

COMMERCIAL LEASE (GROSS/MODIFIED GROSS LEASE)

1. PARTIES: **440 WESTERN AVENUE ASSOCIATES, LLP**, a Maine limited liability partnership, with a mailing address of 440 Western Avenue, South Portland, ME 04106 ("LANDLORD"), hereby leases to **STONE COAST BRAZILIAN JIU JITSU, LLC**, with a mailing address of 20 Mystical Way, Cumberland, ME 04020 ("TENANT"), and TENANT hereby leases from LANDLORD the below described leased premises:
2. LEASED PREMISES: The leased premises are deemed to contain 1,339 ± square feet of rentable space in the basement in LANDLORD's commercial building located at 131 Johnson Road, Portland, Maine, as depicted on the attached Exhibit A, together with the right to use, in common with others entitled thereto, the common hallways, stairways and elevators, necessary for access to said leased premises. TENANT also shall have the right, in common with LANDLORD and others, to use parking in the adjacent parking lot, subject to LANDLORD's reasonable rules and regulations, which rules may, without limitation, include designated spaces for employees and dedicated spaces for patients of the professional practices in the building. The leased premises are accepted in "as is" condition except as specifically set forth to the contrary in this lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof. TENANT acknowledges that LANDLORD has not yet acquired the building containing the leased premises. LANDLORD agrees to provide consider allowing TENANT to have a separate primary access to the leased premises with appropriate entry signage thereon, if consistent with municipal zoning and LANDLORD's not-yet-completed building renovation and security plans.