

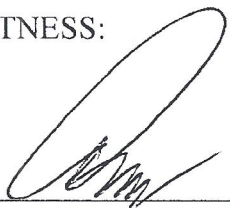
QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID


KNOW ALL PERSONS BY THESE PRESENTS THAT **511 PLAZA LIMITED PARTNERSHIP**, a Maine limited partnership having an address at 21 Technology Drive, Suite 6, West Lebanon, New Hampshire 03784, for consideration paid, grants to **OCEAN GATE, LLC**, a Maine limited liability company with a place of business at 151 Newbury Street, Portland, Maine 04101 with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine more particularly described in **Exhibit A-1 and Exhibit A-2** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said 511 PLAZA LIMITED PARTNERSHIP has caused this instrument to be signed and sealed this 18th day of April, 2014.

WITNESS:



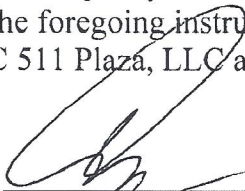
511 Plaza Limited Partnership
By. BBBC 511 Plaza, LLC
Its General Partner

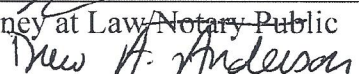
By: 
Name: William Braucher
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

April 18, 2014

Then personally appeared the above named William Braucher, in his said capacity as Manager of BBBC 511 Plaza, LLC, in its capacity as General Partner of 511 Plaza Limited Partnership and acknowledged the foregoing instrument to be his free act and deed, the free act and deed of said BBBC 511 Plaza, LLC and free act and deed of 511 Plaza Limited Partnership, before me.



Attorney at Law/Notary Public


Printed Name