

COMMERCIAL LEASE AGREEMENT

This Lease is entered into as of the 9 day of November, 2017, by and between FUTURE HOLDINGS, a Maine corporation having a mailing address of 35 Industrial Way, Portland, Maine 04103 (the "Landlord"), and DEFINITIVE BREWING COMPANY, LLC, a Maine limited liability company having a mailing address of 35 Industrial Way Portland, ME 04103 the "Tenant").

WITNESSETH:

ARTICLE I. PREMISES. In consideration of the rent and covenants herein reserved and contained on the part of the parties to be paid, performed and observed, the Landlord does hereby lease unto the Tenant, and the Tenant does hereby take and hire from the Landlord, upon and subject to the terms and provisions of this Lease, the demised premises deemed to contain 8,100± square feet of leased space and being a portion of the property located at 35 Industrial Way in the City of Portland, County of Cumberland and State of Maine, but excluding the "so-called" last office at the far end of the original building which shall be retained for Landlord's exclusive personal office use and being more particularly depicted on Exhibit A attached hereto (the "Premises"). Said personal office for Landlord shall not be used for any business activities or have any exterior signage associated with the office.

ARTICLE II. TERM. (a) To have and to hold the Premises for a term of seven (7) years beginning November 1, 2017 (the "commencement date") (the "term").

(b) Provided the Tenant is not then in default hereunder beyond any applicable notice and cure periods, the Tenant shall have the option to extend the term of this Lease for two (2) additional terms of five (5) years each (each such extension period, a "Renewal Term") by delivering written notice to the Landlord (the "Renewal Notice") not less than sixty (60) days before the end of the then-current term. All terms and conditions contained in this Lease shall apply during each Renewal Term except that the base rent payable during each lease year of the first Renewal Term commencing with the first lease year of said Renewal Term shall be increased by two and one-quarter percent (2.25%) from the base rent in effect in the immediately preceding lease year, and the base rent for the second Renewal Term shall be negotiated between the Landlord and Tenant during the thirty (30) day period prior to delivery of the Renewal Notice for the Second Renewal Term.

ARTICLE III. RENT. (a) The Tenant covenants and agrees to pay to the Landlord at the address of the Landlord set forth hereinabove or at such other place as the Landlord may by notice in writing from time to time direct, for each of the first eight (8) months of the term base rent in the amount of \$5,500.00 per month; and for the ninth (9th) month and each month thereafter until and including the fourteenth (14th) month, of the term base rent in the amount of \$10,500.00 per month; each payable in advance without demand, offset or deduction, on the first day of each and every calendar month during the term of this Lease and prorated for the fraction of any month included in the term of this Lease.

(b) During the remaining lease year(s) of the term (i.e., the fifteenth (15th) month of the term through and including the eighty-fourth (84th) month), Tenant shall pay base rent in the manner provided in paragraph (a) above at a monthly rate in the amount of \$9,500.00 each month; provided, however, commencing on January 1, 2019 and escalating on each January 1st of the term thereafter the base rent shall be increased by two and one-quarter percent (2.25%) from the base rent paid in the immediately preceding lease year.

(c) It is the intent of this Lease that the base rent be absolutely net to the Landlord and that the Tenant pay all costs and expenses associated with the Premises, of whatever kind or nature, during the term of this Lease, including, without limitation, all taxes, assessments and utilities relating to the Premises. The Tenant agrees that interest shall accrue on any overdue rent and other charges payable by the Tenant to the Landlord under this Lease at the rate of eighteen percent (18%) per annum.

ARTICLE IV. CONDITION OF PREMISES. Except for "Landlord's Work" as described in Addendum A attached hereto to be performed by Landlord prior to May 1, 2018, the Tenant acknowledges that it has inspected the Premises prior to its occupation thereof, is satisfied with their condition, and accepts them in "as is" condition; provided, however, in the event that item #5 and/or #6 of Landlord's Work are not completed by said May 1, 2018, the deficiencies will be documented in writing and the Tenant shall not have the obligation hereunder to repair said items. Except as expressly provided herein, the Landlord shall have no obligation to perform any improvements to the Premises during the term of this Lease.

ARTICLE V. USE OF PREMISES. The Premises shall be used solely for Tenant's brewery and tasting room and related uses and shall not be used for any other purpose without the prior written consent of the Landlord, not to be unreasonably withheld, conditioned or delayed. Tenant shall use the Premises in a careful, safe and proper manner and shall not use or permit the Premises to be used for any purposes prohibited by the laws of the United States or the State of Maine or the ordinances of the City of Portland. Tenant shall be solely responsible for determining the compliance of its intended use with the local land use and zoning ordinances and for obtaining any necessary licenses, permits or approvals. Landlord makes no representations or warranties as the suitability of the Premises for Tenant's intended use or Tenant's ability to obtain the necessary license, permits or approvals. Tenant shall perform the Tenant's Work as set forth in **Addendum A** attached hereto.

ARTICLE VI. ALTERATIONS, ADDITIONS AND IMPROVEMENTS. Except for "Tenant's Work" that Tenant shall perform as described in **Addendum A** attached hereto, the Tenant shall make no alterations, additions or improvements in or to the Premises without the Landlord's prior written consent, not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, the Tenant may, without the Landlord's consent, but at the Tenant's own cost and expense and in a good workmanlike manner, make such minor alterations, additions or improvements or erect, remove or alter such partitions, or erect such shelves, bins, machinery and trade fixtures as it may deem advisable, without altering the basic character of the building or improvements and without overloading or damaging such building or improvements, and in each case complying with all applicable governmental laws, ordinances and regulations.

ARTICLE VII. TENANT'S FIXTURES. All operating equipment and trade fixtures installed by the Tenant in the Premises shall be, and remain, the property of the Tenant and may be removed at any time during or at the expiration of the term of this Lease; provided, however, that the Tenant shall, at or before the expiration of the term of this Lease, remove said operating equipment and trade fixtures and in the case of damage by reason of such removal, restore the Premises to substantially the same order and condition as existed at the beginning of the term of this Lease; and provided further that all plumbing, electrical, wiring, water, sewer, heating, ventilating and air conditioning equipment and systems, and other permanent improvements, whether or not installed by the Tenant, shall be and remain the property of the Landlord and may not be removed by the Tenant.

ARTICLE VIII. TAXES; UTILITIES. (a) The Tenant shall during the term hereof pay to the Landlord, as an additional charge, all of the real estate taxes imposed or levied against the Premises for each tax year or portion thereof during the term of this Lease. The payment for each tax year or portion thereof shall be made to the Landlord within ten (10) days after the Tenant shall have

received from the Landlord a copy of the Landlord's tax bill. Upon receipt of such payment, the Landlord shall pay the taxes due to the taxing authority if they have not already been paid. The expression "real estate taxes" used herein shall mean all ad valorem taxes imposed or assessed by any public authority having jurisdiction, which upon assessment or upon failure of payment become a lien upon the Premises (including personal property), and shall include betterment assessments assessed upon the Premises during the term, but shall exclude all income taxes, excess profits taxes, franchise taxes, and estate, succession and inheritance taxes. The Tenant shall also pay one hundred percent (100%) of all taxes upon its signs, equipment and other personal property in or upon the Premises. Real estate taxes imposed or levied against the Premises for the tax years which include the commencement date or termination date of the term of this Lease shall be apportioned pro rata between the Landlord and the Tenant on the basis of the portions of such tax years occurring after the commencement date or prior to the termination date of the term of this Lease. The Landlord agrees that the Tenant shall have the right to contest the amount or legality of any real estate or other ad valorem or personal property taxes, or other taxes or charges which the Tenant is obligated to pay and make application for the reduction thereof, or of any assessment upon which the same may be based, and the Landlord agrees at the request of the Tenant to execute or join in the execution of any instruments or documents necessary in connection with such contests or application, all at the Tenant's expense.

(b) The Tenant shall pay all costs and expenses for gas, electricity, heat, oil and other fuels or utilities, including water and/or sewer charges, and any and all other utilities furnished to or used in connection with the Premises for any purposes whatsoever during the term of this Lease, promptly as each thereof shall become due and payable.

ARTICLE IX. REPAIRS AND MAINTENANCE. The Tenant shall, at its own cost and expense, keep and maintain the entire Premises, including the equipment and the buildings and improvements situated thereon, in good order, condition and repair through the term of this Lease. Without limiting the foregoing, the Tenant shall keep such buildings weather-tight, shall maintain in good order and condition and repair the downspouts and gutters thereof, the storm waterlines, plumbing, sewage, heating, electrical, gas and air conditioning or other utility or drainage systems within or servicing the Premises or the buildings thereon and any paved areas, equipment, sprinkler systems, exterior lights or signs on the Premises, and shall make all necessary repairs, alterations, improvements and replacements, whether ordinary, extraordinary, foreseen or unforeseen, including any which may be required by any laws, ordinances, orders or regulations of any public authority having jurisdiction over the Premises or the Tenant's use and occupation thereof, including, without limitation, those relating to the accessibility and usability of the accommodations, facilities and services located on the Premises and in the buildings thereon, and including, without limitation, any repair, alteration or improvement required on the date of execution of this Lease or thereafter. Notwithstanding anything to the contrary provided herein, the Landlord shall be responsible for the structural elements of the building, roof, floor slab, transmission lines and/or underground utilities serving the Premises, foundations, exterior walls, and the structural integrity of the windows, unless the necessity for such repairs is caused by the Tenant, its agents, employees and contractors or the Tenant's failure to perform its obligations under this Lease; and provided further, Tenant shall at all times during the term hereof keep in full force and effect a maintenance contract, at Tenant's sole cost, for the roof and HVAC maintenance and repairs that limits Tenant's annual maintenance and repairs costs to \$500. In the event the HVAC fails such that it is unable to be repaired and requires replacement, unless such failure is caused by Tenant, Landlord shall be responsible for the HVAC replacement. Before making any alterations, additions or improvements to the Premises or the buildings thereon, including any required by this Article IX or the Tenant's Work referenced in Article VI hereof, the Tenant shall obtain the prior written consent of the Landlord based on detailed plans and specifications to be submitted to the Landlord for approval; provided, however, that the Tenant

may, from time to time at its expense, redecorate the Premises without obtaining such consent. All renovations, alterations, additions and improvements shall be done in a good and workmanlike manner. Except as provided herein, the Landlord shall have no maintenance or repair obligations for the Premises during the term of this Lease.

ARTICLE X. SUBLETTING AND ASSIGNMENT. The Tenant shall not assign this Lease, nor sublet the Premises in whole or in part, without the prior written consent of the Landlord and shall not permit the Tenant's interest in this Lease to be vested in any other party by operation of law or otherwise; provided, however, that Landlord's consent to any of the foregoing shall not be unreasonably withheld, conditioned or delayed. It is further agreed that the Tenant may, at any time and from time to time, with the Landlord's consent, which consent shall not be unreasonably withheld, conditioned or delayed, and with at least ten (10) days' advance written notice to the Landlord, sublet all or a portion of the Premises. In the event such subtenant pays rent to Tenant for the subleased premises at a rate that is greater than the base rent owed hereunder, the excess rental payments from said subtenant shall be shared on a 50/50 basis with the Landlord. Notwithstanding any assignment of this Lease or subletting of the Premises, the Tenant shall remain directly and primarily liable under this Lease.

ARTICLE XI. INSURANCE: DAMAGE AND DESTRUCTION. (a) During the term of this Lease, the Tenant, at its sole cost and expense, shall keep the buildings and improvements upon the Premises (including the equipment and the personal property) insured against loss or damage by fire or any of the other casualties under a so-called "all risk" policy in an amount at least equal to the replacement cost thereof, exclusive of excavation, foundations and footings and with demolition cost and additional cost of construction endorsements. The Tenant shall, upon request of the Landlord, deposit with the Landlord certificates of such insurance on or before the commencement date, and such policies shall name the Landlord as additional insured. Each policy of such insurance shall name as the insured thereunder the Landlord and the Tenant, and all such certificates shall require the respective insurers to give thirty (30) days prior written notice to the Landlord prior to any cancellation or reduction of coverage. All insurance proceeds recovered on account of any destruction or damage to the buildings and improvements upon the Premises shall be paid to the Landlord and shall thereafter, subject to the escrow procedure described below, be disbursed to the Tenant by the Landlord to be applied to the cost of repair and restoration of the Premises as provided in this Article XI; provided, however, that in the event this Lease shall be terminated by reason of any fire or casualty, the insurance proceeds shall be retained by the Landlord. If this Lease shall not be terminated following any casualty and if the insurance proceeds shall be less than Twenty-Five Thousand Dollars (\$25,000.00), the same shall be paid over to the Tenant to be applied to repair and restoration as aforesaid, provided that if such insurance proceeds shall be in excess of said amount, the same shall be held by the Landlord and disbursed to the Tenant as the work of repair and restoration progresses, upon certificates of the architect or engineer supervising such work that the disbursements then sought, plus all prior disbursements, do not exceed the costs of such work completed to the date of such certificate, and that the balance is sufficient to pay for the estimated cost of completing such work. The Tenant further agrees at all times during the term of this Lease, at its sole cost and expense, to carry and pay for rental value insurance (covering loss or damage by fire with extended coverage) in an amount equal to at least the base rent value for one (1) year, plus, for one (1) year, the reasonably estimated real estate taxes, assessments, and other charges attributable to the Premises. The policy shall be written in favor of the Landlord and the Tenant, as their interest may appear, but with loss payable to Landlord. The original policy shall be delivered to the Landlord, and not later than ten (10) days prior to its expiration, the Tenant shall deliver renewal policies together with due proof of payment of premiums thereon. In the event of damage or destruction of the Premises by a risk comprehended within the policy, the proceeds of the rental value insurance paid to the Landlord shall be held by the Landlord as security for the payment of the rental, additional charges and other charges due for the period of time for which the loss was paid.

(b) In the event the whole or any part of the buildings and improvements upon the Premises shall be destroyed or damaged by fire or other casualty after the date of execution hereof to the extent the restoration of the Premises and the buildings and improvements thereon to substantially the condition in which they were immediately prior to such destruction and damage is not possible, as reasonably estimated, within ninety (90) days following such destruction or damage, then this Lease may be terminated and ended at the election of either the Landlord or the Tenant (and in the case of termination by the Tenant, provided that notice in writing of such election shall be sent to the Landlord within thirty (30) days after such destruction or damage as aforesaid). Upon termination as aforesaid, this Lease and the term hereof shall cease and come to an end; provided, however, that the Tenant shall be permitted a reasonable period of time thereafter to remove their property. If such destruction or damage to the Premises is such that neither the Landlord nor the Tenant shall have the right to terminate this Lease, or in the event that having such right, neither shall elect to terminate this Agreement as aforesaid within the time provided, the Tenant shall proceed to repair and restore the Premises and the buildings and improvements thereon to substantially their condition prior to such damage or destruction; provided, however, that the Landlord shall be responsible for the repair and restoration of any structural damage to the buildings and improvements.

(c) The Landlord and the Tenant each releases the other and the trustees, directors, officers, employees and representatives of the other, from any liability or responsibility (to the other or anyone claiming through or under them by subrogation or otherwise) for any damage caused by fire or other insured casualty to the extent of any insurance recovery even if such fire or casualty shall have been caused by the fault or negligence of the other party or anyone for whom the other party is responsible, provided that if the releasor shall carry insurance upon its property, this release shall be in force and effect only with respect to damage occurring during such time as the releasor's policies of fire and casualty insurance shall contain a clause to the effect that said release shall not affect said policies or the right of the releasor to recover thereunder. The Landlord and the Tenant each agrees that its fire and casualty insurance policies shall include such a clause so long as the same is obtainable and is includable at nominal or no extra cost. If extra cost is chargeable therefor, each party shall advise the other thereof and of the amount of the extra cost, and the other party, at its election, may pay the same, but shall not be obligated to do so.

ARTICLE XII. INDEMNITY AND PUBLIC LIABILITY INSURANCE. (a) The Tenant shall, from and after the date of execution of this Lease, defend, indemnify and hold harmless the Landlord (together with affiliates and officers, directors, managers, members, employees and agents of the Landlord and its affiliates) from and against all loss, liability, damages, claims, proceedings, costs (including costs of defense and attorneys' and professionals' fees incurred in defense or incurred in enforcement of this indemnity), expenses, demands, suits and causes of action (all of the foregoing collectively referred to as "Liabilities") arising out of damage to any property or death or injury to any person sustained on the Premises, or arising (directly or indirectly) out of or in connection with the possession, use, occupation or control of the Premises, and from and against all Liabilities arising out of damage to any property or death or injury to any person anywhere occasioned, or claimed to have been occasioned, by any act, neglect or default of, or work performed by, the Tenant, its agents, employees, licensees or contractors, except to the extent arising from the negligence or willful misconduct of the Landlord, its agents or employees. In claims against any person or entity indemnified under this Article by an employee of the Tenant, its licensee or contractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under this Article shall not be limited by a limitation on amount or type of

damages, compensation or benefits payable by or for the Tenant or its licensee or contractor under workers' or workmen's compensation acts, disability benefit acts or other employees benefit acts, and solely for purposes of this indemnity, the Tenant hereby waives any immunity or any such limitation provided by any such act. This Article shall survive the expiration or termination of this Lease.

(b) In addition to the foregoing indemnity, the Tenant shall maintain with respect to the Premises public liability insurance having a combined single limit coverage of not less than Three Million Dollars (\$3,000,000.00) for injury to, or death of, one or more persons in a single accident or occurrence, and property damage insurance in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) in companies qualified to do business in the State of Maine under a policy or policies insuring the Landlord, the Tenant and any designee of the Landlord against injury to persons or damage to property as herein provided, all of said policies to be written on an occurrence basis, and to contain a clause to the effect that such policies and the coverage evidenced thereby shall be primary with respect to any policies carried by the Landlord, and that any coverage carried by the Landlord shall be excess insurance. In no event shall the limits of said policies be considered as limiting the liability of the Tenant under this Lease.

(c) The Tenant shall, upon request of the Landlord, deposit with the Landlord, certificates of such insurance at or prior to the commencement of the term of this Lease, and thereafter within ten (10) days prior to the expiration of such policies. Such policies shall, to the extent obtainable, provide that the policies may not be cancelled without at least ten (10) days' prior written notice to each insured.

ARTICLE XIII. INSPECTION OF PREMISES. Upon twenty-four (24) hours prior notice and with minimal disruption to Tenant's business operations, the Landlord and its agents and representatives shall have the right to enter into or upon the Premises or any part thereof at all reasonable business hours for the purpose of examining the same or performing work permitted to be performed by the Landlord by the terms hereof, or for the purpose of showing said Premises to prospective purchasers, mortgagees or lessees, provided such entry shall not unreasonably interrupt the business of the Tenant or cause damage to the Tenant's property.

ARTICLE XIV. SUBORDINATION. The Tenant shall, at the request of the Landlord, subordinate this Lease to the lien of any present or future mortgage or mortgages upon the Premises or any property of which the Premises are a part irrespective of the time of execution or the time of recording any such mortgage or mortgages, and the Tenant agrees, at the request of the Landlord, to execute any documents which may be requested by a prospective mortgagee acknowledging such subordination; provided, however, that any such documents shall provide that in the event such mortgagee shall foreclose its mortgage or otherwise succeed to the interest of the Landlord in the Premises, such mortgagee shall recognize this Lease and the Tenant's right hereunder, subject to the provisions of this Lease concerning the Tenant's defaults, and the Tenant shall recognize and attorn to such holder, its successors and assigns, as the Landlord hereunder.

ARTICLE XV. SIGNS. The Tenant shall not place, install or maintain any sign, symbol, advertisement or similar device, visible to public view from outside the Premises that attaches to or is affixed to the Premises without first obtaining the Landlord's approval as to the size, location, design and appearance thereof, such consent not to be unreasonably withheld, conditioned or delayed. Any sign erected by the Tenant shall be erected at the Tenant's expense and in conformity with applicable laws and ordinances. The provisions of this Article XV are not applicable to temporary banners, posters, stand alone signs or paper signs.

ARTICLE XVI. TENANT'S COVENANTS. The Tenant covenants and agrees as follows:
(a) to pay when due the said rent at the times and in the manner aforesaid, together with interest at

the rate of eighteen percent (18%) per annum on any installment of rent which is more than five (5) days overdue; (b) to procure any licenses and permits required for any use made of the Premises by the Tenant; (c) to store all trash and garbage in appropriate containers; (d) not to make any use of the Premises which is improper, offensive or contrary to any law or ordinance, nor to permit any act or thing to be done on the Premises which shall constitute a nuisance or which may make void or voidable any insurance on the Premises; (e) to comply, at the Tenant's cost and expense, with all present or future laws, codes, ordinances, rules and regulations of any governmental body or agency having jurisdiction over the Premises or the Tenant's use thereof; (f) to promptly pay when due the entire cost of any work to the Premises undertaken by the Tenant so that the Premises shall at all times be free of liens for labor and materials; to do all of such work in a good and workmanlike manner, employing material of good quality and complying with all applicable building codes and other governmental requirements; and to defend the Landlord and save the Landlord harmless and indemnified from injury, loss, liability, claims or damage to any person or property occasioned by or arising out of such work; (g) not to burn any trash on or near the Premises or cause any offensive odors to be emitted from the Premises; (h) not to permit or cause to be used on the Premises any device such as a public address system, or any excessively bright lights which change, flash or flicker, or any similar devices, the effect of which shall be visible or audible from outside the Premises unless expressly licensed for such devices by the City of Portland when such permit is required by the City; and (i) to pay all reasonable costs and expenses incurred by the Landlord in enforcing the provisions of this Lease in the event of any breach or default by the Tenant, including reasonable attorneys' fees.

ARTICLE XVII. DEFAULT. This Lease is made on the condition that (a) if the Tenant shall fail to pay any installment of rent within five (5) days after such rent is due, or (b) if the Tenant shall neglect or fail to perform or observe any of the terms, provisions, conditions and covenants herein contained, and on the Tenant's part to be performed, or observed for a period of thirty (30) days after the Landlord shall have given the Tenant notice of such neglect or failure (or such longer period as is necessary in the event such performance cannot be accomplished within said thirty (30) day period and the Tenant commences such performance within said thirty (30) day period and thereafter proceeds with diligence and good faith to accomplish the same), or (c) if a receiver, guardian, conservator, trustee in bankruptcy or similar officer shall be appointed by a court of competent jurisdiction to take charge of all or any part of the Tenant's property, which appointment is not stayed or terminated within sixty (60) days, or (d) if the Tenant commits any act of bankruptcy, or if a petition is filed by the Tenant under any bankruptcy or insolvency law, and the same shall not be dismissed within sixty (60) days from the date upon which it is filed, then, and in any of said cases, the Landlord lawfully may immediately, or at any time thereafter, and without demand or notice or the necessity of compliance with any statute in any manner relating to summary process, enter upon the Premises and repossess the same and expel the Tenant and those claiming through or under the Tenant and remove their effects, forcibly if necessary, without being deemed guilty of any manner of trespass and without prejudice to any rights or remedies which might otherwise be used for arrears of rent or previous breach of covenant, and upon such entry, all rights of the Tenant under this Lease shall terminate; and the Tenant covenants that in case of such termination, the Tenant shall forthwith pay to the Landlord, as damages, a sum equal to the amount by which the discounted present value of the rent for the term of this Lease exceeds the fair rental value of the Premises for the remainder of the term of this Lease, and, in addition thereto, will, during the remainder of the term of this Lease, pay to the Landlord on the last day of each calendar month the difference, if any, between the rental which would have been due for such month had there been no such termination and the sum of the then future value of the amount being received by the Landlord as rent from occupants of the Premises, if any, and the applicable pro-rated amount of the damages previously paid to the Landlord. The Landlord shall make reasonable efforts to secure a rental, equal to the prevailing local rate, for the Premises and, in such event, the rental payable by the Tenant hereunder shall be reduced by the amount of rent

received by the Landlord from such third-party tenant. The Tenant shall also remain liable for all unpaid rent accrued prior to the date of termination. In the alternative as determined by Landlord in its sole discretion, Tenant shall forthwith after termination described above immediately be liable for and pay to Landlord the entire amount of unpaid rents (including additional rents) and all other balances due under this Lease for the remainder of the term, less the amount being received by Landlord as rent from occupants of the Premises, if any. Any suit brought to collect the amount of deficiency for any month or other period shall not prejudice in any way the right of Landlord to collect the deficiency for any subsequent month or period by a similar proceeding.

The Tenant shall also pay to the Landlord such reasonable expenses as the Landlord may incur in connection with re-letting, including, but not by way of limitation, legal expenses, attorneys' fees, brokerage and advertising costs, and expenses for keeping the Premises in good order or for preparing same for re-letting.

No remedy herein or otherwise conferred upon or reserved to the Landlord or the Tenant shall be considered exclusive of any other remedy, but the same shall be distinct, separate and cumulative and shall be in addition to every other remedy given hereunder, or now or hereafter existing at law or in equity; and every power and remedy given by this Lease may be exercised from time to time as often as occasion may arise or as may be deemed expedient. No delay or omission of the Landlord or the Tenant to exercise any right or power arising from any default on the part of the Tenant or the Landlord, as the case may be, shall impair any such right or power, or shall be construed to be a waiver of any such default, or an acquiescence therein. The acceptance of rent by the Landlord, with knowledge of a default by the Tenant hereunder, shall not constitute a waiver of such default. No termination of this Lease, prior to the normal ending thereof, by lapse of time or otherwise, shall affect the Landlord's right to collect rent for the period prior to the termination thereof.

ARTICLE XVIII. WAIVERS. The receipt of rent by the Landlord, with knowledge of any breach of this Lease by the Tenant or of any default on the part of the Tenant in the observance or performance of any of the terms, covenants or conditions of this Lease, shall not be deemed to be a waiver of any provisions of this Lease. Failure of either party to complain of any act or omission on the part of the other party no matter how long the same may continue shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. If any action by the Tenant shall require the consent or approval of the Landlord, the Landlord's consent to, or approval of, such action on any one occasion shall not be deemed a consent to or approval of said action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion. Provided, however, any approval or consent by Landlord that is required under the terms of this Lease (e.g., Article XV [signs]) may be given by an exchange of e-mails with Landlord so long as the e-mail from Landlord expressly provides a clear and explicit consent from the Landlord for the approval requested by Tenant.

ARTICLE XIX. NOTICES. All notices and other communications authorized or required hereunder shall be in writing, and permitted via e-mail or other electronic communication, and shall be deemed given when (a) when actually received if personally delivered, (b) on the first business day following deposit of such notice with a nationally recognized overnight courier service for next business day delivery, or (c) three (3) business days after deposit in the United States Mail, certified mail, return receipt requested, with postage prepaid, addressed to the party for whom it is intended at

the address set forth above, or at such other address or addresses as either party may hereafter designate by notice to the other.

ARTICLE XX. INVALIDITY OF PARTICULAR PROVISIONS. If any term or provision of this Lease or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be in force to the fullest extent permitted by law.

ARTICLE XXI. PARTIES. Any pronoun used herein shall be read in the singular or plural number and in such gender as the context may require. Except as otherwise provided in this Lease, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns, respectively, of the Landlord and the Tenant. The word "Landlord" as used herein shall mean only the owner for the time being of the Landlord's interest in this Lease, and such owner and each succeeding owner shall be liable hereunder only during the period of its respective ownership. It is agreed that the Landlord hereunder, or any person having a beneficial interest in the Premises, shall not be personally liable under this Agreement in any way whatsoever to the Tenant beyond its or their interest in the Premises, and the Tenant shall be entitled to look only to the Premises, including any insurance proceeds therefrom, for collection of any judgment for money damages against Landlord. Furthermore, if the Landlord or any successor in interest of the Landlord shall be a mortgagee in possession, or an individual, joint venture, trust, tenancy in common, corporation, limited liability company or partnership, general or limited, it is specifically understood and agreed that there shall be absolutely no personal liability on the part of such mortgagee in possession, or such individual or on the part of the stockholders of such corporation or the members of such partnership, joint venture or limited liability company or the beneficiaries of such trust with respect to any of the terms, covenants and conditions of this Lease, and the Tenant shall look solely to the equity of the Landlord, or such successor in interest, in the estate of the Landlord in the Premises, including insurance proceeds, for the satisfaction of each and every remedy of the Tenant in the event of any breach by the Landlord, or by such successor in interest, of any of the terms, covenants and conditions of this Lease to be performed by the Landlord; such exculpation of personal liability to be absolute and without any exception whatsoever. The foregoing shall not prohibit the Tenant from bringing any action for specific performance or for injunctive relief.

ARTICLE XXII. SELF-HELP. If the Tenant shall default in the performance or observance of any agreement, condition or other provision in this Lease contained on its part to be performed or observed, and shall not cure such default within twenty (20) days after notice in writing from the Landlord specifying the default (or shall not within said period commence to cure such default and thereafter prosecute the curing of such default to completion with due diligence), the Landlord may, at its option, without waiving any claims for breach of agreement, at any time thereafter cure such default for the account of the Tenant, and the Tenant shall reimburse the Landlord for any amount paid and any expense or contractual liability so incurred, and any amounts due hereunder from the Tenant shall be deemed additional rent due and payable with the next installment of rent; provided, however, that the Landlord may cure any such default as aforesaid prior to the expiration of said waiting period, but after notice to the Tenant, if it is necessary to protect the Premises or its interest therein, or to prevent injury or damage to persons or property.

ARTICLE XXIII. FORCE MAJEURE. In any case where either party hereto is required to do any act (except for the payment of rent or other sums by the Tenant), the time for the performance thereof shall be extended by a period equal to any delay caused by or resulting from an act of God,

war, civil commotion, fire or other casualty, labor difficulties, shortages of energy, labor, materials or equipment, government regulations, or delays caused by either party to the other, whether such time be designated by a fixed date, a fixed time or a "reasonable time".

ARTICLE XXIV. EMINENT DOMAIN. (a) If the entire Premises is taken by any public authority under the power of eminent domain or taken in any manner for any public or quasi-public use or conveyed in lieu of such taking, or if any portion of the Premises is so taken or conveyed so as to render the Premises permanently unusable by the Tenant for the purposes intended, then the term of this Lease shall cease as of the day possession shall be taken by such public authority or the date of the conveyance, and the rent and other sums payable hereunder shall be duly apportioned as of the date of such taking or conveyance. All damages awarded for the value of the Premises shall belong to and be the property of the Landlord; provided, however, that the Tenant shall be entitled to any portion of the award attributable to any capital improvements, fixtures, additions, modification or replacements constructed or installed by the Tenant at the Tenant's cost as well as to any award on account of the Tenant's moving or relocation expenses.

(b) If only a portion of the Premises is taken by any public authority under power of eminent domain or taken in any manner for any public or quasi-public use or conveyed in lieu thereof and this Lease is not terminated pursuant to Article XXIV, paragraph (a), this Lease shall continue in full force and effect and the Landlord shall make an equitable adjustment of the rent payable by the Tenant.

ARTICLE XXV. HOLDING OVER. In the event that the Tenant shall continue in occupancy of the Premises after the expiration of the term of this Lease, such occupancy shall not be deemed to extend or renew the term of this Lease, but, at the option of the Landlord, such occupancy shall continue as a tenancy at will from month to month upon the covenants, provisions and conditions herein contained and at twice the rental in effect during the term of this Lease, prorated and payable for the period of such occupancy. This Article shall not be construed as giving the Tenant any right to hold over after the expiration of the term of this Lease.

ARTICLE XXVI. EXONERATION OF LANDLORD. The Tenant agrees that the Landlord shall not be liable to the Tenant or anyone claiming under the Tenant for any damage to property or injury (including death) to any person on or near the Premises that has been occasioned by or through (i) the failure of the water supply or of any other utility serving the Premises; (ii) the action, whether direct or indirect, of the elements; (iii) malicious mischief or vandalism; or (iv) any other cause whatsoever unless the same shall be caused by or result from the affirmative acts or gross negligence of the Landlord.

ARTICLE XXVII. CAPTIONS. The captions are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Lease nor the intent of any provision hereof.

ARTICLE XXVIII. LANDLORD'S RIGHT TO SELL. Subject to Article XXXVII below, the Landlord shall have the right to sell, assign, transfer or otherwise alienate its interest in the Premises. Upon such sale, assignment, transfer or alienation, the new owner shall succeed to all of the Landlord's obligations hereunder. In exchange for such new owner's written assumption of this Lease, the Tenant shall be bound to the new owner to the same extent as it was bound to the Landlord. At such time, upon written assumption of this Lease by the new owner, the Landlord hereunder shall be entirely freed and relieved of any obligation or responsibility under this Lease first arising after the date of such assumption. At no time during the term hereof shall Landlord authorize any "For Sale" signs or on-site signs of a similar nature on or near the Premises.

ARTICLE XXVIX. LEASE NOT TO BE RECORDED. The Landlord and the Tenant agree that this Lease shall not be recorded. Upon execution of this Lease, the Landlord shall execute and deliver to the Tenant a Memorandum of Lease in recordable form, which may be recorded by the Tenant at the Tenant's expense.

ARTICLE XXX. QUIET ENJOYMENT. Upon payment by the Tenant of the rent and other sums reserved in this Lease and provided to be paid by the Tenant and upon the observance and performance by the Tenant of all of the covenants, agreements, terms and conditions of this Lease on the Tenant's part to be observed and performed, the Tenant shall peaceably and quietly hold and enjoy the Premises for the term of this Lease without hindrance or interruption.

ARTICLE XXXI. BROKERAGE. Tenant warrants and represents to Landlord that it has not dealt with any broker, finder or similar person concerning this Lease. In the event of any brokerage claims against Landlord by any broker claiming by, through or under Tenant, Tenant agrees to defend the same and indemnify Landlord against any such claim. Landlord agrees that in the event of any brokerage claims against Tenant by any broker claiming by, through or under Landlord, Landlord agrees to defend the same and indemnify Tenant against any such claim. Landlord shall pay all commissions and fees due to CBRE/The Boulos Company.

ARTICLE XXXII. CERTIFICATES. The Tenant shall, without charge, at any time and from time to time hereafter, within fifteen (15) days after written request of the Landlord, certify by written instrument duly executed and acknowledged to any mortgagee or purchaser, or proposed mortgagee or proposed purchaser, or any other person, firm or corporation specified in such request: (a) as to whether this Lease has been supplemented or amended, and if so, the substance and manner of such supplement or amendment; (b) as to the validity, force and effect of this Lease in accordance with its tenor as then constituted; (c) as to the existence of any default hereunder; (d) as to the existence of any offsets, counterclaims or defenses thereto on the part of the Tenant; (e) as to the commencement and expiration dates of the term of this Lease; and (f) as to any other matters as may reasonably be so requested. Any such certificate may be relied upon by the Landlord and any other person, firm or corporation to whom the same may be exhibited or delivered, and the contents of such certificate shall be binding on the Tenant.

ARTICLE XXXIII. HAZARDOUS MATERIALS. (a) Without limiting the requirements contained elsewhere in this Lease, the Tenant shall, from and after the commencement date, with respect to any Hazardous Materials affecting the Premises (i) identify and handle all Hazardous Materials on, from or affecting the Premises in accordance with all applicable federal, state and local laws, regulations, rules, ordinances and policies and in accordance with the orders and directives of all federal, state and local governmental authorities, and (ii) defend, indemnify and hold harmless the Landlord and its affiliates, and the employees, agents, officers and directors of any of them, from and against any and all claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses (including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs and litigation expenses) of whatever kind or nature, known or unknown, contingent or otherwise, arising out of or in any way related to (1) the disposal, release or threatened release by the Tenant or its agents of any Hazardous Materials which are on, from or affecting the Premises; (2) any personal injury (including wrongful death) or property damage (real or personal) arising out

of or related to Hazardous Materials which are transported to or from, or used, stored or disposed of on, under or about the Premises by the Tenant or its agents; (3) any lawsuit brought or threatened, settlement reached or government order relating to Hazardous Materials which are transported to or from, or used, stored or disposed of on, under or about the Premises by the Tenant or its agents, and/or (4) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of the Landlord which are based upon or in any way related to Hazardous Materials which are transported to or from, or used, stored or disposed of on, under or about the Premises by the Tenant or its agents.

(b) For purposes of this Lease, the term "Hazardous Materials" includes, without limit, any flammables, explosives, radioactive materials, hazardous materials, hazardous waste, hazardous or toxic substances, oil or petroleum products, asbestos or related materials, including as the same are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 9601, et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. § 1801, et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. § 6901, et seq.), applicable state statutes, and in the regulations adopted and publications promulgated pursuant thereto. In addition to the foregoing, the Tenant shall provide the Landlord with copies of any notices, correspondence, warnings, guidance or other written materials received from any governmental authority or other person or entity in connection with Hazardous Materials and the Premises and shall give the Landlord written notice of its discovery or release of any Hazardous Materials on, upon, under, from or into the Premises. The foregoing provisions shall be in addition to any other obligations and liabilities the Tenant may have under this Lease, at common law or otherwise, and shall survive the termination or expiration of this Lease.

(c) The Tenant acknowledges that the Landlord requires the Premises be and remain in compliance with applicable environmental laws, regulations, rules, ordinances and policies and that the Landlord has a direct interest in such matters and, therefore, without limiting the Tenant's obligations under this Article, or otherwise, or the Landlord's rights of self-help under this Lease or otherwise, the Tenant agrees that the Landlord may, but shall be under no obligation to, undertake some or all of the matters referred to in the foregoing paragraph (a) on behalf of the Tenant, upon giving the Tenant written notice, and thereupon the Tenant shall have no further right to undertake such matters itself, but shall continue to be liable to the Landlord pursuant to the Tenant's indemnity.

(d) Notwithstanding any other provision of this Lease to the contrary, the Tenant shall not assume or be liable for the presence or remediation of any Hazardous Materials which arise out of or relate to acts or circumstances which occurred on or prior to the date of execution of this Lease and the Tenant shall have no liability or indemnification obligations with respect to any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses (including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs and litigation expenses) of whatever kind or nature, known or unknown, contingent or otherwise, related thereto.

ARTICLE XXXIV. GOVERNING LAW. This Lease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Maine.

ARTICLE XXXV. SECURITY DEPOSIT. Tenant has deposited with Landlord, and Landlord hereby acknowledges receipt of, the security deposit in the amount of \$5,500.00, which shall be held by Landlord, without accrual of interest, as security for the faithful performance by

Tenant of all terms of this Lease by Tenant to be observed and performed. If any of the rents herein reserved or any other sum payable by Tenant to Landlord hereunder shall be overdue or unpaid, or should Landlord make payments on behalf of Tenant, or if Tenant shall fail to perform any of the terms of this Lease, then Landlord, at its option and without prejudice to any other remedy which Landlord may have on account thereof, may appropriate so much of the security deposit as may be necessary to compensate Landlord, toward the payment of any rent or additional sum due hereunder or to any loss or damage sustained by Landlord due to such breach on the part of Tenant; and Tenant shall forthwith upon demand restore said security deposit to the original sum deposited. Should Tenant comply with all of the terms of this Lease and promptly pay all of the rentals and all other sums payable by Tenant to Landlord as they become due, said deposit shall be returned in full to Tenant at the end of the term. In the event of Bankruptcy or other creditor debt proceedings against Tenant, the security deposit shall be deemed to be first applied to the payment of rent and other charges due Landlord for all periods prior to the filing of such proceedings.

ARTICLE XXXVI. GUARANTIES. The obligations of Tenant under this Lease are to be guaranteed by each of the equity owners of the Tenant, joint and severally. Such guaranties shall be evidenced by a separate lease guaranty in the form attached as **Addendum B**, which are made a part hereof and this Lease's effectiveness shall be conditioned upon the delivery of such Guaranties.

ARTICLE XXXVII. RIGHT OF FIRST OFFER. (a) If at any time prior to the expiration of this Lease Landlord desires to sell the Premises, or alternatively Landlord receives a bona fide offer from any person or entity to purchase the Premises that Landlord desire to accept (each an "Offer") then, except with respect to an Excluded Transfer (as defined below), Landlord shall either, as the case may be: (i) provide Tenant with the Landlord's Offer to sell the Premises in writing upon such terms as Landlord shall determine, including the price and other material details of the sale; or (ii) prior to irrevocably committing to accept such Offer from the other person or entity that made said bona fide offer, Landlord shall first deliver to Tenant a true and complete photocopy of the Offer and offer to sell Tenant the Premises on the same terms set forth therein.

(b) Tenant shall have a period of fifteen (15) days after receipt of the Offer (the "Acceptance Period) within which to notify Landlord in writing that it desires to accept such Offer made by Landlord for the price and upon the terms and conditions stated in the Offer, time being of the essence with respect to Tenant's response to the Offer, it being understood that Tenant may elect to purchase in its own name or in the name of a nominee.

(c) If Tenant elects to purchase the Premises in accordance with the Offer, it shall so notify Landlord in writing (the "Acceptance Notice") on or before the end of the Acceptance Period, which Acceptance Notice, in order to be effective, must be accompanied by the deposit specified in the Offer Notice, if any (the "Deposit") and the Landlord and Tenant shall enter into a purchase and sale agreement within fifteen (15) days after receipt of the Acceptance Notice by Landlord, which agreement shall incorporate the terms and conditions of the Offer.

(d) If Tenant does not elect to purchase the Premises in accordance with the Offer within the Acceptance Period, Landlord shall be free to sell the Premises to a third party provided, however, that if the transaction is not consummated consistent in all material respects with the terms and conditions presented in the Offer, Landlord shall re-offer the Premises to Tenant in accordance with the provisions of this this Article XXXVII. It is further agreed by Tenant as a condition of the right of

first offer that in the event Tenant elects not to purchase the Premises during the Acceptance Period or fails to enter into a purchase and sale agreement within the time period specified or fails to close on the purchase in accordance with the said purchase and sale agreement, then Tenant shall provide Landlord a waiver of its right to purchase the Premises in recordable form acceptable to the Landlord. The failure of Tenant to provide Landlord with a recordable waiver as required by this subparagraph (d) shall be an event of default under this Lease.

(e) Tenant hereby acknowledges and agrees that its rights under this Lease with respect to the Premises shall cease and shall not be of any further force or effect upon the sale or other conveyance of the Premises to a person or entity in accordance with the terms of this Article XXXVII.

(f) Tenant's rights to purchase pursuant to this Article XXXVII shall not apply to any transfer to an affiliate of Landlord, or to the granting of a mortgage to secure indebtedness or to the mortgagee or purchaser at any foreclosure sale or deed in lieu thereof (each an Excluded Transfer"); provided however, that the rights of Tenant pursuant to this Article XXXVII shall survive any Excluded Transfer and be binding on any assignee in an Excluded Transfer, in accordance with the terms set forth herein. For purposes hereof "affiliate of Landlord" shall mean any person or entity that is in control of, is controlled by or is under common ownership or control with Landlord.

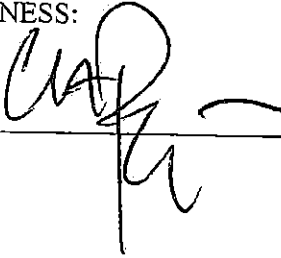
(g) This right of first offer shall terminate on the earlier to occur of the following: (i) the termination date of this Lease, or (ii) the expiration of the Acceptance Period without the Tenant giving it Notice of Acceptance as provided above.

ARTICLE XXXVIII. SPECIAL TERMINATION RIGHT. Tenant shall have a one-time right to terminate this Lease in the event Tenant shall be unable to obtain all necessary licenses, permits and approvals for its intended use of the Premises as a brewery and tasting room and related uses (the "Permits and Approvals"). Tenant shall use its reasonable and diligent efforts to promptly make such a determination as to the Permits and Approvals within the Tenant's Termination Period (as defined below). The Tenant's Termination Period shall begin on the commencement date of this Lease and end at 5:00pm local time on May 1, 2017. ("Tenant's Termination Period"). At or prior to the end of the Termination Period, Tenant may elect to proceed with this Lease or terminate this Lease by furnishing notice to Landlord in writing that includes written evidence from the City as to why the necessary Permits and Approvals were denied (the "Permit Termination Notice"). In the event Tenant exercises its right to terminate the Lease in accordance with this Article XXXVIII, Tenant shall promptly quit and surrender the Premises to Landlord, broom clean, in as good condition as they now are or may be put into by Landlord or Tenant, ordinary wear and tear excepted, then Landlord shall return to Tenant all Base Rent paid by Tenant to Landlord during the Tenant Termination Period. The failure of Tenant to promptly vacate the Premises after it exercises its right to terminate this Lease will result in the Tenant's forfeiture of the rebate of Base Rent as aforesaid and the holding over provisions set forth in Article XXV of this Lease shall automatically take effect. Time is of the essence and a material provision of this Lease. If Tenant does not timely terminate under this Article of the Lease, then this right to terminate shall automatically terminate and Tenant shall be deemed to have waived its right to terminate at the end of the Tenant's Termination Period. Notices to the Landlord under this Article must be in writing and delivered to the Landlord at the address first provided above.

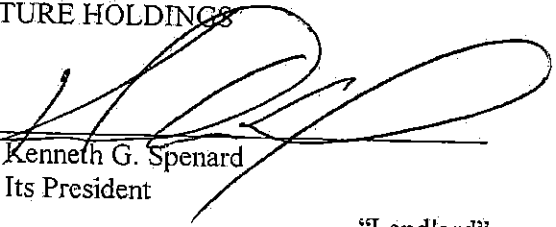
ARTICLE XXXIX. TENANT'S AUTHORITY. The Tenant warrants and represents that the Tenant has the legal power and authority to lease the Premises, and that the execution and delivery of, and the performance of all obligations under this Lease and any financing or other documents executed at the time of the execution of this Lease by the Tenant, have been duly authorized by all necessary action of the Tenant and do not and will not require any consent or approval of any person and do not and will not result in a breach of, or constitute a default under, any indenture, loan or credit agreement, mortgage, deed of trust or other agreement to which the Tenant is a party or by which the Tenant may be bound.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the day and year first above mentioned.

WITNESS:




FUTURE HOLDINGS

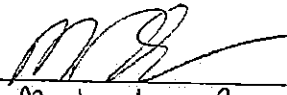
By: 

Kenneth G. Spenard
Its President

"Landlord"

DEFINITIVE BREWING COMPANY, LLC



By: 

Name: Michael W. Rankin
Title: President + CEO

"Tenant"

ADDENDUM A
(Landlord's Work and Tenant's Work)

Landlord's Work:

To be completed no later than May 1, 2018 (estimated date of opening). Except for Items numbered 5 and 6 below, if opening is delayed as a result of incomplete construction due to Landlord's failure to complete the Landlord's Work, unless such failure was caused by the negligence or conduct of the Tenant, its agents or employees, base rent paid by Tenant since commencement will be returned and no future base rent payments will be due until Landlord's Work is completed.

1. New side entrance into tasting room to be located in one of the three existing window locations adjacent to the parking lot.
2. Secure gate and steps into the beer garden area from the Battery Steele/Austin Street parking lot
3. "Last" office in original building (office where Landlord and Tenant first met) to remain for the exclusive use of the Landlord. Landlord to install new Emergency exit door with alarm for separate secure access.
4. Replacement of all exterior light bulbs.
5. Repair all minor structural deficiencies and cosmetic issues on the building's exterior.
6. Repair holes and other deficiencies in the fence and gates.

Tenant Work:

1. Install floor drains
2. Demolition of interior offices (except as noted above). Landlord agrees that all interior offices and walls (except as noted above) may be removed by the Tenant during the lease term, regardless as to whether they are removed during the original build out of the tasting room and operations, or later on during the leases term.
3. Electrical Upgrade: 400A 208V 3 phase power will be brought to the "new" half of the building as a leaseholder improvement.
New wires and electrical fixtures will be added.
Some roof and exterior wall penetrations may be required as part of the installation process as deemed necessary by the electrical company and its representatives.
4. Boiler and Brewing Equipment installation
Roof penetrations for direct kettle stack type vents will be required for at least the boiler and the brew house.
A cement pad will be poured and a glycol chiller will be installed in the back of the building.
Two (2) cold rooms will be installed for refrigeration, and the condensers may need to be installed on the exterior of the building.
Some additional roof and exterior wall penetrations may be required as part of the installation process as deemed necessary by the plumbing company and its representatives.

ADDENDUM B
(Article XXVI)

GUARANTY OF LEASE

FOR VALUE RECEIVED, and in consideration for, and as an inducement to **Future Holdings**, a Maine corporation (hereinafter called the "Landlord") to make and enter into a certain Lease dated November 9, 2017 (the "Lease") with Definitive Brewing Company, LLC, a Maine limited liability company (hereinafter called "Tenant"), the undersigned Michael Rankin with a mailing address of 487 Gray Rd D. Yarmouth, ME 04097 (hereinafter called the "Guarantor"), guaranties to Landlord the full payment, performance and observance of each and every covenant, condition and agreement of the Lease to be paid, performed and observed by the Tenant, Tenant's successors and assigns, during the term of this Lease and any extension of the Lease term, and said Guarantor makes himself liable for such performance upon the terms and conditions hereinafter set forth:

1. The validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, or impaired by reason of the granting by Landlord of any indulgences to Tenant or by reason of the assertion by Landlord against Tenant of any of the rights or remedies reserved to Landlord in the Lease or by the relief of Tenant from any obligations of Tenant under the Lease by operation of law or otherwise, including without limitation the rejection of the Lease in connection with proceedings under any bankruptcy or insolvency law.

2. This Guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not Guarantor shall have received any notice of or consented to such renewal, modification or extension, and shall include and extend to any holdover period and/or any other Tenant obligations that continue after Lease termination. The liability of Guarantor under this Guaranty shall be primary, and in any right of action which shall accrue to Landlord under the Lease, Landlord may proceed against Guarantor and any other guarantor and Tenant, jointly or severally, and may proceed against one or more of the Guarantors without having commenced any action against or having obtained any judgment against Tenant or the other Guarantors.

3. The failure of Landlord to insist in any one or more instances upon a strict performance or observance of any of the terms, provisions, or covenants of the Lease or to exercise any right therein contained shall not be construed or deemed to be a waiver or relinquishment for the future of such term, provision or covenant, but the same shall continue and remain in full force and effect. Receipt by Landlord of rent with knowledge of the breach of any provision of the Lease shall not be deemed a waiver of such breach.

4. No subletting, assignment, or other transfer of the Lease, or any interest therein, shall operate to extinguish or diminish the liability of Guarantor under this Guaranty; and wherever reference is made to the liability of Tenant in the Lease, such reference shall be deemed likewise to

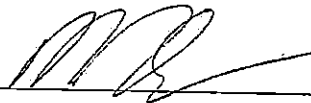
refer jointly and severally to Guarantor.

5. Guarantor expressly agrees that the validity of this agreement and the obligations hereunder shall in no way be terminated, affected or impaired by reason of the assertion of the Landlord against the Tenant of any of the rights or remedies reserved to the Landlord by the Lease.

6. Without limitation of any provisions herein contained, the Guarantor waives notice, all requirements of notice and demand, and all suretyship defenses.

7. All of the terms and provisions of this Guaranty shall inure to the benefit of the successors and assigns of Landlord and shall be binding upon the personal representatives, successors and assigns of Guarantor.

8. Guarantor agrees that Guarantor shall not have, and hereby expressly waives, (1) any right to subrogation or indemnification, and any other right to payment from or reimbursement by Tenant, in connection with or as a consequence of any payment made by Guarantor hereunder (2) any right to enforce any right or remedy which Guarantor have or may hereafter have against Tenant, and (3) any benefit of, and any right to participate in, (a) any collateral now or hereafter held by Tenant or any other guarantor or (b) any payment to Landlord, by, or collection by Landlord from Tenant or any other guarantor.



A handwritten signature in black ink, appearing to be 'MR', is written above a solid horizontal line that serves as a signature line.

ADDENDUM B
(Article XXVI)

GUARANTY OF LEASE

FOR VALUE RECEIVED, and in consideration for, and as an inducement to **Future Holdings**, a Maine corporation (hereinafter called the "Landlord") to make and enter into a certain Lease dated November 9, 2017 (the "Lease") with Definitive Brewing Company, LLC, a Maine limited liability company (hereinafter called "Tenant"), the undersigned MICHAEL J. HERRICK with a mailing address of 9 DANIEL FINN CIRCLE BILMERICA MA 01821 (hereinafter called the "Guarantor"), guaranties to Landlord the full payment, performance and observance of each and every covenant, condition and agreement of the Lease to be paid, performed and observed by the Tenant, Tenant's successors and assigns, during the term of this Lease and any extension of the Lease term, and said Guarantor makes himself liable for such performance upon the terms and conditions hereinafter set forth:

1. The validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, or impaired by reason of the granting by Landlord of any indulgences to Tenant or by reason of the assertion by Landlord against Tenant of any of the rights or remedies reserved to Landlord in the Lease or by the relief of Tenant from any obligations of Tenant under the Lease by operation of law or otherwise, including without limitation the rejection of the Lease in connection with proceedings under any bankruptcy or insolvency law.

2. This Guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not Guarantor shall have received any notice of or consented to such renewal, modification or extension, and shall include and extend to any holdover period and/or any other Tenant obligations that continue after Lease termination. The liability of Guarantor under this Guaranty shall be primary, and in any right of action which shall accrue to Landlord under the Lease, Landlord may proceed against Guarantor and any other guarantor and Tenant, jointly or severally, and may proceed against one or more of the Guarantors without having commenced any action against or having obtained any judgment against Tenant or the other Guarantors.

3. The failure of Landlord to insist in any one or more instances upon a strict performance or observance of any of the terms, provisions, or covenants of the Lease or to exercise any right therein contained shall not be construed or deemed to be a waiver or relinquishment for the future of such term, provision or covenant, but the same shall continue and remain in full force and effect. Receipt by Landlord of rent with knowledge of the breach of any provision of the Lease shall not be deemed a waiver of such breach.

4. No subletting, assignment, or other transfer of the Lease, or any interest therein, shall operate to extinguish or diminish the liability of Guarantor under this Guaranty; and wherever reference is made to the liability of Tenant in the Lease, such reference shall be deemed likewise to refer jointly and severally to Guarantor.


MJH
11/9/17

5. Guarantor expressly agrees that the validity of this agreement and the obligations hereunder shall in no way be terminated, affected or impaired by reason of the assertion of the Landlord against the Tenant of any of the rights or remedies reserved to the Landlord by the Lease.

6. Without limitation of any provisions herein contained, the Guarantor waives notice, all requirements of notice and demand, and all suretyship defenses.

7. All of the terms and provisions of this Guaranty shall inure to the benefit of the successors and assigns of Landlord and shall be binding upon the personal representatives, successors and assigns of Guarantor.

8. Guarantor agrees that Guarantor shall not have, and hereby expressly waives, (1) any right to subrogation or indemnification, and any other right to payment from or reimbursement by Tenant, in connection with or as a consequence of any payment made by Guarantor hereunder (2) any right to enforce any right or remedy which Guarantor have or may hereafter have against Tenant, and (3) any benefit of, and any right to participate in, (a) any collateral now or hereafter held by Tenant or any other guarantor or (b) any payment to Landlord, by, or collection by Landlord from Tenant or any other guarantor.


Signature

APPENDIX B
(Article XXVI)

GUARANTY OF LEASE

FOR VALUE RECEIVED, and in consideration for, and as an inducement to Future Holdings, a Maine corporation (hereinafter called the "Landlord") to make and enter into a certain Lease dated November 2017 (the "Lease") with Definitive Brewing Company, LLC, a Maine limited liability company (hereinafter called "Tenant"), the undersigned John Roberts with a mailing address of 360 Willey Street, Portland, ME 04103 (hereinafter called the "Guarantor"), guarantees to Landlord the full payment, performance and observance of each and every covenant, condition and agreement of the Lease to be paid, performed and observed by the Tenant, Tenant's successors and assigns, during the term of this Lease and any extension of the Lease term, and said Guarantor makes himself liable for such performance upon the terms and conditions hereinafter set forth:

1. The validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, or impaired by reason of the granting by Landlord of any indulgences to Tenant or by reason of the assertion by Landlord against Tenant of any of the rights or remedies reserved to Landlord in the Lease or by the relief of Tenant from any obligations of Tenant under the Lease by operation of law or otherwise, including without limitation the rejection of the Lease in connection with proceedings under any bankruptcy or insolvency law.
2. This Guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not Guarantor shall have received any notice of or consented to such renewal, modification or extension, and shall include and extend to any holdover period and/or any other Tenant obligations that continue after Lease termination. The liability of Guarantor under this Guaranty shall be primary, and in any right of action which shall accrue to Landlord under the Lease, Landlord may proceed against Guarantor and any other guarantor and Tenant, jointly or severally, and may proceed against one or more of the Guarantors without having commenced any action against or having obtained any judgment against Tenant or the other Guarantors.
3. The failure of Landlord to insist in any one or more instances upon a strict performance or observance of any of the terms, provisions, or covenants of the Lease or to exercise any right therein contained shall not be construed or deemed to be a waiver or relinquishment for the future of such term, provision or covenant, but the same shall continue and remain in full force and effect. Receipt by Landlord of rent with knowledge of the breach of any provision of the Lease shall not be deemed a waiver of such breach.
4. No subletting, assignment, or other transfer of the Lease, or any interest therein, shall operate to extinguish or diminish the liability of Guarantor under this Guaranty, and wherever reference is made to the liability of Tenant in the Lease, such reference shall be deemed likewise to refer jointly and severally to Guarantor.

5. Guarantor expressly agrees that the validity of this agreement and the obligations hereunder shall in no way be terminated, affected or impaired by reason of the retention of the Landlord against the Tenant of any of the rights or remedies reserved to the Landlord by the Lease.

6. Without limitation of any provisions herein contained, the Guarantor waives notice, all requirements of notice and demand, and all suretyship defenses.

7. All of the terms and provisions of this Guaranty shall inure to the benefit of the successors and assigns of Landlord and shall be binding upon the personal representatives, successors and assigns of Guarantor.

8. Guarantor agrees that Guarantor shall not have, and hereby expressly waives, (1) any right to subrogation or indemnification, and any other right to payment from or reimbursement by Tenant, in connection with or as a consequence of any payment made by Guarantor hereunder (2) any right to enforce any right or remedy which Guarantor have or may hereafter have against Tenant, and (3) any benefit of, and any right to participate in, (a) any collateral now or hereafter held by Tenant or any other guarantor or (b) any payment to Landlord, by, or collection by Landlord from Tenant or any other guarantor.

 11/9/2017

ADDENDUM B
(Article XXVI)

GUARANTY OF LEASE

FOR VALUE RECEIVED, and in consideration for, and as an inducement to **Future Holdings**, a Maine corporation (hereinafter called the "Landlord") to make and enter into a certain Lease dated November 9, 2017 (the "Lease") with Definitive Brewing Company, LLC, a Maine limited liability company (hereinafter called "Tenant"), the undersigned Nolan Webber with a mailing address of 15 Mechanic St. Westbrook, ME 04092 (hereinafter called the "Guarantor"), guaranties to Landlord the full payment, performance and observance of each and every covenant, condition and agreement of the Lease to be paid, performed and observed by the Tenant, Tenant's successors and assigns, during the term of this Lease and any extension of the Lease term, and said Guarantor makes himself liable for such performance upon the terms and conditions hereinafter set forth:

1. The validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, or impaired by reason of the granting by Landlord of any indulgences to Tenant or by reason of the assertion by Landlord against Tenant of any of the rights or remedies reserved to Landlord in the Lease or by the relief of Tenant from any obligations of Tenant under the Lease by operation of law or otherwise, including without limitation the rejection of the Lease in connection with proceedings under any bankruptcy or insolvency law.

2. This Guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not Guarantor shall have received any notice of or consented to such renewal, modification or extension, and shall include and extend to any holdover period and/or any other Tenant obligations that continue after Lease termination. The liability of Guarantor under this Guaranty shall be primary, and in any right of action which shall accrue to Landlord under the Lease, Landlord may proceed against Guarantor and any other guarantor and Tenant, jointly or severally, and may proceed against one or more of the Guarantors without having commenced any action against or having obtained any judgment against Tenant or the other Guarantors.

3. The failure of Landlord to insist in any one or more instances upon a strict performance or observance of any of the terms, provisions, or covenants of the Lease or to exercise any right therein contained shall not be construed or deemed to be a waiver or relinquishment for the future of such term, provision or covenant, but the same shall continue and remain in full force and effect. Receipt by Landlord of rent with knowledge of the breach of any provision of the Lease shall not be deemed a waiver of such breach.

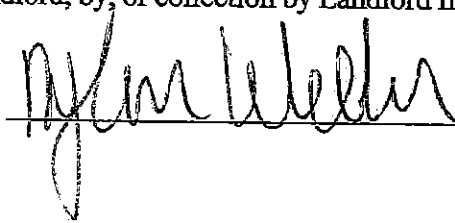
4. No subletting, assignment, or other transfer of the Lease, or any interest therein, shall operate to extinguish or diminish the liability of Guarantor under this Guaranty; and wherever reference is made to the liability of Tenant in the Lease, such reference shall be deemed likewise to refer jointly and severally to Guarantor.

5. Guarantor expressly agrees that the validity of this agreement and the obligations hereunder shall in no way be terminated, affected or impaired by reason of the assertion of the Landlord against the Tenant of any of the rights or remedies reserved to the Landlord by the Lease.

6. Without limitation of any provisions herein contained, the Guarantor waives notice, all requirements of notice and demand, and all suretyship defenses.

7. All of the terms and provisions of this Guaranty shall inure to the benefit of the successors and assigns of Landlord and shall be binding upon the personal representatives, successors and assigns of Guarantor.

8. Guarantor agrees that Guarantor shall not have, and hereby expressly waives, (1) any right to subrogation or indemnification, and any other right to payment from or reimbursement by Tenant, in connection with or as a consequence of any payment made by Guarantor hereunder (2) any right to enforce any right or remedy which Guarantor have or may hereafter have against Tenant, and (3) any benefit of, and any right to participate in, (a) any collateral now or hereafter held by Tenant or any other guarantor or (b) any payment to Landlord, by, or collection by Landlord from Tenant or any other guarantor.

 11/9/17