

**LEASE AND
PURCHASE OPTION AGREEMENT**

THIS LEASE AND PURCHASE OPTION AGREEMENT (this "Lease") dated as of July 15, 2014, is by and between **J.B. BROWN & SONS**, a Maine corporation, with an office and place of business in Portland, Maine ("Landlord") and **TIQA LLC**, a Maine limited liability company, of Portland, Maine ("Tenant").

RECITALS:

A. Landlord owns a certain commercial condominium unit situated in the 321 Commercial Street Condominium in Portland, Maine, being the "**Retail Unit**" and having a street address of at 327 Commercial Street, plus an undivided "Percentage Interest" in the Common Elements and its appurtenant Limited Common Elements, including without limitation its easement right to two (2) certain parking spaces for its exclusive use during the term of this Lease located where shown on Schedule A, all as more particularly described and defined in the Declaration of Condominium for 321 Commercial Street Condominium, pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, dated as of May 20, 2014, and recorded in the Cumberland County Registry of Deeds in Book 31512, Page 193, as amended (the "Declaration"). The boundaries of the said Retail Unit and the Common Elements are shown on a certain Condominium Plat of the 321 Commercial Street Condominium" prepared by Opechee Construction Company, dated March 12, 2014, as revised May 12, 2014, consisting of Sheet 1 of 1, and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 163, and the "Condominium Plans of the 321 Commercial Street Condominium" prepared by Opechee Construction Company, dated March 12, 2014, consisting of Sheet 1 of 9 through Sheet 9 of 9, and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 164 to 172, inclusive (the "Plats and Plans") The Retail Unit is one (1) of three (3) commercial condominium units created by the Declaration located in the condominium building situated at the intersection of Commercial Street and Maple Street (the "Building").

B. Landlord wishes to lease to Tenant and Tenant wishes to lease from Landlord the Retail Unit located on the first floor of the Building together with the exclusive use of the Retail Unit's appurtenant Limited Common Elements, and the exclusive easement right to the two (2) certain parking spaces (collectively the "Leased Premises" or "Premises"), subject to the terms and conditions set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows: