

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU...TION

**PERMIT**

Permit Number: 100895

**PERMIT ISSUED**

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that CHABOT STREET LLC

has permission to "Lucid Stage" connected w/ permit #100838 install a building with sign 5' x 9' AUG 25 2010

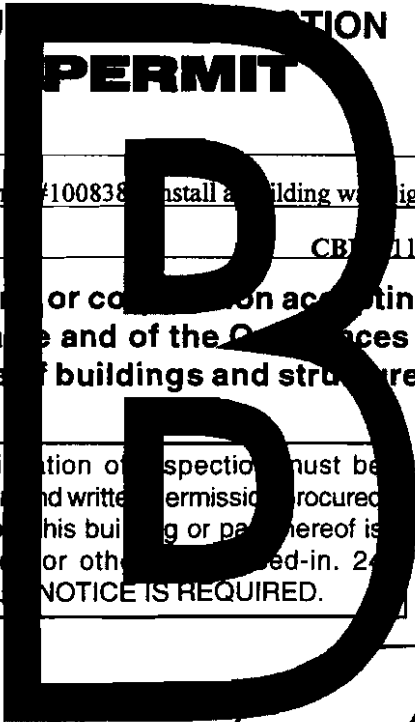
AT 29 BAXTER BLVD CB...112 F011001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.



**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0895	Issue Date:	CBL: 112 F011001
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Location of Construction: 29 BAXTER BLVD	Owner Name: CHABOT STREET LLC	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial "Lucid Stage" connected w/ permit#100838	Proposed Use: Commercial "Lucid Stage" connected w/ permit#100838 - install a building wall sign 5' x 9'	Permit Fee: \$120.00	Cost of Work: \$120.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U/A-t. Sign</i> Type: <i>Sign</i> <b>IBC 2003</b>	

Proposed Project Description:  
 "Lucid Stage" connected w/ permit#100838 - install a building wall sign 5' x 9'

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 07/26/2010	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>7/29/10</i> <i>AKM</i>	Date: _____	Date: _____

**PERMIT ISSUED**

**AUG 25 2010**

City of Portland

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---------------------------------------------	------	-------

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**AUG 25 2010**

**City of Portland**

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 10-0895	<b>Date Applied For:</b> 07/26/2010	<b>CBL:</b> 112 F011001
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<b>Location of Construction:</b> 29 BAXTER BLVD	<b>Owner Name:</b> CHABOT STREET LLC	<b>Owner Address:</b> 100 SILVER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial "Lucid Stage" connected w/ permit#100838 - install a building wall sign 5' x 9'	<b>Proposed Project Description:</b> "Lucid Stage" connected w/ permit#100838 - install a building wall sign 5' x 9'
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/29/2010
<b>Note:</b> Change of use permit - #10-0838			<b>Ok to Issue:</b> ✓
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/25/2010
<b>Note:</b> 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			<b>Ok to Issue:</b> ✓

**PERMIT ISSUED**

AUG 25 2010

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7-26-2010

Received from Lucid

Location of Work 29 Baxter

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 120

Building (B) \_\_\_\_\_  Plumbing (P) \_\_\_\_\_  Electrical (E) \_\_\_\_\_  Site Plan (U) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 112-F-26

Check #: 20

Total Collected \$ 120

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>29-37 BAXTER BOULEVARD</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>112</b> Block# <b>F</b> Lot# <b>2B</b>	Owner: <b>CHABOT ST. LLC</b>	Telephone: <b>831-4364</b>
Lessee/Buyer's Name (If Applicable) <b>LUCID STAGE, INC.</b>	Contractor name, address & telephone: <b>Liz McMahon 75 Sheridan St. Portland, ME 04101 807-7320</b>	Total s.f. of signage x \$2.00 <b>15' x 9'</b> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <b>120.00</b> Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>Liz McMahon</b> phone: <b>807-7320</b>		
Tenant/allocated building space frontage (feet): Length: <b>66'</b> Height: <b>20'</b> Lot Frontage (feet) <b>139'</b> Single Tenant or Multi Tenant Lot <b>SINGLE</b>		
Current Specific use: _____ If vacant, what was prior use: <b>OFFICE (change of use permit 10-0838)</b> Proposed Use: <b>ARTS CENTER</b>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: <del>4x4x8</del> Height from grade: <del>4x4x8</del> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <b>5' x 9'</b>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): <b>NONE</b> Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

**RECEIVED**

JUL 26 2010

Dept. of Building Inspections  
City of Portland Maine

Please submit all of the information outlined in the Sign/Awning Application Checklist.  
Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: *[Signature]* Date: **6/23/10**

This is not a permit; you may not commence ANY work until the permit is issued.

B-2 sign single height  
150 max 2x60 = 1320  
1 per front building abutting street - (10)

5x9 = 45 (10)



# Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

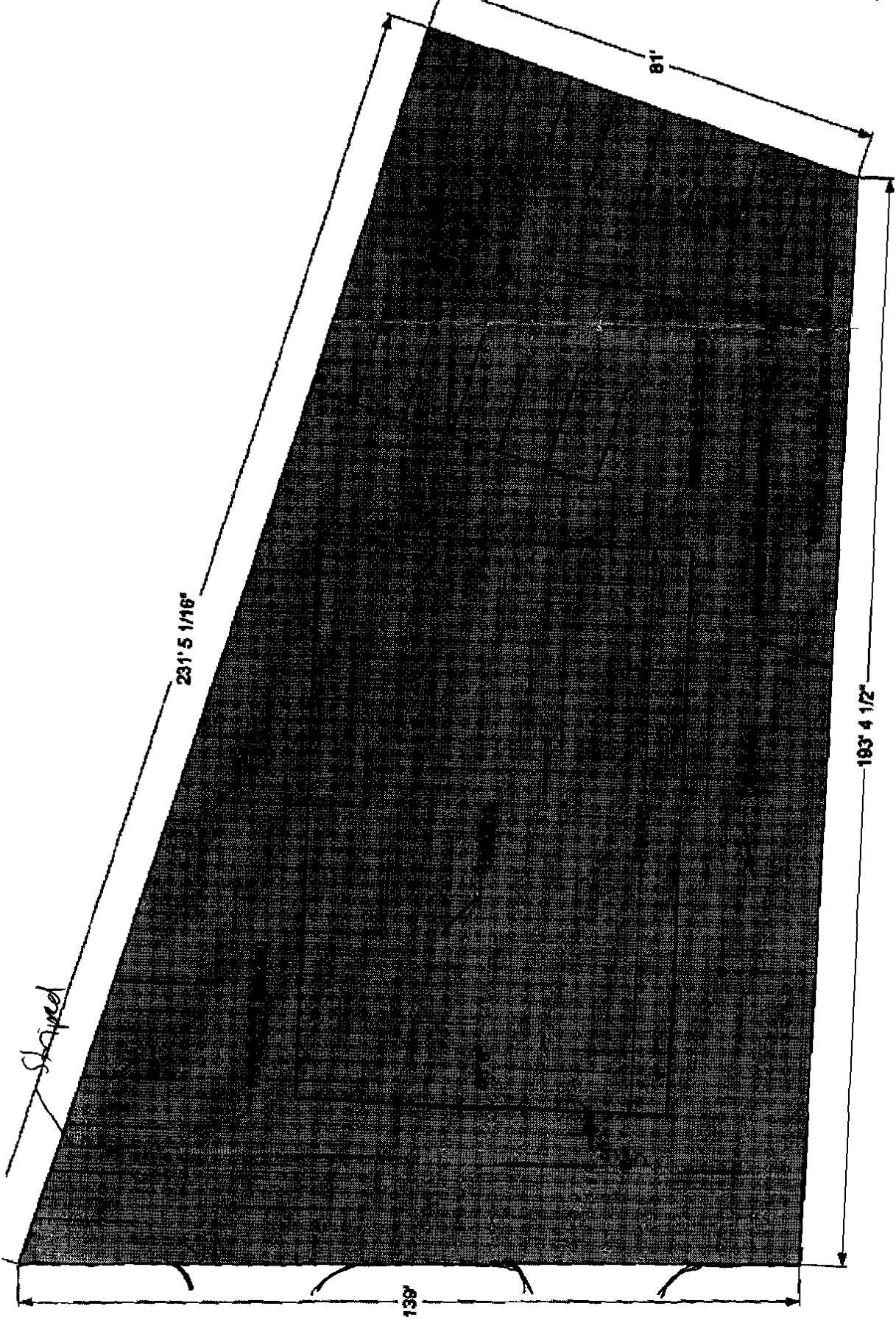
SPACE of  
front door  
7x26

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

← BAXTER BLUD →





LUCID STAGE  
29 BAXTER BLVD.

Sign to be 5' x 9'  
constructed out of metal  
and bolted to anchors in  
the building's brick facade.  
Steel safety lmes will also  
be anchored to buildings roof  
for additional safety.



Colors will be black, white,  
and light blue.

LEASE AGREEMENT

1<sup>ST</sup> JULY

THIS LEASE AGREEMENT is made and entered into this ~~17<sup>th</sup>~~ day of ~~June~~, 2010 by and between CHABOT STREET, LLC, with a principal place of business at 100 Silver Street, Portland, Maine 04101, hereinafter called "Landlord" and LUCID, INC. with a principal place of business at 29 BAXTER PORTLAND, ME, hereinafter called "Tenant".

PREMISES

1. In consideration of the mutual covenants herein contained and of good, lawful and valuable considerations moving to and received by each of the parties to be bound hereby, Landlord hereby demises and leases to Tenant, and Tenant hereby takes from Landlord, those certain premises (hereinafter called the "Demised Premises") located at 29-37 Baxter Boulevard, Portland, County of Cumberland, State of Maine, and further identified as Tax Map 112, Block F, Lot 26, together with the improvements erected thereon.

The Demised Premises are leased in their existing condition as of the commencement date of this Lease to Tenant together with all rights, privileges, benefits, rights of way and easements now or hereafter appurtenant or belonging thereto, whether arising under any private or public grant or authority. The Demised Premises consisting of approximately +/- 5,400 square feet of space. Tenant shall have the use of all parking spaces on site for its own use and not for re-letting.

TERM AND OPTIONS

2. The primary term of this Lease shall be for a period of approximately One (1) year commencing upon the date on which all of the following conditions have been satisfied: (a) this Lease has been fully executed by both parties, (b) Tenant has delivered to Landlord the Security Deposit, and (c) Tenant has delivered to the Landlord an insurance certificate evidencing proof of coverage as required hereunder, and as naming the Landlord as additional insured (the "Commencement Date"), and unless sooner terminated as herein provided, the term shall extend through August 31, 2011.

1<sup>st</sup> Option Period: Provided that Tenant has not been in default beyond any applicable grace period, of any of the terms and conditions of the Lease, this Lease will automatically renew on September 1, 2011 and shall extend through and expire on August 31, 2015 under the same terms and conditions except that Base Rent shall be at the rates set forth in Section 5 below. It is clearly agreed and understood that the Landlord may, at its sole option, and in the event of Tenant's default in the initial term, rescind any renewal options hereunder, and upon Landlord's notice to the Tenant, the Tenant shall vacate the Premises on August 31, 2011 in accordance with the provisions of this Lease.

2<sup>nd</sup> Option Period: The Tenant may, at its option, exercised by written notice to the Landlord, given not less than twelve (12) months prior to the end of the current term, extend this Lease for One (1) period of Five (5) years. All terms and conditions of the Lease shall be the same, except that the Base rent for this renewal period shall be as defined in Section 5 below.

## EXHIBIT A

### TENANT'S WORK / IMPROVEMENTS

The Tenant shall diligently commence and complete improvements to the Premises at its sole cost and expense upon Lease Commencement which improvements may include the following:

Purchase and install lighting fixtures

Purchase, install or repair all electrical and plumbing as needed

All Tenant specific fixtures including, but not limited to: shelving, check in / out counters, storage cabinets, dance floor, control room, etc.

Painting of Premises

Finish Ceiling System

All work in space

All molding and trim work

Build – out (2) ADA restrooms with accessories

Supply and distribute heating and cooling system and its related ductwork – ducts to be exposed

Install finished sheetrock walls as needed

Install perimeter electrical outlets per code

Supply and energize an electrical panel to space

Exit lighting

IN WITNESS WHEREOF, the parties have caused this Lease Agreement to be duly executed on the date first above written.

**LANDLORD:**  
**CHABOT STREET, LLC.**

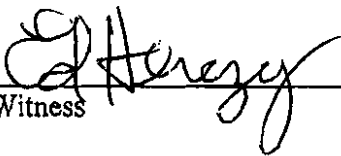
\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Richard J. McGoldrick  
Its: Manager

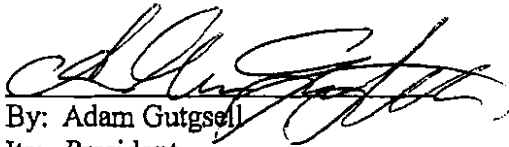
Date: \_\_\_\_\_

**TENANT:**  
**LUCID, INC.**

\_\_\_\_\_  
Witness

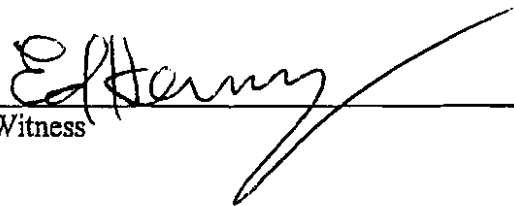


\_\_\_\_\_  
By: Adam Gutgsell  
Its: President

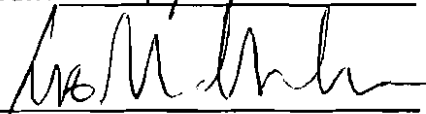


Date: 7/1/10

\_\_\_\_\_  
Witness



\_\_\_\_\_  
By: Liz McMahon  
Its: Secretary



Date: 7/1/10

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/1/2010

PRODUCER (207) 774-6257 FAX: (207) 774-2994  
Clark Insurance  
2385 Congress Street  
P O Box 3543  
Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED  
Lucid  
29 Baxter Blvd  
Portland ME 04101

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Insurance	24198
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

## COPY

### COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	TBD	7/1/2010	7/1/2011	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 15,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
						\$
						\$
						\$
						\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				OTH-ER
		If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT \$
		OTHER				E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
Certificate holder is named as additional insured as required by written contract with regards to the general liability arising out of the activities of the insured.

CERTIFICATE HOLDER	CANCELLATION
Chabot Street LLC 100 Silver St Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Johanna Kerry/BLAO <i>Johanna E. Kerry</i>

## IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Remove Junk from HVAC

Handrail Tech space

Penetrations sealed

fire issues