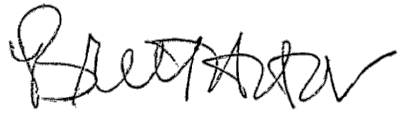


February 2, 2017

To Whom It May Concern:

I am writing as the owner of the property located at 428 Forest Avenue in Portland, Maine. This letter is to confirm that Chad Conley is in the final stages of lease negotiations for the restaurant space at 428 Forest Avenue. As part of that lease he will be completing alterations to the space. If you have any questions please feel free to contact me at 207-749-9489.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Astor", enclosed in a thin black rectangular border.

Brett Astor
Manager and sole Member
Forestate Maine Associates, LLC