

LEASE EXTENSION
FOR THE LEASE OF REAL ESTATE LOCATED AT
26 EVERGREEN DRIVE, UNIT B – PORTLAND, MAINE
BETWEEN
LANDLORD: AIM EVERGREEN, LLC
TENANT: NEW ENGLAND DISTILLING, LLC

AIM Evergreen, LLC (hereinafter referred to as "Landlord") hereby leases and rents to New England Distilling, LLC (hereinafter referred to as "Tenant") the premises described in a certain lease between the Landlord and Tenant expiring April 30, 2014 as being the Unit B, 26 Evergreen Dr. in Portland, ME for an additional one (1) year commencing May 1, 2014 upon the following rent provisions:

05/01/14 – 04/30/15: \$1,375.00/month Triple Net

In addition, so long as TENANT has not been in default of this Lease during the term hereof, TENANT shall have the option to renew this Lease for two (2) one (1)-year options. 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 six (6) months prior to the end of the then current term, said renewal to be upon the following rent provisions:

05/01/15 – 04/30/16: \$1,416.25/month Triple Net

05/01/16 – 04/30/17: \$1,458.74/month Triple Net

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.

All other terms and conditions of the Lease remain in full force and effect.

Seen and Agreed to:

LANDLORD

AIM Evergreen LLC
By: _____
Its: _____

11/1/13
Date: _____

TENANT

Edward H. Wright
By: _____
Its: _____

10/31/13
Date: _____