

COMMERCIAL LEASE AND OPTION AGREEMENT

THIS COMMERCIAL Lease AND OPTION AGREEMENT (Lease) is made as of this 1, day July, 2018 (Effective Date) by and between TD Bank N.A., Steven Marshall & Father Maurice Roy, Trustees of the Perreault Family Trust under trust agreement dated December 18, 1990, (and all amendments thereto) (Landlord), and Millennium Rising Corporation doing business as Almond Blossoms Schoolhouse, of St. Albans, Vermont (jointly and severally Tenant).

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property hereinafter described (the Leased Premises); and

WHEREAS, Tenant desires to Lease the Leased Premises from Landlord, and Landlord desires to Lease to Tenant;

NOW THEREFORE, for the consideration hereinafter set forth and reserved, Landlord hereby does demise and let to Tenant, and Tenant does take, from Landlord the Leased Premises consisting of a 3 story building located at 233 Lake Street, St. Albans, Vermont, (also known as 235 Lake Street, St. Albans, Vermont) which Leased Premises is more particularly described under Exhibit A attached hereto.

TO HAVE AND TO HOLD the Leased Premises, with all the privileges and appurtenances thereof to Tenant, and subject to the following terms, covenants and agreements, conditions and provisions:

1. Term. The Lease shall be effective and binding upon the parties upon signing. The initial term of this Lease shall be twenty four (24) months, commencing on July 1, 2018 (Commencement Date) and ending at 11:59 PM on June 30, 2020 (Term) subject to the terms and conditions and covenants herein set forth. Notwithstanding the forgoing, upon request made by Tenant given 90 days before the expiration of the initial term of this Lease, the Landlord at their sole discretion may agree to extend this Lease term for an additional year upon the same terms as provided hereunder.

2. Base Rent. Tenant covenants that it will pay base rent to Landlord at the following rates for the indicated period as follows:

(a) For the Term of this Lease, Tenant shall pay to Landlord the sum of FOURTY THREE THOUSAND TWO HUNDRED DOLLARS and no/100 (\$43,200.00) payable in monthly installments of ONE THOUSAND EIGHT HUNDRED DOLLARS and no/100 (\$1,800) (Base Rent) payable in advance starting on the Commencement Date and then on or before the first day of each month thereafter. Such rent shall be prorated for any time period less than one full month.

Tenant's agreement to pay Base Rent and Additional Rent is an independent

covenant; as such, Tenant shall have no right to withhold any payment of the Base Rent or Additional Rent or other payment due hereunder because of any breach or alleged breach by Landlord under this Lease.

3. Initial Deposit and Security Deposit. On the Commencement Date, Tenant shall deposit with Landlord the aggregate sum of One Thousand Eight Hundred Dollars and no/100 (\$1,800) as a Security Deposit to be held by Landlord as security for the faithful performance by Tenant of all the terms and conditions of this Lease (Security Deposit). Landlord shall hold the Security Deposit as a security to be utilized in the event Tenant fails to pay when due and perform their obligations hereunder.

4. Additional Rent: In addition to the Base Rent, Tenant shall also pay when due for the account of Landlord, or for Tenants own account the following charges, costs and expenses, all of which shall be deemed Additional Rent:

- i. Tenants telephone service and utilities
- ii. Electricity for the entire interior and outside lighting for the entire building on Leased Premises
- iii. Heat for the building
- iv. Trash removal
- v. Mowing and landscaping
- vi. Internet connection
- vii. Cleaning of the Leased Premises
- viii. Maintenance of the parking area including snow plowing at every snowfall of 2" or more. Shoveling of all walkways after every snowstorm. Sanding of the parking lot when icing, freezing rain, or slippery conditions occur. Prior to winter, marking with stakes or other appropriate implements, the entire parking area to assist is plowing and removal of said stakes in the spring
- ix. Tenant shall provide and bear the expense of fire and casualty insurance for Tenants business naming Landlord as an additional insured thereunder
- x. Municipal water and sewer flow/usage charges

5. Tenants Insurance: Tenant shall obtain and maintain public liability insurance with minimum coverages of \$300,000 / \$1,000,000, the cost of which shall be paid by Tenant, and shall name Landlord as an additional insured on such policy. Tenant shall provide Landlord with a certificate evidencing the foregoing from the insurance carrier or agent. In addition, Tenant, at their option, shall insure their personal and business property located or stored at the Leased Premises.

6. Landlords Insurance: Landlord shall maintain at their own cost and expense full insurable value casualty insurance on the building in which the Leased Premises are located. NOTE: Landlord's insurance does not insure or protect the property of the Tenant. In addition, Landlord shall maintain a minimum of \$300,000/\$1,000,000 public liability insurance.

7. Quiet Enjoyment. Upon complying with the terms of this Lease, Tenant shall and may peaceably and quietly have, hold and enjoy the Leased Premises for the term of this Lease, subject to the other terms and provisions of this Lease.

8. Entry by Landlord. Landlord, their agents and/or representatives, may, at any reasonable time, and with at least twenty-four (24) hours advance notice, during Tenants business hours enter the Leased Premises for the purpose of: (i) inspecting the same; or (ii) during the final six (6) months of the Term hereof, for the purpose of showing same to new prospective Tenants and for posting for rent or for sale sign; or (iii) for the purpose of showing same to prospective purchasers of the Leased Premises; provided, however, that in so doing, Landlord, its agents or representatives, shall avoid unreasonably interfering with the use and/or occupancy of the Leased Premises by Tenant. In the event of an emergency as determined by Landlord in Landlord's reasonable judgment, Landlord may (but is not required to) enter the Leased Premises to deal with such emergency and Tenant shall reimburse Landlord for repairs that are Tenant's obligation.

9. Condition of Leased Premises; Tenant's Fit Up.

(a) Tenant shall cause the Leased Premises to be fit up for Tenant's use and at Tenant's sole cost and expense, and shall have obtained as of the date that Tenant first occupies the Leased Premises and opens for business, all permits required and necessary to conduct a **State licensed Child Day Care business** on the Leased Premises. All Tenant's Work required or permitted by this Lease shall be done in a good and workmanlike manner and in compliance with all applicable laws and insurance requirements now or hereafter in force. The plans and specifications for Tenant's Work shall be first approved in writing by Landlord which approval shall not be unreasonably withheld. Landlord's review and approval of any such plans and specifications and consent to perform work described therein shall not be deemed an agreement by Landlord that such plans, specification and work conform to applicable legal requirements. Tenant, before any Tenant Work is started, shall (i) secure all licenses and permits necessary therefor; and (ii) cause each contractor and all subcontractors who perform any work on or improvements to the Leased Premises to carry the following insurance, with Landlord named as an additional insured: Commercial general liability insurance covering bodily injury and property damage liability in an amount not less than \$2,000,000.00 per occurrence on a per location basis and Workman's Compensation Insurance for all contractors or subcontractors who perform work at leased property.

(b) At the termination of the Lease, all betterments, including but not limited to, any and all alterations, additions, and improvements made to, and any fixtures and electrical, plumbing, heating, ventilating and/or air-conditioning systems and equipment installed by Tenant upon the Leased Premises shall remain upon the Leased Premises, and shall be surrendered with the Leased Premises as a part thereof without disturbance, molestation or injury, except that Tenant may remove its trade fixtures as hereinafter provided. Tenant covenants and agrees, that Tenant shall surrender the Leased Premises to Landlord upon the expiration or earlier termination of this Lease in as good of condition as of the commencement of the Lease, ordinary wear and tear and damage

caused by casualty excepted, and Tenant at its own cost and expense, may remove their trade fixtures and furniture installed in the Leased Premises by Tenant during the term hereof upon termination of this Lease and shall repair any and all damage to the Leased Premises caused by Tenant, including but not limited to any damage resulting from or caused by any removal of Tenant's alterations, additions, improvements, fixtures, equipment systems, trade fixtures, signs, furniture and wall hangings.

10. Maintenance and Repairs. Tenant shall perform, or cause to be performed at its sole expense, an annual service, general repair and cleaning of the heating, cooling and ventilation systems, and shall keep the plumbing and electrical systems in good working order, and repair them as necessary. Landlord shall maintain and repair the roof, the exterior of the building and structure and any replacement of an entire system or major component of a heating cooling and ventilation system, or the plumbing or electric service. Tenant shall repair all glass (windows) damaged or broken during the Term of this Lease. Notwithstanding the foregoing, Tenant shall be responsible for the cost of repairing all damage caused by its acts or negligence and those of its employees, guests, business invitees, and clients, capped at \$10,000 per occurrence.

11. Liens encumbrances of Tenant. Tenant shall not cause nor permit the Leased Premises to become encumbered with any lien or other encumbrance of any nature whatsoever, including any lien or liens arising out of Tenant's Work, alternations, renovations or repairs made by it to be filled or performed against the Leased Premises.

12. Cleaning and Waste Materials. As noted in Section 10 above, Tenant shall be responsible for cleaning the Leased Premises on a regular basis. Tenant shall not permit any combustible waste material to remain on the Leased Premises or in the building except where designated by Landlord and except a customarily used in a retail hardware store. Tenant shall only dispose of waste material created in the normal course of business at the Leased Premises. No waste material from personal residences shall be brought to the Leased Premises for purposes of disposal.

13. Conduct of Business and Compliance with Law. Tenant is permitted to use the Leased Premises for the operation of a **State licensed child day care business** including uses incident thereto and for no other uses. Tenant shall not conduct on the Leased Premises during the term of this Lease any business substantially different from the proposed uses set forth above without the prior written consent of Landlord, which may be withheld. Tenant shall not do any act or transact any business on the Leased Premises which would cause the insurance thereon to be canceled. Tenant shall not conduct on the Leased Premises any activities which generate hazardous waste. Tenant shall, at Tenant's sole expense, obtain all licenses or permits which may be required for the operation of Tenant's business or for the making of repairs, alterations, improvements or additions; Landlord, where necessary, will join with Tenant in applying for all such permits or licenses. **No smoking is to be allowed within the confines of the building in its entirety.**

14. Signage. Tenant may provide and install signs at its sole expense. Signage will be maintained by Tenant. Tenant signage shall be pre-approved by Trustee Father Maurice Roy and such approval shall not be unreasonably withheld or delayed. All signage shall be in conformance with local zoning requirements and fit within the existing sign structure at the Leased Premises. Tenant shall not place any additional signs on the building without the prior consent of Father Maurice Roy, which shall not be unreasonably withheld or delayed.

15. Decorating. Tenant shall not decorate the Leased Premises in any manner visible from the building's exterior without Landlord's consent in writing, which shall not be unreasonably withheld or delayed.

16. Indemnification of Landlord. Tenant shall indemnify Landlord against all liabilities, expenses and losses, including reasonable attorney's fees and costs, incurred by Landlord as a consequence of:

(a) Failure by Tenant to perform any covenant required to be performed by Tenant hereunder;

(b) Any accident, injury or damage to any person on or about the Leased property or any accident occurring because of their use of the property, with or without permission, express or implied, of Tenant, which shall happen in or about the Leased Premises or appurtenances or on the adjoining street, walkway or parking lots, except if due to landlord's negligence or intentional act;

(c) Tenant's failure to comply with any requirements of any governmental authority; and

(d) Any mechanic's liens, conditional bills of sale or chattel mortgages, filed against the Leased Premises for any materials used on construction or alteration of any building or improvement thereon, all as they might arise out of actions of Tenant.

Tenant shall hold landlord harmless, and shall indemnify Landlord and defend Landlord against any claim arising from Tenant's use of the Leased Premises as well as the use of the Leased Premises by its clients with or without permission. In addition, any claim or event occurring off premises but related to the use of the property in any fashion by Tenant, Landlord shall be held harmless with all other requirements listed above being one and the same.

17. Landlord's Liability.

(a) Landlord shall indemnify and save harmless Tenant from and against any and all liability, claims, demands, damages, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action of every kind and nature, including Tenant's costs and reasonable attorney's fees, suffered or incurred as a result of any breach by Landlord, its agents, servants, employees,

visitors or licensees of any covenant or condition of this Lease, or as a result of Landlord's use of Landlord's Building, or the negligence or willful misconduct of Landlord, its agents, servants, employees, visitors or licensees; provided, however, that it is understood and agreed that the obligations of Landlord hereunder shall not extend to the negligence or willful misconduct of Tenant, its employees, agents or representatives.

(b) Tenant agrees that all property of every kind on the Leased Premises shall be kept at Tenant's sole risk and that Landlord shall not be liable to Tenant for any damage to person or property whatsoever except in the case of negligence or willful misconduct of Landlord or Landlord's agents.

(c) If Tenant should be required to take legal action to enforce any provision of Landlord's indemnity obligations hereunder, Tenant shall also be entitled to recover from Landlord the reasonable attorney's fees and costs incurred in such action.

18. Subtenants; Subletting and Assignment. Tenant shall not assign, sublet, or encumber its interest in this Lease in whole or part, voluntarily or by operation of law or otherwise, without the prior written approval and consent of Landlord, which approval and consent may be withheld or delayed unless such assignment is to an entity in which Tenant holds a majority interest.

19. Provisions Relating to Use. Tenant covenants to observe the following provisions relating to use of the Leased Premises:

(a) Any damage, in excess of normal wear and tear for a **child day care business**, to floors, doors, windows, appliances, bathroom fixtures, are the responsibility of the Tenant to repair or replace to Landlord's reasonable satisfaction. Tenant specifically agrees to repair and paint the walls upon removal of shelves and other items screwed into the walls at the termination of the Lease. If Tenant does not make these repairs, Landlord may charge to Tenant the complete cost of those repairs, for all labor, time and material. Should these repairs or replacements exceed the Security Deposit, then Tenant is responsible for payment of all additional costs relating to damages.

20. Fire or Other Casualty. If any part of the building suffers substantial damage by fire or other casualty which renders the Leased Premises un-tenantable and Landlord in the exercise of reasonable judgment determines that it is uneconomical to restore or repair the same, Landlord may terminate this Lease by giving Notice to the Tenant in writing. If any part of the Leased Premises otherwise suffers damage by fire or other casualty, Landlord shall expeditiously repair the damage and the Rent shall be proportionately abated during such time as all or part of the Leased Premises are un-tenantable. However, Landlord shall not be obligated to incur expenses for repairs beyond the amount of the insurance proceeds payable on account of the loss. In the event that the damage by fire or other casualty renders the Leased Premises substantially unusable for Tenant's purposes for more than a period of thirty (30) days, Tenant may give immediate Notice

thereof to Landlord, at which time this Lease and all of the rights, duties, obligations and responsibilities of the parties hereto, except those accruing prior to that event and remaining undischarged, shall terminate.

21. Condemnation. If all or a substantial part of the building is taken by condemnation or other process of law by the United States of America, State of Vermont or a political subdivision thereof, so that the Leased Premises becomes un-tenantable, this Lease shall terminate and expire on the date of such taking and the rent shall be apportioned and paid to the date of such taking. Nothing contained herein shall limit the right of Landlord or Tenant to recover damages for such taking.

22. Insolvency. If Tenant's estate shall be taken on execution or other process of law, or if any assignment shall be made of Tenant's property for the benefit of creditors, or if a receiver in bankruptcy or other similar officer should be appointed to take charge of its property or to wind up its affairs, or if a petition in bankruptcy or insolvency is filed by or against Tenant, upon which a adjudication of bankruptcy or insolvency is made, such event shall constitute a breach of this Lease.

23. Surrender at Termination. Tenant shall not make or suffer any waste on the Leased Premises, and it shall quit and deliver up the Leased Premises when required to do so under the terms of this Lease, in as good order and condition, normal and reasonable wear and tear for a **child day care business** excepted, as the same are now in or may be put in during the term of the Lease by Landlord or Tenant.

24. DEFAULT AND RIGHT OF RE-ENTRY. If Tenant shall fail to pay the Base Rent and Additional Rent as it falls due each month and such failure shall continue for a period of fifteen (15) days after the due date; or shall default in any other term, provision or condition of this Lease for a period of 30 days after notice of such default and date for termination of the Lease has been provided by Landlord to Tenant in writing, or shall abandon or cease to do business in the demised premises for a continuous period in excess of 30 days, such action shall constitute a default of this Lease and Landlord may thereafter at its option re-enter and immediately retake possession, without further notice, of the demised premises, whether or not an action for ejectment has been previously filed and Landlord shall have the right to terminate this Lease and option to purchase the property provided hereunder. Any such retaking of the premises shall not affect or impair Landlord's right to claim damages or other remedies for breach of this lease by Tenant.

25. Subordination. This Lease and all rights of Tenant hereunder shall be subject and subordinate to the lien of any and all mortgages that may now or at the sole discretion of Landlord hereafter affect the Leased Premises, and to any and all renewals, modifications, or extensions of any such mortgages. Tenant shall, on demand, execute, acknowledge, and deliver to Landlord, without expense to Landlord, any and all instruments that may be necessary or proper to subordinate this Lease and all rights therein to the lien of any such mortgage or mortgages and each renewal, modification, or extension and if Tenant shall fail at any time to execute, acknowledge, and deliver the same within ten (10) days of Landlord's request, Tenant shall be

responsible for all damages suffered by Landlord in addition to being in immediate default of this Lease.

26. Tenants Purchase Option. Provided that Tenant is not otherwise in default under this Lease, Landlord grants to Tenant in accordance with the terms of this Lease an option to purchase the Leased Premises at any time prior to the expiration of this Lease upon the following terms:

(a) This option commenced on July 1, 2018 and shall continue for the remainder of the initial Term and shall terminate on June 30, 2020 at midnight if not exercised. (Option Period).

(b) This option may be exercised at any time during the Option Period provided that Tenant gives Landlord notice of its intent to exercise the option together with a deposit in the amount of Two Thousand Dollars (\$2,000.00) which will be held by Landlord and applied towards the purchase price. Closing shall take place within ninety (90) days from the date the Notice is sent at such time and place as the parties may mutually agree upon, but not later than July 1, 2020, unless agreed by Landlord. At such time as Tenant exercises the option, this Section 26 shall become a binding and enforceable purchase and sale agreement.

(c) During the above-described portion of the initial Term, the purchase price for said Leased Premises shall be TWO HUNDRED SEVENTY FIVE THOUSAND and no/100 Dollars (\$275,000.00) (The Purchase Price), to be paid in cash at the time of closing. Seller agrees to provide a credit to Buyer at closing, in the amount of TWENTY FIVE THOUSAND and no/100 Dollars (\$25,000) as a contribution to Buyer's closing costs and daycare start up fees.

(d) Within thirty (30) days of the date Tenant sends its Notice to purchase, Tenant shall, at its sole cost, cause the title to be examined and shall notify Landlord or Landlord's attorney of the existence of encumbrances or defects which render title unmarketable. Promptly following receipt of such notice, Landlord shall use reasonable efforts to remove the specific encumbrances or defects. If at the expiration of thirty (30) days following the receipt of such Notice or on the date set forth for closing, whichever is later, Landlord is unable to convey marketable title free and clear of such encumbrances and defects, Tenant may terminate this option agreement and if so, shall receive back the \$2,000.00 deposit, or at Tenant's option, accept the encumbrances or defects, without right of setoff or reduction in the Purchase Price. Landlord represents that, to the best of Landlord's knowledge, Landlord has good and marketable title to the Leased Premises as of the date hereof.

(e) Landlord shall deliver to Tenant at closing, the customary Vermont title documents in form reasonably satisfactory to Tenant and its counsel the following (Transfer Documents):

1. A standard Vermont Warranty Deed, sufficient to convey good, insurable, and marketable title to the Leased Premises subject to public highway and public utility rights, and to such conditions, restrictions, rights of way and easements as are of record.

2. A completed Vermont Property Transfer Tax Return, Vermont Commissioner

of Taxes Certificate for RW-171, or Land Gains Certificate for LG 177,178,179 if applicable. The Buyer shall pay all Vermont Property Transfer Taxes due on account of the sale based on the sales price, and the Seller shall pay any obligations due for out of state seller or land gains requirements.

3. Such other closing documents as may reasonably be required by either party to consummate the purchase of the property in accordance with the terms of this Agreement.

(f) If Tenant fails to pay the balance of the Purchase price after exercising the option, other than as a result of Landlord's breach, or otherwise defaults under the terms of this Section 26, Landlord's sole remedies shall be to retain the contract deposit as liquidated damages and to terminate the option provided for herein.

(g) If Landlord fails to complete the sale after Tenant has complied with the terms of this Section 26, Tenant shall be entitled to all remedies at law or in equity, including specific performance.

(h) At closing, the Rent and Additional Rents owed to Landlord shall be current and prorated as of the day of closing, and the Lease shall terminate. Any additional deposits not applied to the Purchase Price or used for payment of rent or additional rent shall be returned to Tenant.

27. No Waiver. Failure by either party to insist on the strict performance of any provision hereunder shall not be construed as a waiver of either party's rights and remedies with respect to the obligation of either party to perform its obligations as required hereunder. Specifically, the default of Tenant, including but not limited to default in payment of Rent or other default of other obligations of Tenant hereunder and the continued occupancy by Tenant thereafter, shall not be deemed a waiver by Landlord of its rights or remedies for such breach or future events of breach hereunder.

28. Interpretation of Words. The words Landlord and Tenant as used herein shall include Landlord and Tenants, names in the first paragraph hereto, whether they are a corporation, partnership, individual or fiduciary, and if individual (whether male or female and whether singular or plural). If more than one Tenant is named in such paragraph, their respective obligations shall be joint and several obligations. The paragraph heading throughout this instrument are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.

29. Binding Effect. This Lease shall insure to the benefit of and be binding upon the parties, their respective heirs, administrators and permitted successors and assigns.

30. Governing Law. This Lease and Option to Purchase contained hereunder shall be construed and enforced under the laws of the State of Vermont.

31. Miscellaneous.

(a) Time is of the essence under this Lease and Option to Purchase contained hereunder.

(b) Except as set forth in Section 20, Landlord shall not be liable to Tenant for any compensation or reduction of Rent by reason of inconvenience or annoyance or for loss of business arising from the necessity of Landlord or its agents entering the Leased Premises for any of the purposes authorized in this Lease, or for repairing the Leased Premises or any portion of the building, regardless how the necessity may occur.

(d) Landlord reserves the right to stop any service or utility system when necessary by reason of accident, emergency or nonpayment of utilities, or until necessary repairs have been completed. Except in case of emergency repairs, Landlord will give Tenant reasonable advance notice of a contemplated stoppage and will use reasonable efforts to avoid unnecessary inconvenience to Tenant.

(e) Whenever, by the terms of this Lease, notice shall or may be given either to landlord or to Tenant (Notice), such Notice shall be in writing and shall be (i) hand delivered; or (ii) sent by registered or certified mail, postage prepaid, or by nationally recognized overnight courier service with provisions for return receipts:

If intended for Landlord, addressed to Landlord at:

With a copy to:

(Or to such other address or addresses as may from time to time hereafter be designated by landlord by like notice).

If intended for Tenant, addressed to Tenant at:

with a copy to:

(Or to such other address or addresses as may from time to time hereafter be designated by Tenant by like Notice.)

Except as otherwise provided herein, all such Notices shall be effective when received; provided, that (i) if receipt is refused, Notice shall be effective upon the first occasion that such receipt is refused or (ii) if the notice I unable to be delivered due to a change of address of which no notice was given, notice shall be effective upon the date such delivery was attempted.

32. Attorney's Fees. Should either party be in breach of this Lease, the substantially prevailing party in any ensuing litigation shall be entitled to receive all costs occasioned by such breach including, but not limited to, reasonable attorney's fees.

33. Efforts of Agent. Landlord / Seller and Tenant / Buyer agree that S.R. Smith Real Estate ("Realtor") has represented Landlord in identifying and procuring the Tenant as a Tenant under this Lease and as a potential future Buyer pursuant to the Option to Purchase set forth in paragraph 26 of this Agreement. Realtor shall receive commissions as follows:

a. At the time of execution of the Lease by both Landlord and Tenant, Landlord shall pay to Realtor the sum of \$1,800.00; and

b. Should Tenant exercise its option to purchase the Property as provided hereunder, then at the time of closing and upon consummation of the purchase transaction as contemplated hereunder, Realtor shall receive an additional commission of 6% to be computed and due to Realtor on an adjusted purchase price equal to the purchase price paid by Buyer to Seller at the time of closing, minus any Seller concessions or credits given to Buyer at closing, and minus the \$1,800 commission already paid on account of the lease portion of the parties Agreement.

Realtor and Seller/Landlord agree to the terms of the foregoing commission payments due Realtor to be paid at the times and in the amounts as set for the above.

S.R. Smith Real Estate

By: *Rachel [Signature]*
6/29/18

Trustees of the Perrault Family Trust

U/A December 18, 1990

By: *Perrault Family Trust by Maurice Roy* dotloop verified
06/29/18 12:48PM EDT
TDWT-W7L4-SHDG-OMJX

Father Maurice Roy

[Redacted Signature]

Steven Marshall

[Redacted Signature]

TD Bank, N.A. by, Mark M. Rollick

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LANDLORD

TD Bank N.A., Steven Marshall, Father
Maurice Roy, Trustees of the Perreault
Family Trust under trust agreement dated
December 18, 1990

By: _____

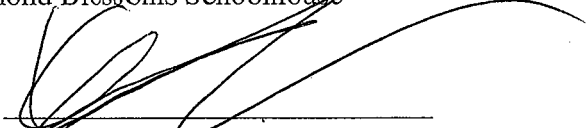
By: _____

By: _____

<i>Rachel Smith</i>	dotloop verified 06/29/18 10:25AM EDT 2ZUD-0LHC-L9SW-CHB9
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TENANT

Millennium Rising Corporation d/b/a
Almond Blossoms Schoolhouse

By: 

Heather Garceau, duly authorized
agent of tenant

6/29/18