

LEASE AGREEMENT

THIS LEASE dated this 29th of July, 2016 between  
THISTLE INVESTMENTS II LLC., LANDLORD  
AND

GR8 FOOD, LLC., TENANT

WITNESS:

The Landlord does hereby lease and demise to the Tenant, and the Tenant does hereby accept and lease from the Landlord, upon the terms, covenants, conditions and limitations hereinafter set forth, those certain premises, containing approximately 900 square feet of first floor area and approximately 900 square feet in the basement (the "Demised Premises"), and shown as Shop Number 2 outlined in red on the plan of Gale Farm Shopping Center attached hereto, made part hereof and marked Exhibit "A", which said shop is situated in and comprises a portion of the Gale Farm Shopping Center in Stowe, Vermont (the "Shopping Center"), to be used by the Tenant only for:

A restaurant serving Lunch and dinner. (Breakfast may not be served as long as PK Coffee is a Tenant at the plaza)