

**ALPINE REALTY CORP.**

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Portland, ME 04103  
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May 28, 2013

City of Portland  
380 Congress St  
Portland, ME 04101

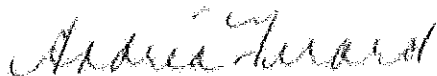
RE: The Portland Ballet

Please allow this letter to serve as verification that Alpine Realty Corp., as owners of the property located at 509 Forest Avenue, Portland, ME, intends to enter into a five (5) year lease agreement with The Portland Ballet, as it relates to 3,972 square feet +/- of the premises known as 509 Forest Avenue - Space D, pending approvals and the issuance of a permit by The City of Portland.

The permitted use is for a small theater and performance space, with studio.

In Addition to the two (2) spaces designated for Tenant's exclusive use, in the rear of the property, the Premises shall also include the right to use parking spaces at the Landlord's 41 Ashmont Street lot, in common with other tenants, their customers and invitees, subject to parking assigned to other tenants, and to the Standard Lease Terms.

Sincerely,



Andréa Girard  
Treasurer