

THIS LEASE (this "Lease") is made and dated as of the 21st day of MARCH, 2014 by and between **Charter-Westgate, LLC**, having an address c/o Charter Realty & Development Corp., 800 Westchester Avenue, Suite S-632, Rye Brook, NY 10573 ("Landlord") and **DKD Donuts LLC**, having an address at 104 Pleasant Street, Suite 1, Brunswick, Maine 04011 ("Tenant").

ARTICLE 1

BASIC DATA AND DEFINITIONS

1.01. Basic Data and Definitions. The following sets forth basic data and, where appropriate, constitutes definitions of the terms hereinafter listed.

- (a) "Shopping Center" Westgate Shopping Center, Portland, Maine, the present boundaries of which are delineated on the Site Plan attached hereto as **Exhibit A** and made a part hereof (the "Site Plan").
- (b) "Permitted Use" For the operation of a Dunkin Donuts restaurant with drive-thru, and for no other use or purpose whatsoever.
- (c) "Land" That certain piece or parcel of land shown on the Site Plan on **Exhibit B** attached hereto and made a part hereof
- (d) "Building" The existing "former Tim Horton's" building located on the Land, containing approximately 2,474 square feet as shown on **Exhibit B**.
- (e) "Premises" The Land, the Building and any existing improvements
- (f) "Commencement Date" As defined in Section 2.05.
- (g) "Expiration Date" The last day of the fifteenth (15th) Lease Year
- (h) "Lease Year" As defined in Section 2.02.
- (i) "Rent"

Lease Years 1 - 3	\$85,000.00 per year;	\$7,083.33 per month
Lease Year 4	\$90,000.00 per year;	\$7,500.00 per month
Lease Year 5	\$95,000.00 per year;	\$7,916.66 per month
Lease Years 6 - 10	\$103,550.00 per year;	\$8,629.16 per month
Lease Years 11 - 15	\$112,869.50 per year;	\$9,405.79 per month

If Tenant shall exercise a Renewal Option, the Rent for the respective Renewal Term shall be as follows:

LEASE

between

Charter-Westgate, LLC

as Landlord

and

DKD Donuts LLC

as Tenant,

For Premises in:

Westgate Shopping Center
Congress Street
Portland, Maine
