Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/10/13

6. SECURITY DEPOSIT

Upon the execution of this lease, the TENANT shall pay to the LANDLORD th **Two Thousand One Hundred Fifty Dollars ($2,150.00)**, which shall be held a TENANT's performance as herein provided and refunded to the TENANT with lease subject to the TENANT's satisfactory compliance with the conditions her

7. UTILITIES

To the extent they are used at, and supplied to, the leased premises, TENANT s all bills for (1.) all electrical service/meters (2.) all heaters that are furnished an metered, (3.) all telephone and other communication systems, (4.) all trash service/removal and (5.) The TENANT agrees to pay water service/usage as follows:
It is agreed and understood that the TENANT will be responsible for the cost of purchasing and installing an approved sub meter at any water line from which water will be drawn for the purposes of brewing. The sub meter(s) will be professionally installed by a qualified plumber. The sub meter(s) will be electronically read by the Portland Water District monthly and all applicable water usage will be billed directly to the TENANT.

LANDLORD shall have no obligation to provide utilities or equipment other than the utilities and equipment within the leased premises as of the commencement date of this lease, which the parties hereby acknowledge consist of the following: electricity, water and heater. In the event TENANT requires additional utilities or equipment, the installation and maintenance therefore shall be the TENANT's sole obligation, provided that such installation shall be subject to the written consent of the LANDLORD, which will not be unreasonably withheld.

8. USE OF LEASED PREMISES

The TENANT shall use the leased premises only for the purpose of **Brewery Operations.**

9. COMPLIANCE WITH LAWS

TENANT agrees to conform to the following provisions during the entire term of this lease: (i) TENANT shall not injure or deface the leased premises or building; (ii) No auction sale, nuisance, objectionable noise or odor shall be permitted on the leased premises; (iii) TENANT shall not permit the use of the leased premises for any purpose other than set forth herein or any use thereof which is improper, offensive, contrary to law or ordinance, or liable to invalidate or increase the premiums for any insurance on the building or its contents or liable to render necessary any alterations or additions to the building; and (iv) TENANT shall not obstruct in any manner any portion of the building not hereby demised or the sidewalks or approaches to said building or any inside or outside windows or doors. TENANT shall observe and comply with all reasonable rules and security regulations now or hereafter made by LANDLORD for the care and use of the leased premises, the building, its facilities and approaches. TENANT agrees to keep the leased premises equipped with all safety appliances and make all accessibility alterations, improvements or installations to the building, and/or accommodations in TENANT's use thereof required by law or any public authority as a result of TENANT's use or occupancy of the premises or TENANT's alterations or additions thereto, which alterations, improvements and installations shall be subject to LANDLORD's consent as provided in this lease.

10. MAINTENANCE

A. TENANT'S OBLIGATION

TENANT acknowledges by entry thereupon that the leased premises are in good and satisfactory order, repair and condition, and covenants during said term and further time as the TENANT holds any part of said premises to keep the leased premises in as good order repair and condition as the same are in at the commencement of said term, or may be put in thereafter, damage by fire or unavoidable casualty and reasonable use and wear only excepted. Notwithstanding anything to the contrary herein, if TENANT has leased ground floor space, TENANT covenants to maintain, repair or replace, if necessary, any and all of the following: (i) All plate glass doors/windows (ii) All passage/overhead doors (iii) All electrical service/fixtures (iv) All plumbing service/fixtures/heaters (v) All heaters and/or air conditioning, if applicable.

B. LANDLORD'S OBLIGATIONS

The LANDLORD agrees to maintain and repair the roof, exterior walls and structure of the building of which the leased premises are a part in the same condition as they are at the commencement of the term or as it may be put in during the term of this lease, reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance or repaired is made necessary by fault or neglect of the TENANT or the employees, contractors, agents or invitees of TENANT, in which case such maintenance or repair shall be at the expense of the TENANT and TENANT shall pay all costs therefore.