# Marine Trade Center, LLC

Inspections Division
Date: 05/02/17

2 Portland Fish Pier, Suite 302
Portland, ME 04101

Tel: (207) 773-7122
Email: gdavidson@davidsonassoccpa.com

**LETTER of ADDENDUM to LEASE DATED FEBRUARY 1, 2016 for SUITE 203**

January 25, 2017

Mrs. Janine B. Cary
Maine International Trade Center
2 Portland Fish Pier, Suite 204
Portland, ME 04101

Dear Mrs. Cary:

Thank you for contacting us to lease Suite 203. We would be pleased to lease Suite 203 to you pursuant to the existing terms of your Lease dated February 1, 2016 between us as Landlord and you as Tenant. The objective of this Lease Addendum is solely intended to extend the existing terms of your Lease dated February 1, 2016 to Suite 203. By way of reference only, the lease rates pursuant to your existing Lease are as follows:

08/01/16 – 07/31/17: $18.00/s.f. Modified Gross
08/01/17 – 07/31/18: $19.00/s.f. Modified Gross
08/01/18 – 07/31/19: $20.00/s.f. Modified Gross
08/01/19 – 07/31/20: $20.60/s.f. Modified Gross
08/01/20 – 07/31/21: $21.22/s.f. Modified Gross

Rent for Suite 203 will commence at the earlier of the Occupancy Date or June 1, 2017.

Landlord understands that Tenant wishes to make certain floor plan modifications to Suite 203. All modifications must be presented to Landlord for approval in a professional format, such as architectural drawings or other scaled drawings, and agreed to by both parties. Landlord consent to Tenant modifications will not be unreasonably withheld, delayed or conditioned. Additionally, Landlord will allow Tenant access to other parts of the building to run cables and certain standards for utility services to Suite 203.

Upon the full execution of this Lease Addendum, and in conjunction with certain floor plan modifications Tenant wishes to make, Landlord agrees to replace existing carpet and paint throughout Suite 203 with new carpet and paint comparable to that of existing tenants. Colors will be chosen by Tenant with approval by Landlord, which will not be unreasonably withheld, delayed or conditioned.

Tenant and Landlord acknowledge that Suite 203 was subject to a Right of First Refusal by a prospective tenant who made an offer on Suite 203 prior to the date of Tenant's Letter of Intent. Tenant and Landlord acknowledge that on January 24, 2017 the prospective tenant released any and all claims on Suite 203.

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Tenant agrees to deposit with Landlord the sum of $945.00 upon the full execution of this Lease Addendum. This sum represents the security deposit due under the Lease.

Tenant and Landlord agree that no broker, agent or other person or entity brought about or facilitated this transaction and no related commission or compensation is due any party.

By signing and dating the acknowledgement below, Tenant and Landlord agree to the above terms for Suites 203. All other terms and conditions of the Lease dated February 1, 2016 between Landlord and Tenant shall continue to apply.

We certainly appreciate your tenancy here at the Marine Trade Center.

Sincerely,

Marine Trade Center, LLC
By: Gregory S. Davidson, Member Manager

## *** ACKNOWLEDGEMENT ***

Maine International Trade Center

By: Janine B. Cary
Its: President

3/9/17
Date

Marine Trade Center, LLC

By: Gregory S. Davidson
Its: Member/Manager

3/9/17
Date