

LEASE

REFERENCE PAGES

BUILDING: Two Portland Square
Portland, Maine 04101

LANDLORD: RREEF America REIT III-Z4 LLC, a Delaware limited liability company

LANDLORD'S ADDRESS: c/o RREEF
4 Technology Drive
Westborough, Massachusetts 01581

WIRE INSTRUCTIONS AND/OR ADDRESS FOR RENT PAYMENT: RREEF America REIT III Corp. Z4
61.K48001 Two Portland Square
P.O. Box 9046
Addison, Texas 75001-9046

LEASE REFERENCE DATE: October __, 2013

TENANT: Liquid M2, Inc., a Maine corporation

TENANT'S NOTICE ADDRESS:

(a) As of beginning of Term: Two Portland Square
Suite 116
Portland, Maine 04101

(b) Prior to beginning of Term (if different): P.O. Box 4510
Portland, Maine 04112

GUARANTOR: Jacqueline McClure, individually

GUARANTOR'S ADDRESS: 67 Lydon Lane East
Cape Elizabeth, ME 04107

GUARANTY: The Continuing Lease Guaranty executed and delivered by Guarantor to Landlord simultaneously with Tenant's execution and delivery of this Lease to secure the payment and performance of all of Tenant's obligations under this Lease, a copy of such Continuing Lease Guaranty being attached hereto as Exhibit E.

PREMISES ADDRESS: Two Portland Square
Suite 116
Portland, Maine 04101

PREMISES RENTABLE AREA: Approximately 1,300 rentable square feet on the first (1st) floor of the Building (for outline of Premises see Exhibit A).

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Initials

COMMENCEMENT DATE:

The earlier of the: (a) date upon which Tenant occupies any portion of the Premises for the conduct of its business; and (b) Lease Reference Date.

TERM OF LEASE:

Approximately sixty (60) months, beginning on the Commencement Date and ending on the Termination Date. The period from the Commencement Date to the last day of the same month is the "Commencement Month."

TERMINATION DATE:

The last day of the sixtieth (60th) full calendar month after the Commencement Date (if the Commencement Month is not a full calendar month), or the last day of the sixty (60) month period that begins with and includes (if the Commencement Month is a full calendar month), the Commencement Month.

ANNUAL RENT and MONTHLY INSTALLMENT OF RENT(Article 3):

<u>Period</u>		<u>Rentable Square Footage</u>	<u>Annual Rent Per Square Foot</u>	<u>Annual Rent</u>	<u>Monthly Installment of Rent</u>
<u>From</u>	<u>Through</u>				
Commencement Date	End of the one hundred eighty (180) day period that begins on the Commencement Date (the "Free Base Rent Period")	1,300	\$0.00*	\$0.00*	\$0.00*
The first (1 st) day following the Free Base Rent Period (the "Rent Commencement Date")	End of Month 24	1,300	\$18.00	\$23,400.00	\$1,950.00
Month 25	End of Month 36	1,300	\$18.45	\$23,985.00	\$1,998.75
Month 37	End of Month 48	1,300	\$18.91	\$24,583.00	\$2,048.58
Month 49	Termination Date	1,300	\$19.38	\$25,194.00	\$2,099.50

*Notwithstanding anything to the contrary set forth above, Tenant shall pay for its electricity, water, sewer and any other utilities for the Premises during the Free Base Rent Period in accordance with the terms and provisions of this Lease.

BASE YEAR (EXPENSES):

Calendar Year 2013.

BASE YEAR (TAXES):

Calendar Year 2013.

TENANT'S PROPORTIONATE SHARE:

84/100 percent (0.84%).

SECURITY DEPOSIT:

\$1,950.00

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Initials