

## **SUBLEASE AGREEMENT BY AND BETWEEN WISE BUSINESS FORMS, INC. and GEA, INC.**

This SUB-LEASE AGREEMENT (the "Lease") is made this 28<sup>th</sup> day of February, 2013 between WISE BUSINESS FORMS, INC., a Pennsylvania corporation (the "Landlord") and GEA MECHANICAL EQUIPMENT US, INC., a Delaware corporation doing business as GEA Tuchenhausen Division (the "Tenant").

Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord, subject to all the terms and conditions hereinafter set forth, that portion of 33 McAllister Farm Road as defined in Exhibit A for seven (7) US dollars per square foot per year or 58.33 cents per square foot per month. Rent is payable in advance and is due on the first of each month.

### **BASIC LEASE TERMS**

1. **Leasehold Address:** 33 McAllister Farm Road, Portland, Maine.
2. **Leased Premises:** +/- 3920 square feet of first floor office space. Once build-out is complete, to determine and adjust the square footage of the space leased by GEA, a measurement will be taken from the inside of the existing exterior walls to the exterior of the walls erected during build-out.
3. **Basic Rent:** Tenant is responsible for the cost of the build-out and until the earlier of: (a) the approved build-out cost is recovered; or, (b) 22 months transpires, the monthly base rent of 58.33 cents per square foot rented is waived. Tenant agrees pay to Landlord a Base Rent, payable in monthly installments on the first day of each month as follows:
  - a. Month 1 through Month 22: \$200.00/month or \$2400.00/year;
  - b. the earlier of: (a) full build-out recovery; or, (b) April 1, 2015, i.e. month 23, a monthly rent of 58.33 cents per square foot commences.
4. **Lease Year:** Each successive 12 month period ending on May 31<sup>st</sup> of each year. Upon an exercise of any Extension Option, the Base Rent shall be subject to increase as set forth below.
5. **Initial Term:** June 1, 2013 running through May 31, 2016.
6. **Option to Extend:** There will be one, one (1) year option to renew this Lease at a base rent of 7.21 dollars per square foot per year or 60.01 cents per square foot per month. This option period runs from June 1, 2016 to May 31, 2017.
7. **Rent Commencement Date:** Whether or not the build-out is complete, rent commences on June 1, 2013; however, should the space be ready for occupancy and the Parties agree, the commencement date can be accelerated.

18. Address of Notices:

Landlord: 555 McFarland 400 Drive, Alpharetta, GA 30004, Attn: Charles E. Teets

Tenant: 33 McAllister Farm Road, Portland, ME 04103, Attn: Ronald Fitz

IN WITNESS WHEREOF, the Parties hereto have executed this Lease, consisting of the foregoing provisions made up of Sections 1 through 18 of the Lease Terms, together with Exhibit A incorporated herein by this reference, as of February 28, 2013.

"Landlord"

"Tenant"

Wise Business Forms, Inc.

GEA Mechanical Equipment US, Inc.

By: 

By: 

*FCR:*

Charles E. Teets, its COO & General Counsel

Ronald Fitz, its Chief Financial Officer