

OWNERS CONSENT AND AGREEMENT

I, TERBAX REALTY, INC., being the owner of the premises located at  
(print property owners name)

123 Free St / 562 Congress St in Portland, Maine, hereby give consent to the  
(print property address)

erection of a certain sign ~~awning/banner~~ owned by SPINAKER TRUST  
(print lessee's name)

over the sidewalk or on building from said premises as described in  
application to the Division of Inspection Services.

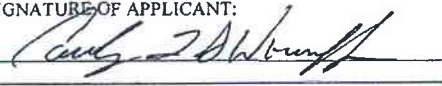
And in consideration of the issuance of said permit, owner of said premises,  
in event said sign shall cease to serve the purpose for which it was erected  
or shall become dangerous and in event the owner of said sign shall fail to  
remove said sign or make it permanently safe in case the sign still serves  
the purpose for which it was erected, hereby agrees for himself or itself,  
for his heirs, its successors, and his or its assigns, to completely remove  
said sign.

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Lessee

3-6-13  
Date

3-7-13  
Date

SIGNAGE APPROVAL APPLICATION		DATE: 3/6/2013
APPLICANT: SPINNAKER TRUST	LOCATION: SPINNAKER TRUST 123 FREE STREET, PORTLAND, ME.	
	ATTACHED DRAWINGS: BURR SIGNS	
<p>CONDITIONS TO THE SIGNAGE APPROVAL:</p> <ol style="list-style-type: none"> <li>1. Only non-corrosive/non-galvanic acting anchors may be used. On masonry buildings, the anchors must be set into mortar joints, not into masonry faces. The Applicant must verify the structural adequacy of sign, brackets, anchors, and structure to which anchors are attached.</li> <li>2. The sign must be designed to comply with all of the sign standards which apply to the signage location, e.g.: City/Town requirements, P.A.D. special conditions, Interstate Regulations, and BOCA or IBC.</li> <li>3. This sign is the personal property of the Applicant and its installation and maintenance are the responsibility of the Applicant. The Applicant should speak to its insurance agent about adding coverage for the sign.</li> <li>4. Tenant hereby agrees to maintain all signage in first class condition during the period of its use and promptly to undertake appropriate repairs or replacement upon written request to do so by Landlord.</li> <li>5. Landlord reserves the right to have Applicant remove the sign at the end of the tenancy or earlier, in Landlord's reasonable discretion. If requested to remove the sign and any related electrical materials, Applicant must remove the sign, electrical materials, and any brackets or anchors; patch any holes, and touch up paint (in the signage and electrical materials areas).</li> <li>6. All provisions of Applicant/Tenant's lease (including Tenant's indemnity and insurance provisions) apply to the sign.</li> </ol>		
SIGNATURE OF APPLICANT: 		
APPROVAL OF OWNER/ASSOCIATION: 