

agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between LANDLORD and TENANT, and no act or omission of any employee or agent of LANDLORD shall alter, change or modify any of the provisions hereof. This lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only, and shall not be considered a part of this lease.

26. **BROKERAGE** TENANT warrants and represents to LANDLORD that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises, other than Derek Miller of CBRE/The Boulos Company ("BROKER"), and in the event of any brokerage claims against LANDLORD predicated upon dealings with TENANT other than by the BROKER, TENANT agrees to defend the same and indemnify LANDLORD against any such claim. LANDLORD agrees to pay the BROKER a commission upon execution of this lease.

27. **OTHER PROVISIONS** It is also understood and agreed that:

(1) Re: Parking - Parking is limited to Three (3) parking spaces

and

(2) Re: Signage - Signage will be at the TENANT'S sole expense, subject to the prior written approval of LANDLORD, prior to installation and also subject to any standards in use at the property. Such approval shall not be unreasonably withheld or delayed.

(3) Re: Permits - Tenant is responsible for obtaining all necessary State and Local Permits and Approvals related to its occupancy.

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 27 day of August, 2015

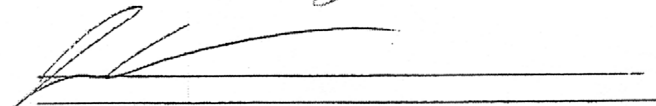
TENANT: AUSTIN STREET BREWERY
INDUSTRIAL WAY, LLC

LANDLORD: AIM ONE



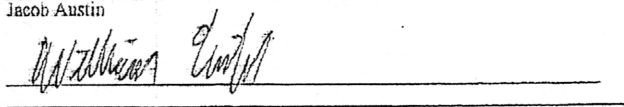
Signature

Signature



Jacob Austin

Donald St. Jean



William Fisher

Witness to Landlord