CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/20/15

FIRST AMENDMENT TO LEASE

This First Amendment is made, as of the 25 day of march, to the Lease dated March 30, 2012 (the "Lease") by and between COWCATCHER LLC (the "Landlord") and SOUTHERN MAINE ELECTROLYSIS LLC (the "Tenant"), for space at 222 St. John Street, Portland, Maine.

The Lease is amended as follows:

1. LEASED PREMISES. The Leased Premises is suite 215 at 222 St John Street, Portland, Maine, deemed to contain 366 gross square feet.

2. TERM OF LEASE. The term of this lease shall be one (1) year, commencing on April 1, 2013 and ending on March 31, 2014.

3. AUTOMATIC RENEWAL: Provided Tenant is not in default of any provision of the Lease, or any extension or amendment thereto, this Lease shall automatically renew for a second consecutive term of One (1) year. Tenant retains the right to decline the Automatic Renewal term by providing Landlord with written notice of its intention to decline the Automatic Renewal term no later than December 31, 2013.

4. BASE RENT. Base Rent is amended to state that Tenant shall pay Landlord Gross Base Rent for the period from April 1, 2013 to March 31, 2014 of Four Thousand Five Hundred and 00/100 DOLLARS ($4,500.00) commencing April 1, 2013 and payable in advance promptly on the first day of each calendar month as follows:

Period	Monthly Rent
04/01/2013 - 03/31/2014	$ 375.00

5. AUTOMATIC RENEWAL TERM.

Period	Monthly Rent
04/01/2014 – 03/31/2015	$ 386.25

6. ELECTRICITY.

Period	Monthly Payment
04/01/2013 – 03/31/2015	$ 25.00

7. EARLY TERMINATION. Notwithstanding any other term of the Lease or Addendum to Lease, Landlord shall have the sole right to terminate the Lease for any reason provided Landlord gives to Tenant written notice six (6) months in advance of the intended termination date.

8. The Lease and this First Amendment to Lease constitute the entire agreement between Landlord and Tenant with respect to the subject matter contained herein and there are no understandings or agreements between Landlord and Tenant with respect to the subject matter which are not contained herein. This Lease cannot be amended except by written instrument executed by Landlord and Tenant.

9. The submission of this First Amendment or a summary of some or all of its provisions for examination by Tenant does not constitute a reservation of or option for the premises or an offer to lease said premises.

10. Except as amended herein, the aforesaid Lease is in full force and effect.

WITNESS:

TENANT: SOUTHERN MAINE ELECTROLYSIS LLC

Coralie Curran, its authorized member

DATE

LANDLORD: COWCATCHER LLC
By: East Brown Cow Holdings II LLC, its sole member

J. Tim Soley, Manager

3/28/15
DATE