LEASE

THIS LEASE is made and entered into by and between **Hoboken School House, LLC**, with a mailing address of P.O. Box 812, Camden, Maine 04843, hereinafter referred to as Landlord and **20 Central Street, LLC**, a Maine limited liability company with a place of business in Rockport, Maine and a mailing address of P.O. Box 812, Camden, Maine 04843 hereinafter referred, to as Tenant.

1. Leased Property. The Landlord leases to the Tenant and the Tenant hereby leases from the Landlord a portion of the premises located at 310 Commercial Street, Rockport, Maine 04856 as shown in the attached **Exhibit A.**

2. Term. The term of this Lease shall commence on January 1, 2020 and shall terminate on December 31, 2025, both dates inclusive.

3. Rent. The Tenant agrees to pay to the Landlord as rent for the leased property the sum of Four Thousand Five Hundred Dollars ($4,500.00) per year. Landlord acknowledges receipt of the full rent for the lease term and the Tenant agrees that in the event the lease is terminated prior to term of the lease, that the Landlord shall be entitled to keep the balance of the rent.

4. Taxes and Utility Services. Tenant shall pay all municipal business property taxes when due. Tenant shall cause all taxes, assessments and other charges levied on or imposed on any of the Tenant's personal property situated in, on, or about but not permanently affixed to the leased premises to be levied on or assessed separately from the leased premises and not as a lien thereon and agrees to pay all such taxes, assessments and other charges before they shall become delinquent. Tenant shall pay for any utility services serving the subject premises.

5. Use of the Premises. Tenant shall only use the premises for 45 parking spaces for its tenants, employees, and the invitees and employees of tenants occupying the 20 Central Street, LLC property, located at 20 Central Street, Rockport, Maine, hereinafter referred as 20 Central Property. Tenant will promptly procure, maintain and comply with all permits, licenses and other authorizations required for the property as described above. Tenant will not do any act or thing which constitutes a public or private nuisance or violates any law or municipal zoning ordinance. Tenant and Landlord agree that the exact location

6. Alterations. Tenant shall make no alterations or improvements to the premises without the prior written consent of the Landlord. Such approval shall not be unreasonably withheld if said improvements are necessary for the use of the premises for parking. In the event that Landlord shall grant written approval for alterations or improvements, Tenant shall have the right prior to the expiration of the term of this Lease, or its earlier termination, to remove any or all of such improvements or fixtures (except paving, wiring, lighting and fixtures) provided that it shall repair any and all damage caused by such removal and shall surrender the premises in a condition at least equal to its condition at the time of commencement of this Lease, ordinary wear and tear excepted. Any improvements or fixtures which have not been removed by tenant prior to the expiration or

which it is increased by reason of the taking of fixtures and equipment which Tenant is entitled to remove, but not by reason of alterations or improvements paid for by Tenant.

12. Default. If Tenant defaults in the payment of rent or other charges provided for herein when they become due, or if Tenant defaults in the performance of any of Tenant's covenants, agreements and undertakings herein contained or fails to observe or comply with any of the terms, provisions or conditions of this Lease to be observed and performed by Tenant, Landlord may, at the option of Landlord, deliver to Tenant a written notice of such default in person or by registered or certified mail, and if Tenant does not cure such default within ten (10) days after receipt of such notice, then this Lease shall terminate. Upon such termination, Tenant shall quit and surrender the leased premises to Landlord and Landlord may hold Tenant liable for all rent and other charges provided for herein accrued to the date of such termination plus such rent and other charges as would have otherwise been required to be paid by Tenant to Landlord during the period following termination by Landlord until the date which would have been the date of expiration of the term of this Lease. If this Lease shall have been so terminated by Landlord, Landlord may at any time thereafter resume possession of the leased premises by any lawful means and remove Tenant and other occupants and Tenant's effects. If the leased premises be abandoned or vacated by Tenant for a period of sixty (60) days or more, or in the event of any other act of default as described above, Landlord may, at Landlord's option, take possession of said premises and rent the same for the best price obtainable and if the rent received through such reletting is not at least equal to the rent and other charges provided for hereunder, Tenant shall pay and satisfy any such deficiencies between the amounts of the rent called for by this Lease and that received through reletting, as well as all expenses incurred by any such reletting such as fees or commissions paid to real estate agents in connection with such reletting, and attorney fees incurred by Landlord. Tenant hereby waives and releases any and all claims against Landlord for damages by reason of such re-entry or the taking of possession of said premises. Landlord shall not have any obligation to relet or attempt to relet the premises or any portion thereof or to collect rental after reletting; but Landlord shall have the option to relet or attempt to relet, and in the event of reletting, Landlord may relet the whole or any portion of the premises for any period, to any tenant, and for any use or purpose. In no event shall Tenant be entitled to any excess of rent obtained by reletting over and above the rent provided for herein.

13. Quiet Enjoyment. The Landlord covenants and agrees with Tenant that so long as the Tenant keeps and performs all of the covenants and conditions by the Tenant to be kept and performed, the Tenant shall have quiet and undisturbed and continued possession of the premises.

14. Inspection by Landlord. Tenant shall permit Landlord and Landlord's agents to enter into and upon the leased premises at all reasonable times for the purposes of inspecting the same and ensuring compliance with the terms and conditions of this lease.

15. Assignment and Subletting. The Tenant shall not sublet the premises or any part of the same or assign this Lease contract or any interest herein without the prior written consent of Landlord. Such approval shall not be unreasonably withheld. Consent by Landlord to one or more assignments of this Lease or to one or more subletting of the leased premises shall not operate to waive, extinguish, or exhaust Landlord's right to require such written consent as to any subsequent assignment or subletting by either Tenant or by any assignee or by any sub-Tenant.

Notwithstanding the above, the Tenant shall be free to include the right to park on the leased premises in leases or rental arrangements with the tenants of the 20 Central Property, and their employees and invitees, upon such terms and conditions as the Tenant shall deem necessary and appropriate. Landlord and Tenant agree that the exact location of the 45 parking spaces may be changed by the Landlord upon notice to the Tenant as the Landlord in its sole judgment deems necessary for the development of the property at 310 Commercial Street.

16. Erection of Signs. Prior to erecting any signs on the exterior of the leased premises, Tenant shall submit a plan depicting such sign or signs to Landlord and shall obtain Landlord's written approval of such plan. In addition, Tenant shall comply with all local, municipal, and state laws and regulations governing the erection of signs and shall acquire and maintain all permits and licenses as required.

17. Indemnification. Tenant hereby indemnifies, and shall protect and hold Landlord harmless from and against any liability, losses, claims, demands, costs, expenses and judgments of any nature arising, or alleged to arise, from or in connection with (a) any injury to, or the death of any person, or loss or damage to property on or about the leased premises or arising from or connected with the use of the leased premises by Tenant during the term of this Lease, or (b) performance of any labor or services or the furnishing of any materials or other property in respect of the leased premises or any part thereof by or at the request of the Tenant. Tenant shall, within thirty (30) days after notice from Landlord, discharge any mechanic's lien for materials or labor claimed to have been furnished to the leased premises on behalf of the Tenant.

18. Failure to Surrender, Renewal. In the event Tenant does not surrender the premises and vacate the same at the termination of the term herein provided, such holding over shall not be considered as a renewal of this Lease contract, but the same shall be considered being merely a holding over from month to month at the will of Landlord, at a rental of $4,000.00 per month. No extension, renewal, or change of this Lease contract shall be valid without a written agreement by and between Landlord and Tenant herein.

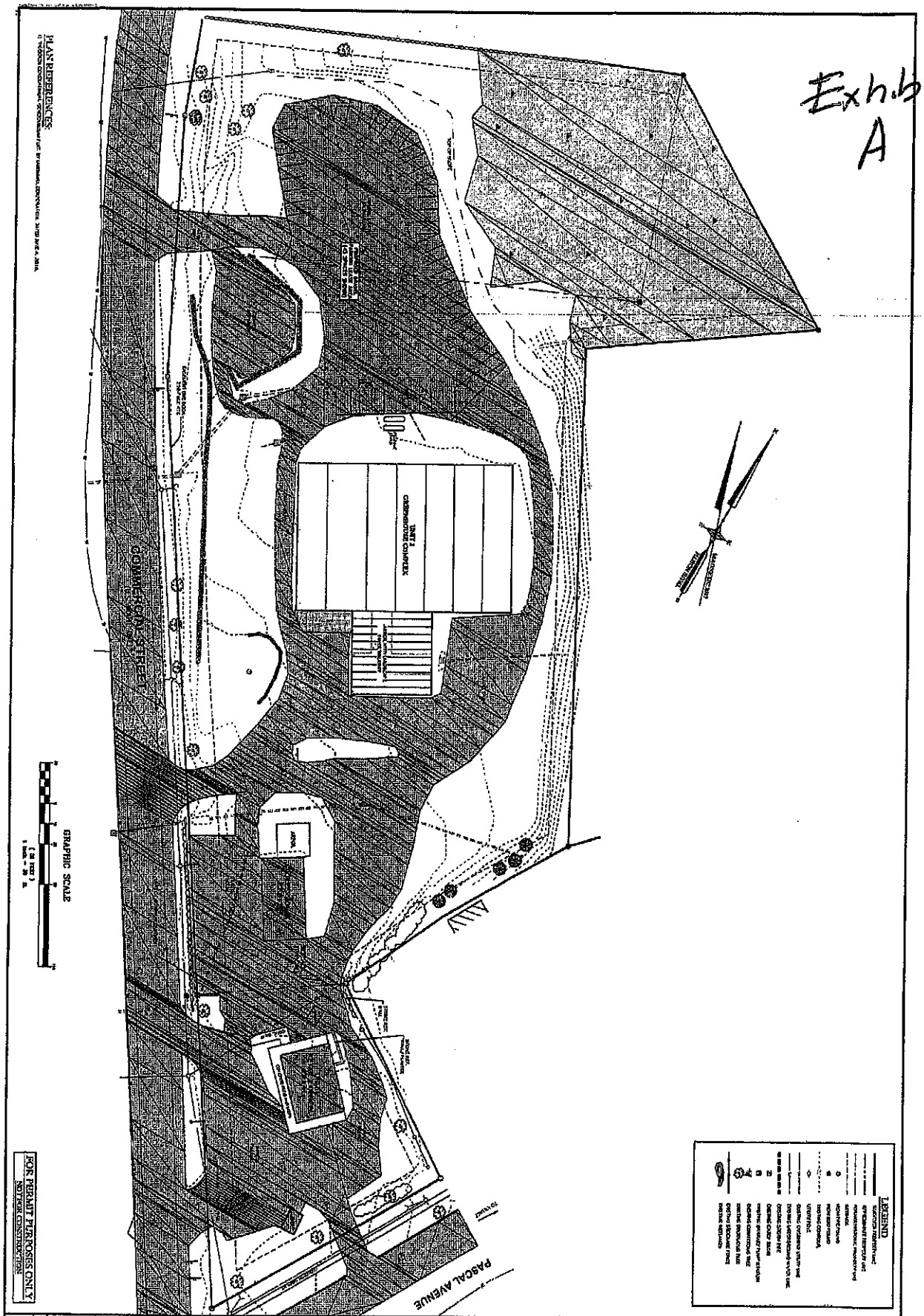
19. Subordination. This lease is, and at all times during the term hereof, shall be subject to and subordinate to any and all present or future mortgages, liens, encumbrances, easements, or restrictions which may be placed on said premises or any part thereof by Landlord, or any person, company, or association claiming under Landlord. Tenant covenants and agrees to execute and deliver upon demand of Landlord, such other instruments as may be necessary or required to subordinate this Lease to the lien of any such mortgages, liens or encumbrances, as may be desired by Landlord. Tenant hereby irrevocably appoints Landlord the attorney in fact of Tenant to execute and deliver such instrument or instruments subordinating this Lease for and in the name of Tenant in the event Tenant fails or refuses to execute such instrument or instruments within five (5) days after having been given written notice to do so, and Landlord shall not, by reason thereof, be subject to any liability of any kind or nature.

20. Default and Termination. If default shall at any time be made by Tenant in any of the covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for sixty (60) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may seek eviction of the Tenant by the commencement of an eviction action for forcible entry and detainer in any court of competent jurisdiction. reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

21. Miscellaneous. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns. This Agreement shall be construed under and in accordance with the laws of the State of Maine. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. This Agreement constitutes the sole and only agreement of the parties hereto pertaining to the Lease of the leased premises and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter. No amendments, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto. The rights and remedies provided by this Lease Agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive their right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise. No waiver by the parties hereto of any default or breach of any term, condition or covenants of this Agreement shall be deemed to be a waiver of any other breach of the same or any other terms, condition or covenant contained herein. Time is of the essence of this Agreement.

21. Memorandum of Lease. **The Tenant is hereby authorized to record a memorandum of this lease in the Knox County Registry of Deeds.**

Exhibit A



FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

C1

Gartley & Dorsky
ENGINEERING SURVEYING

20 CENTRAL STREET, LLC

OFF STREET PARKING
HOBOKEN CONDOMINIUM

LOCATION: 310 COMMERCIAL STREET

SCALE: 1" = 30'

TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE

DATE: JANUARY 6, 2026

DRAWN BY: LP
CHECKED BY: WEG

NO. REVISIONS DATE