

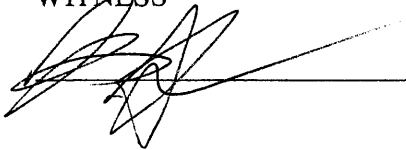
QUITCLAIM DEED WITH COVENANT

SAJON, LLC, a Massachusetts limited liability company of Groton, Massachusetts, for consideration paid, grants to LUCY LU LLC, a Maine limited liability company whose mailing address is 414 Fore St., Portland, ME 04101, with Quitclaim Covenant, the following described real property:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described in EXHIBIT A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Sajon, LLC has caused this instrument to be executed by its Manager, thereunto duly authorized, this 23RD day of June, 2016.

WITNESS



SAJON, LLC

By: John B. Amaral
John B. Amaral
Its Manager

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

June 23, 2016

Personally appeared before me the above named John B. Amaral, Manager of Sajon, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Sajon, LLC.



Leslie J. French-Nelson
Notary Public
Print Name: LESLIE J FRENCH-NELSON
My Commission Expires: MAY 16, 2019

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Ocean Avenue in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

BEGINNING at the intersection of the westerly side of said Ocean Avenue and the northerly side of Walton Street;

Thence, N 48° 18' 00" W along said Walton Street, 129.44 feet to land now or formerly of MacDougal;

Thence, leaving said Walton Street and along said MacDougal land the following courses and distances:

N 41° 30' 00" E, a distance of 54.58 feet to a point;

S 48° 18' 06" E, a distance of 6.06 feet to a point;

N 47° 51' 00" E a distance of 16.10 feet to land now or formerly of Roloff;

Thence, S 41° 30' 00" E along said Roloff land, 135.13 feet to the aforesaid westerly sideline of Ocean Avenue;

Thence, S 54° 26' 00" W along said Ocean Avenue, 55.96 feet to the point of beginning and containing 0.19 acres, more or less.

Being the same premises conveyed to Sajon, LLC by deed of Owen B. Pickus dated January 29, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25778, Page 94.