had there been no such termination and the sum of being received by the Landlord from occupants of the leased Premises, i Landlord shall make reasonable efforts to secure a rental equal to the the local rate for the leased Premises concerned. In addition, Tenant agrees Landlord, as damages for any above-described breach, all costs of reletting Premises including, without limitation, real estate commissions, costs of advertising, costs of damage repair, cleaning, costs of renovation of the property to suit a new tenant, and costs of moving and storing Tenant's personal and trade fixtures.

Tenant further agrees to pay and indemnify the Landlord against all legal costs and charges, including, without limitation, all reasonable attorney's fees and expenses incurred, in obtaining possession of the leased Premises after a default of the Tenant, or after the Tenant's default in surrendering possession upon expiration or earlier termination of the term of the Lease, or in enforcing any covenant or obligation of the Tenant herein contained. Tenant shall pay to Landlord all costs and charges incurred by Landlord, including without limitation, all attorney's fees and expenses, within ten (10) days of demand by Landlord.

Article 17: Access: Landlord shall provide at least 24 hours advance notice of intention to enter the leased Premises, except in the case of an emergency (which shall include without limitation any necessary fixture or system repairs). Upon such notice, the Landlord and its representatives, agents, or employees, may enter the leased Premises. Such advance notice shall also not apply to access pursuant to the second paragraph of Article 1 hereof.

Article 18: Signs: Tenant shall not erect, install or place any signage upon the interior or exterior of the leased Premises except with the written approval of Landlord, which approval Landlord agrees not to withhold unreasonably. Tenant shall pay any and all costs associated with any such signage approved by Landlord.

Article 19: Zoning: It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals of its proposed use of the subject premises. Landlord makes 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.

Article 20: Self-Help: In the event of a dispute between Tenant and Landlord, Tenant shall not be permitted to withhold all or any part of the rental payment then due unless and until a forum of appropriate jurisdiction has so ruled. The acceptance of a check by the Landlord for a lesser amount with an endorsement or statement thereon, or upon any letter accompanying such check, to the effect that such lesser amount constitutes payment in full shall be given no effect and Landlord may accept such check without prejudice to any other rights or remedies which Landlord may have against Tenant.

RESURGAM. CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

Article 21: Miscellaneous Provisions:

a. Subject to the foregoing, the covenants and agreements of the La Tenant shall run with the land and be binding upon and inure to th them and their respective heirs, executors, administrators, succ assigns, but no covenant or agreement of Landlord, expressed or in be binding individually upon any LLC manager or member nor any fiduciary or any trustee or beneficiary under any trust.
b. If Tenant is more than one person or party, Tenant's obligations shall be joint and several. Unless repugnant to the context, "Landlord" and "Tenant" mean the person or persons, natural or corporate, named above as representatives, heirs, administrators, executors, successors, and assigns.

Article 22: Parking: No parking is included with the premises.

Article 23: Financial Information: Tenant agrees that it will supply to Landlord, all relevant financial information deemed appropriate by Landlord in its sole discretion to assess Tenant's financial condition and its creditworthiness. Landlord agrees to hold all such financial information in confidence. All financial statements prepared by or for Tenant shall be in accordance with generally accepted accounting principles.

Article 24 Notices: Any and all notices required to be given or served by the terms and provisions of this Lease, shall be delivered in person or shall be sent by U.S. mail or by hand delivery with receipt, or by email, to the following addresses, or to such other address or addresses as wither party shall from time to time designate by like notice to the other:

Landlord: Forty Nine, LLC
104 Grant Street
Portland, ME 04101
russ@portpropmgt.com

Tenant: Luke Niedzwiecki
100 Portland Street
Portland, ME 04101
lukedavistattoo@gmail.com

Article 25: Confidentiality. Tenant hereby agrees, understands, and declares that the terms of the Lease and the amount of its rental and other payments hereunder are confidential (hereinafter the "Confidential Information"), and neither Tenant, nor any of its officers, shareholders, agents, or employees shall in any way publicize or cause to be publicized, nor cause to be disclosed to any person, business, or other entity, any of the Confidential Information unless required to do so by a court of competent jurisdiction. It is understood and agreed that Tenant may disclose the Confidential Information to its attorneys and accountants.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

Article 26 Limitations of Liability: Tenant agrees to look solely to the interest in 100 Portland Street, for recovery of any judgment from Landl agreed that Landlord is not personally liable for any such judgment beyond i 100 Portland Street except to the extent that insurance proceeds may be satisfy any such judgment). The provision contained in the foregoing senter limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord or Landlord's successors in interest, or any other action not involving the personal liability of the Landlord.

Article 27: Estoppel Certificates: Tenant shall, within ten (10) days after each and every request by Landlord execute, acknowledge and deliver to Landlord a statement in writing (a) certifying that the Lease is unmodified and in full force or effect (or if there have been modifications, that the same is in full force and effect as modified, and stating the modifications), (b) specifying dates to which the annual rent has been paid, (c) stating whether or not Landlord is in default in performance or observance of its obligations under the Lease, and, if so, specifying each such default, (d) stating whether or not to the best of the knowledge of the Tenant, any event has occurred which, with giving of notice or passage of time, or both, would constitute default by Landlord under Lease, and, if so, specifying each such event, and (e) certifying that Tenant, as of the date of the statement, has no charge, lien or claim of offset under the Lease, or otherwise, against rents or other charges due or to become due thereunder. Any such statement delivered pursuant to this Article may be relied upon by any prospective assignee, transferee or mortgagee of the Leased Premises or any interest therein.

Article 28. Waiver of Trial by Jury: LANDLORD AND TENANT HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS LEASE OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE, OR ANY COURSE OR CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LANDLORD AND TENANT TO ENTER INTO THIS LEASE AGREEMENT.

This Lease may be executed in counterpart originals.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/24/15

IN WITNESS THEREOF, the parties have hereunder set their hands and seals day and year first written above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

LANDLORD
Forty Nine, LLC

Witness

By: _____
Russell Pierce, Vice President
Port Property Management, Inc.
It's Property Manager

TENANT
Luke Niedzwiecki

Witness

By: _____
Individually

STATE OF MAINE
CUMBERLAND, ss

9/2/15
Date

Personally appeared the above-named, Russell Pierce, Vice President of Port Property Management, Inc., Property Manager of Forty Nine, LLC., and acknowledges the execution of the foregoing instrument to be his free and deed and the free act and deed of said Forty Nine, LLC.

Before me.

Notary Public/Attorney at Law

CHRISTINE A. CONDON
Notary Public, State of Maine
My Commission Expires June 19, 2017

Printed Name

My Commission Expires:

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/24/15

STATE OF MAINE
CUMBERLAND, ss

9/2/15
Date

Personally appeared the above-named, Luke Niedzwiecki, individually and acknowledges the execution of the foregoing instrument to be his free act and deed.

Before me.

Christine Condon
Notary Public/Attorney at Law

CHRISTINE A. CONDON
Notary Public, State of Maine
My Commission Expires June 19, 2017

Printed Name:
My Commission Expires:

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/24/15

Personal Guaranty of Lease

I, Luke Niedzwiecki, hereby personally guaranty any and all obligat tenant under the foregoing Lease between Forty Nine, LLC, as landlord. Niedzwiecki, individually, as tenant, and without limiting the general na foregoing, guaranty timely payment of all amounts due to Landlord under the Lease. Each guarantor understands that Landlord is relying on this guaranty in entering into this Lease agreement. Each guarantor hereby assents to all of the terms of the Lease and hereby waives notice and consent to any and all extensions of time or other indulgences which may be granted by Landlord, and to the addition or release of any other party or person in way liable, with respect to the Lease, all without notice, and generally waive all suretyship rights and defenses while any sums or other obligations remain outstanding or are otherwise due and owing under the Lease. Each guarantor understands and agrees that this guarantee to Landlord shall create joint and several liabilities.

Witness

Luke Niedzwiecki
1447 Islington Street
Portsmouth, NH 03801

STATE OF MAINE
CUMBERLAND, ss.

9/2/15
Date

Personally appeared the above-named Luke Niedzwiecki and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name: CHRISTINE A. CONDON
My Commission Expires: Notary Public, State of Maine My Commission Expires June 19, 2017