

**OCEAN GATE PLAZA
BASIC LEASE SUMMARY AND DEFINITIONS**

Lease Date: March 6, 2015

Tenant: RAIN Management, LLC d/b/a Soakology

Tenant's Address: Suite 105
511 Congress Street
Portland, Maine 04101
Attn: Roberta Alexandra

Landlord: Ocean Gate, LLC

Landlord's Address: Ocean Gate, LLC
511 Congress Street, 1st Floor
Portland, Maine, 04101
Attn: Edmund S. Gardner III, Manager

Leased Premises: Suite 105 currently known as "KNOW Technology" and a portion of the office space located behind Suite 105 and in the office building known as "Ocean Gate Plaza" and numbered 511 Congress Street, Portland, Maine (the "Building"). The term "Building" includes landscaping, sidewalks and other common facilities used in connection with the operation of the Building. The Leased Premises are (the "Premises) and are outlined on the plan attached to the Lease as Exhibit A, which is incorporated herein by reference. Landlord and Tenant agree that the Leased Premises shall be deemed to contain approximately 4,500 +/- square feet of rentable area ("rentable area" is a term of general usage in the industry, and includes an allocated portion of the common areas of the Building, as well as the usable area of the Leased Premises). The Building shall be deemed to contain 128,400 square feet of rentable area. Included within the Leased Premises is the right to use the common entrances, hallways, restrooms, elevators, walkways and stairways in the Building in common with the Landlord and others who are entitled to use the same. Landlord also understands that Tenant intends to construct a mezzanine in the Leased Premises, at Tenants sole cost and expense, and said construction shall not increase the rentable area of the premises during the Lease Term and, if applicable, the Renewal Term of this Lease. In the event that Tenant constructs a mezzanine, such construction shall be performed by a qualified contractor and shall be subject to any applicable codes and ordinances. Additionally, Tenant will be fully liable for all maintenance and repairs relating to the mezzanine during the Lease Term and, if applicable, the Renewal Term. Landlord, at Tenant's option, shall lease up to 800 +/- square feet of storage space to Tenant in the basement per separate

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or any letter accompanying any check or payment as Rent, will be deemed an accord and satisfaction. Landlord will accept the check for payment without prejudice to Landlord's right to recover the balance of such Rent or to pursue any other remedy available to Landlord.

INWITNESS WHEREOF, Landlord and Tenant have executed this Lease or caused this Lease to be executed by the duly authorized undersigned representatives as an instrument under seal as of the day and year first written above.

TENANT:
RAIN Management, LLC d/b/a Soakology

LANDLORD:
OCEAN GATE, LLC

By: Roberta A. Alexander
Roberta Alexander
Owner

By: Edmund S. Gardner III
Edmund S. Gardner III
Manager

Danielle R. Smith
Witness to Tenant

[Signature]
Witness to Landlord