

ARTICLE I
REFERENCE

Subjects Referred To. Each reference in this Lease to any of the following subjects shall be construed to incorporate the data for that subject in this Article.

PARTIES:

LANDLORD: RGT ASSOCIATES

LANDLORD'S ADDRESS: 44 OAK STREET
PORTLAND, MAINE 04101

TENANT: LITTLE TAP HOUSE LLC

TENANT'S ADDRESS: 41 BARBERRY CREEK ROAD
SOUTH PORTLAND, MAINE 04106

GUARANTOR: LEE A. GOYETTE

BUILDING AND LEASE PREMISES: (i) Approximately 3200 square feet of floor space at 106 HIGH STREET , Portland, Maine (collectively referred to as the "Premises"). See Article II. The Premises are part of Landlord's building located at 106 HIGH STREET (the "Building"). The basement occupancy is subject to Landlord's reasonable access and use for Building purposes.

LEASE TERM: FIVE (5) YEARS until NOVEMBER 30, 2017, with one (1) subsequent three-year option period to be exercised at Tenant's sole option.

LEASE COMMENCEMENT DATE: DECEMBER 1, 2012

Option: One (1) three (3) year option at then fair current market rate as determined by the average of estimates provided by three realtors familiar with this type of business. One realtor shall be chosen by the tenant, one shall be chosen by the landlord, and the third shall be mutually chosen.

BASE RENT: The base rent for the lease term shall be as follows:

LEASE YEAR	ANNUAL BASE RENT	MONTHLY RENT
1	\$36,000.00	\$3,000.00
2	\$37,080.00	\$3,090.00
3	\$38,192.40	\$3,182.70
4	\$39,338.17	\$3,278.18
5	\$40,518.32	\$3,376.53

... be established, Tenant shall pay to Landlord all fees and expenses, including attorney's fees, incurred therefor.

Notice of Lease. Tenant shall not record this Lease without the prior written consent of Landlord. However, upon the request of either party hereto, the other party shall join in execution of a memorandum, notice or so-called "short form" of this Lease for the purpose of recordation at the appropriate Registry of Deeds.

11.21 Signage. After first obtaining Landlord's consent in writing, Tenant may, at its expense and in conformity with applicable laws and ordinances, erect signs within the premises or on a portion of the Building as approved by Landlord. Such signs must be of reasonable size and in conformity of all other signs of similar nature, and receive Landlord's approval, which shall not be unreasonably withheld. All signs shall be by and at the expense of Tenant, including connection, installation, repair and maintenance thereof.

11.22 Unconditional Guaranty. Guarantor unconditionally guarantees all of Tenant's lease obligations, as set forth at length below.

ARTICLE XII

12.1 Option to Extend. Landlord grants to Tenant the right and option set forth in Article I hereof to extend the Term of this Lease by the period(s) of time, if any, set forth in Article I, by giving written notice to Landlord at least six (6) months before the expiration of the Lease Term or any option period, as the case may be.

12.2 Conditions of Option. As conditions of the exercise of the foregoing option to extend, Tenant shall not have been given written notice of default by Landlord on more than two (2) occasions during the original term or extension thereof under this Lease, and this Lease shall be in full force and effect at the time of the exercise of said Option(s).

Tenants, if more than one, shall be jointly and severally liable for all obligations herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of this 1 day of December, 2012.



LANDLORD: RGT ASSOCIATES

S. THOMAS PARTNER

TENANT: LITTLE TAP HOUSE LLC

By: Geet Goyalt
Its sole Member