COMMERCIAL LEASE (GROSS / MODIFIED GROSS)

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/10/13

1. PARTIES

AIM ONE INDUSTRIAL WAY, LLC with a mailing address of **340 Fore S c/o BIBEAU & COMPANY** ("LANDLORD") and **FOUNDATION BREWI** ("TENANT") with a mailing address of **One Industrial Way, Units 5 & 7, Pc** TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are deemed to contain 1,500 +/- square feet each unit. The Premises are located at **One Industrial Way, Units 5 & 7, Portland, ME 04103** together with the right to use in common, with others entitled thereto, the hallways, stairways, and elevators necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this lease.

3. TERM

The term of this lease shall be for Three (3) Years and Six (6) Months, commencing on July 1, 2013, and ending on December 31, 2016.

4. RENT

The TENANT shall pay to the LANDLORD the following base rent:

Lease Year(s)	Annual Base Rent	Monthly Rent
One (1)	**$25,800.00**	**$2,150.00**
Two (2)	**$26,574.00**	**$2,214.50**
Three (3)	**$27,371.22**	**$2,280.94**

payable in advance in equal monthly installments on the first day of each month during the term, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated: **AIM ONE INDUSTRIAL WAY, LLC, c/o BIBEAU & COMPANY, 340 Fore Street, Portland, ME 04101**. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant the terms of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge of up to 5% for each month or part thereof that TENANT fails to pay the amount due.

There will be no rent due for the following months:
July and August 2013
September 2014
September 2015

5. RENEWAL OPTION

So long as TENANT is not in default of this lease during the term hereof, TENANT shall have the option to renew this lease for an additional term of Two (2) options with yearly increases of 3% each year (see below). In order to exercise TENANT's option, TENANT shall Notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before three (3) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in the Lease except for base rent which shall be as follows:

Lease Year(s)	Annual Base Rent	Monthly Rent
Option 1		
One (1)	**$28,192.32**	**$2,349.36**
Two (2)	**$29,038.08**	**$2,419.84**
Option 2		
One (1)	**$29,909.28**	**$2,492.44**
Two (2)	**$30,806.52**	**$2,567.21**

In the event that TENANT fails to perform its obligations under this Section, time being of the essence, the option shall be deemed not to have been exercised.