

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 1st day of January, 2016, by and between **Charles Bauer** and **Charles Beckwith** (hereinafter referred to as "Landlord") and **Wisconsin Soaps LLC**, a Wisconsin limited liability company (hereinafter referred to as "Tenant").

ARTICLE 1 LEASED PREMISES, TERM, RENT AND SECURITY DEPOSIT

1.1 Leased Premises. Landlord does hereby demise and let unto the Tenant and Tenant leases from Landlord the real property and improvements located at 319 State Street, Madison, Wisconsin 53703 (the "Premises"). The legal description of the Premises is attached as Exhibit A.

1.2 Term. Subject to the terms hereof, Tenant shall have and hold said Premises for a term commencing on January 1, 2016 (the "Commencement Date"), and continuing for a term ending on the last day of the month five (5) years thereafter (hereinafter sometimes referred to as the "Base Term").

1.3 Renewal Options. Tenant shall have the option to renew this Lease for one (1) additional five (5) year renewal term ("Renewal Term") as long as Tenant is not in default in the performance of its covenants under this Lease beyond the periods given to cure such default as set forth in this Lease. The Renewal Term shall commence immediately after the end of the Base Term. Tenant shall give Landlord one hundred eighty (180) days' written notice, prior to expiration of the Base Term and the first Renewal Term, of its intent, if any, to exercise said options. During the Base Term and Renewal Term, Rent shall be paid each year at the rate set forth in this Section 1.3. The renewal options may not be assigned by Tenant unless in connection with a sale of the Tenant's business. The Base Term and any Renewal Term are hereinafter referred to as the "Term".

(a) All amounts payable by Tenant pursuant to this Lease may hereinafter collectively be referred to as "Rent". In the Base Term, Tenant shall pay minimum rent ("Base Rent") in the annual amount of Fifty-Four Thousand Dollars (\$54,000.00) for each of the first five (5) years of the Base Term. Thereafter, following the fifth (5th) anniversary of the Commencement Date and during each succeeding year of the Renewal Term, the Base Rent shall be in the annual amount of Sixty Thousand Dollars (\$60,000.00).

(b) For the first (1st) year of the Base Term, Base Rent shall be payable annually, in arrears, with such rent payment due no later than December 31, 2016. Thereafter, Base Rent shall be payable in equal monthly installments, each payable in advance, on or before the first (1st) day of each month during the Term, commencing on the first (1st) day of the second (2nd) year of the Base Term, adjusted for the first partial month. All Rent due hereunder shall be paid to the Landlord at the Landlord's address set

forth in Section 12.1 or to such party or to such alternate address as Landlord may designate from time to time by written notice to Tenant.

1.4 Security Deposit. Tenant shall deposit with Landlord a security deposit in an amount equal to two (2) month's Base Rent (i.e., \$9,000.00) (the "Security Deposit") payable one-half (1/2) at the Commencement Date and one-half (1/2) within ninety (90) days of the Commencement Date. The Security Deposit shall be held by Landlord, without liability for interest thereon, as security for the full and faithful performance by Tenant of each and every term, covenant and condition of this Lease to be observed and performed by Tenant. The Security Deposit shall not be mortgaged, assigned, transferred or encumbered by Tenant and any such act on the part of Tenant shall be null and void and of no force and effect. If any of the Rents or any other sum payable by Tenant to Landlord shall be unpaid or should Tenant fail to perform any of the terms of this Lease, then Landlord may, and without prejudice to any other remedy, appropriate and apply the Security Deposit to compensate Landlord toward the payment of the Rents or other sums due from Tenant, or towards any loss, damage or expense sustained by Landlord resulting from such default; and, in such event, Tenant shall forthwith restore the Security Deposit to the original sum required to be deposited. In the event Tenant shall fully and faithfully comply with all of the terms, covenants and conditions of this Lease, the Security Deposit shall be returned to Tenant following the date of expiration of the Term and the surrender of the Premises by Tenant in compliance with the provisions of this Lease. In the event of any bankruptcy, insolvency, reorganization or other creditor debtor proceedings shall be instituted by or against Tenant, or its successors or assigns, such Security Deposit shall be deemed to be applied first to the payment of any Rents and/or other charges due Landlord for all periods prior to the institution of such proceedings and the balance, if any, may be retained by Landlord in partial liquidation of Landlord's damages. Landlord may deliver the Security Deposit to the purchaser or other transferee of Landlord's interest in the Premises upon prior written notice to the Tenant and upon the purchaser or transferee acknowledgment of the terms hereof, thereupon Landlord shall be discharged and released from all further liability with respect to the Security Deposit and Tenant agrees to look solely to the new landlord or other transferee for the return of the Security Deposit. No holder of a mortgage or deed of trust or lessor under a ground or underlying lease to which this Lease is or may be superior or subordinate shall be responsible in connection with the Security Deposit, unless such mortgage or holder of such deed of trust or lessor shall have actually received the Security Deposit.

ARTICLE 2 USE OF AND ACCESS TO PREMISES

2.1 Use of Premises. The Tenant shall use the Premises for a retail store selling natural body products, cosmetics and similar products and associated appropriate office uses, including without limitation, the existing use, and such other business uses as do not diminish the rental or sales value of the Premises in Landlord's reasonable discretion. Tenant shall notify the Landlord in writing of any proposed change in the use of the Premises and unless reasonably objected to in writing by the Landlord within thirty (30) days, such use shall be deemed approved. Tenant shall not use or occupy said Premises for any unlawful purpose and will conform to and obey all present and future laws, ordinances and all rules, regulations, requirements and orders of all governmental authorities or agencies, respecting the use and

occupation of said Premises, without prejudice, however, to the Tenant's right to apply for a modification of any such laws, ordinances, rules, regulations and requirements, or to contest the validity of the same. Landlord represents and warrants that as of January 1, 2016, the Premises are not in violation of any laws, ordinances, rules, regulations, requirements and orders of all governmental authorities and agencies. Notwithstanding anything in this Lease to the contrary, Tenant shall have no liability for the failure of the Premises to comply with any laws, ordinances, rules, regulations, requirements or orders of any governmental authorities and agencies as of January 1, 2016, and Landlord shall be responsible for remediation of any such failure, at Landlord's sole cost and expense.

2.2 Nature of Use. Tenant agrees to use said Premises in a careful and proper manner and not to commit any waste thereon. Tenant agrees not to use or occupy said Premises, or permit the same to be used or occupied, for any purpose or business deemed hazardous.

2.3 Peaceful Enjoyment. Landlord covenants and agrees that Tenant shall peaceably and quietly have, hold and enjoy the Premises during the Term hereof subject to the rights of any holder of a deed of trust or mortgage to which this Lease is subordinate as long as Tenant's lease and nondisturbance rights are recognized by said holder.

2.4 Signs. Tenant agrees not to erect or place any signs or objects upon the roof of the building or paint or otherwise deface the exterior walls of the building except with the prior written consent of Landlord, which will not be unreasonably withheld. And, provided further, that Tenant will, upon the termination or expiration of this Lease, remove any and all such further approved signs or paintings as shall have been erected, placed or printed upon the building, such removal to be made in a manner as to avoid injury, defacement or overloading of the building and other improvements.

2.5 Landlord Access. Tenant agrees, upon reasonable notice, to permit the Landlord to enter the Premises for the purposes of inspection, protection, repair, or marketing of the Premises.

ARTICLE 3 ADDITIONAL RENT OBLIGATIONS: TAXES AND UTILITIES

3.1 Taxes. Tenant, in addition to the Base Rent provided for herein, agrees to pay as Additional Rent to the public authorities charged with collection thereof, promptly as the same become due and payable, all real estate taxes and assessments upon the Premises, which are assessed during the Base Term and any Renewal Term (it being acknowledged and agreed that Tenant shall have no responsibility for taxes assessed or applicable to periods prior to January 1, 2016 (even if such taxes are due and payable during the term). Taxes and assessments due and payable during partial years in the calendar years in which the Lease commences and terminates shall be prorated on the basis of the Tenant paying 1/12th of said taxes and assessments for each month of said partial year within the Term. Partial calendar months shall be similarly prorated. If Tenant shall default in the payment of any taxes or public charges above required to be paid by Tenant, Landlord shall have the right to pay the same, together with any penalties and/or interest, in which event the amount so paid by Landlord shall be paid by Tenant

to Landlord on demand unless such taxes or impositions are the subject of a bona fide contest as hereinafter provided in Article 5.3. Nothing herein contained shall require the Tenant to pay any estate, inheritance, succession, capital levy or transfer tax of the Landlord, or any income, excess profits, franchise or other tax. In addition, Tenant will pay any tax on rentals, or a similar tax (other than income tax), or other charges or expenses payable by Tenant or Landlord. Tenant shall have the right to pay all special assessments in the maximum number allowable, and Tenant shall have the obligation to pay only those installments which are due and payable applicable to periods of time during the Base Term and any Renewal Term.

3.2 Utilities. Tenant also shall pay directly to any utility provider when due, all electricity, gas, water and sewers charges for services used by it upon the Premises, sewer access charges, water access charges and all fees due or to become due the City, County or State on account of any inspection made on said Premises by any office of said City, County or State. Tenant shall also pay any and all other expenses arising out of or incidental to the occupancy and use of the Premises and all fees and expenses arising from the use of the Premises after the Commencement Date. Tenant shall have no obligation to pay for any utilities consumed by U.S. Cellular, it being agreed and understood that U.S. Cellular does (and shall continue to) contract directly for its own utilities utilized in connection with its tower.

ARTICLE 4 MAINTENANCE AND MAJOR REPAIRS

4.1 Maintenance Responsibilities. Tenant shall, at its expense, maintain and be responsible for all exterior and interior parts of the building plus the outside areas on the Premises keeping the Premises in good repair and condition, including, but not limited to, repairs (including all necessary replacements) to the roof, underground utilities, sewer pipes inside or outside the Premises, plumbing, HVAC units, windows, window glass, plate glass, doors, heating system and air conditioning equipment, including rooftop units. Tenant shall provide Landlord with advanced notice of any repairs which may exceed Two Hundred Fifty Dollars (\$250.00) in cost. To the extent Tenant makes any repairs or replacements of a capital nature which exceed \$5,000, the cost of the same shall be credited to Tenant against the purchase price at closing, in the event Tenant purchases the Premises pursuant to its rights under Article 6, below. If repairs are occasioned by Casualty Damage to the Premises for which insurance is available, the provisions of Article 6.3 shall apply. Tenant shall also provide reasonable care of landscaping and regular clearance of snow from outside areas. Tenant shall, throughout the Term, keep the Premises free from waste or nuisance, and shall deliver up the Premises at the termination of this Lease in good repair and, condition (reasonable wear and tear and insured damage by fire, tornado, or other insured casualty excepted). Notwithstanding anything herein to the contrary, Tenant shall have no responsibility for any maintenance, repair or replacement which is necessitated by U.S. Cellular's use of the Premises, and to the extent any maintenance, repair or replacement is necessitated by U.S. Cellular's use of the Premises, Landlord shall perform (or cause U.S. Cellular to perform) such item.

ARTICLE 5
ALTERATIONS AND IMPROVEMENTS

5.1 Obligations and Rights to Make Alterations. Landlord shall have no liability or obligation to make any alterations, improvements or repairs of any kind on, to or about the Premises, either to the interior or to the exterior, or to any of the equipment, appliances or appurtenances. Tenant shall not make any alterations, additions or improvements (collectively, "Alterations") to the demised Premises without the prior written consent of Landlord, which consent will not be unreasonably withheld. Tenant shall not commence any Alterations prior to Landlord's approval of the plans and specifications for the Alterations and Landlord's approval of all contractors, which shall be made within seven (7) days of Tenant's request. Tenant shall provide Landlord with lien waivers from all contractors and materialmen. Notwithstanding the foregoing, Tenant shall give Landlord at least seven (7) days' notice prior to commencing any Alterations so that Landlord may post the Premises with notices of non-responsibility for payment. Tenant shall promptly pay all contractors and materialmen for Alterations and shall not permit any lien to be attached to the Premises. Unless removable without damage to the Premises, and/or the same constitutes fixtures, all such alterations, additions and improvements shall become the exclusive property of Landlord.

5.2 Liens. During the Lease term, Tenant shall keep the Premises free from any and all liens arising out of work incurred by the Tenant.

ARTICLE 6
RIGHT OF FIRST REFUSAL; OPTION TO PURCHASE

6.1 Right of First Refusal. Landlord agrees to not sell the Premises during the Base Term, except pursuant to the option to purchase set forth in Section 6.2 below. Thereafter, during the Renewal Term, in the event that Landlord receives a bona fide offer to purchase the Premises (the "Initial Offer"), which Initial Offer Landlord is willing to accept, Landlord shall provide Tenant with a copy of the Initial Offer. Provided that Tenant is not in default under any terms of this Lease, Tenant shall have twenty (20) days after receipt of the copy of the Initial Offer to submit to Landlord a binding written offer to purchase the Premises upon the same terms and conditions as set forth in the Initial Offer. If Landlord does not receive such an offer from Tenant within such 20-day period, Landlord shall be free to sell the Premises to the other party upon substantially the same terms and conditions of the Initial Offer and Tenant shall have no further rights with respect to this right of first refusal. If Landlord does not sell the Premises to the other party (or such other party's assigns) upon substantially the same terms and conditions of the Initial Offer within ninety (90) days of the expiration of the 20-day period, then Tenant's right of first refusal hereunder shall automatically be resurrected and shall remain in force for the balance of the Term. Unless waived or terminated sooner as provided hereunder, all rights of Tenant with respect to this right of first refusal shall terminate as of the termination or expiration of this Lease. Any waiver of Tenant's right of first refusal shall not impact Tenant's Option to Purchase set forth below.

6.2 Option to Purchase. Provided that Tenant is not then in default, at any time after the third (3rd) anniversary of the Commencement Date and before the expiration of the

Term (including the Renewal Term, if any), Tenant shall have an option to purchase the Premises at a total purchase price equal to the fair market value determined as set forth below (the "Purchase Price"). Tenant shall exercise the option to purchase by delivering notice of Tenant's exercise to Landlord, at which point, the parties shall proceed under Section 6.2(g) to determine the Purchase Price. Once the Purchase Price is determined, Tenant shall submit a written offer to purchase to Landlord containing the terms set forth in this Section 6.2. on Form WB-15 Commercial Offer to Purchase at the Purchase Price, which Landlord shall execute (the "Offer to Purchase"). The Offer to Purchase shall include, among other terms, the following items:

(a) The parties shall close upon the sale and purchase of the Premises within forty-five (45) days after Tenant's delivery of said offer to purchase to Landlord.

(b) Within seven (7) days after the acceptance date on the Offer to Purchase, Landlord shall furnish and deliver to Tenant for examination, to the extent such items are in Landlord's possession or under Landlord's control, copies of the following: (i) all reports, title reports, maps, plans, specifications, soil tests, operating manuals, maintenance reports and receipts, warranties, environmental audits, assessments, studies and other similar documentation relating to or affecting the Premises; (ii) all contracts, agreements and other obligations that will affect the Premises following Closing; (iii) a current copy of the lease between Landlord and U.S. Cellular.

(c) Tenant shall have a thirty (30)-day feasibility period within which to decide, within Tenant's sole discretion, whether Tenant's acquisition of the Premises is feasible. In determining whether the Premises is feasible for such proposed use, Tenant shall have the right to obtain and perform any inspections, studies, surveys, tests, samples, approvals, permits and/or other determinations that Tenant may, within Tenant's sole discretion, deem to be necessary as a part of such analysis. If Tenant is not satisfied as to the feasibility of acquiring the Premises, Tenant may declare Tenant's election to purchase null and void by written notice delivered to Landlord within such thirty (30)-day period, in which event this Lease (and Tenant's right to exercise its Option to Purchase in the future, but no sooner than six (6) months after declaring Tenant's election to purchase null and void) shall continue in full force and effect.

(d) Title shall be conveyed by warranty deed, free and clear of all liens and encumbrances, subject only to municipal and zoning ordinances and agreements entered under them, recorded easements for utilities and municipal services, recorded building and use restrictions and covenants, leases of tenants in possession of the property, general taxes levied in the year of closing, and such other customary title exceptions which do not restrict or prohibit the use of the Premises.

(e) At Closing, Landlord shall pay all real estate transfer fees associated with the conveyance of the Premises.

(f) In the event that Tenant notifies Landlord that Tenant intends after acquisition of the Premises to remove the underground storage tank, Landlord shall credit

Tenant for one-half of all costs associated with such removal, including, but not limited to any Department of Natural Resources costs and environmental costs associated with the tank (as determined by Tenant's environmental consultants and contractors) at closing.

(g) Within ten (10) days after receipt of Tenant's notice of exercise of its option, Landlord and Tenant shall each select an experienced, qualified MAI appraiser (it being understood that all such appraisers selected hereunder shall have at least ten years' experience appraising similar buildings in metropolitan districts in the United States) to determine fair market value. Each party shall be responsible for paying the fees of the appraiser selected by it. Provided that the difference of the two appraisals is less than or equal to five percent (5%), then the arithmetic average of the two appraisals shall be the current fair market value and such determination shall be conclusive and binding upon the parties. If the difference between the two appraisals is more than five percent (5%), then within twenty (20) days after the date that the parties are notified of such appraisals should the parties not have otherwise agreed on fair market value based upon the appraisals, the two appraisers previously retained shall jointly appoint a third similarly qualified and experienced MAI appraiser, whose determination of the fair market value of the Premises shall be binding upon the parties. Each of the parties shall pay one-half of the fees of any such third appraiser.

(h) Upon Tenant's election, Landlord shall provide seller financing for Tenant's acquisition of the Premises in an amount of up to eighty percent (80%) of the Purchase Price, on then-current terms mutually agreeable by Landlord and Tenant. Such financing shall be made pursuant to a land contract or promissory note and may be secured by a first mortgage in favor of Landlord, at Landlord's option.

(i) Tenant shall receive a credit at closing for capital repairs and replacements, as set forth in Section 4.1, above.

(j) Tenant shall receive an assignment of the U.S. Cellular lease.

No transfer of the Premises shall impact Tenant's rights with respect to this Option to Purchase.

ARTICLE 7 LIABILITY, INSURANCE, DAMAGE TO PREMISES

7.1 Liability. Tenant agrees that Landlord shall not be liable to Tenant for any damage to or loss of personal property or personal injury or death in the Premises unless such damage or loss is the result of the gross negligence or misconduct of Landlord or Landlord's agents.

7.2 Insurance Coverage. At all times during the Base Term and any Renewal Term of this Lease, Tenant is required to maintain, at Tenant's sole cost and expense:

(a) Fire insurance with extended coverage naming Landlord as the insured and in an amount equivalent to the full replacement value of the building and improvements located on the Premises, together with endorsements insuring against vandalism (to the extent available at reasonable cost);

(b) For the mutual benefit of Landlord and Tenant, general public liability insurance insuring Landlord and Tenant against all liability and claims thereof arising out of injuries, deaths and/or property damage occurring in or from the Premises. Said insurance shall afford protection for personal injury, and property damage in a single limit of not less than Two Million and No/100 Dollars (\$2,000,000.00) aggregate;

(c) Worker's Compensation Insurance as required by the State of Wisconsin covering all persons employed in connection with any construction or improvements to the Premises; and

(d) Such other insurance reasonably requested by Landlord or Landlord's lenders as a consequence of any changes in the law, covenant changes in Landlord's Loan Agreement or similar items not presently known.

Memorandum copies of the insurance policies or insurance certificates shall be delivered to Landlord with satisfactory evidence of payment of premiums. The insurance provided for herein shall be written by an insurance company or companies reasonably acceptable to Landlord. Further, Tenant shall give immediate written notice to Landlord of any cancellation or modification of the aforesaid insurance policies. Said policy or policies shall not be cancelable as to Landlord on less than ten (10) days' written notice to Landlord.

7.3 Casualty Damage to Premises. Tenant shall give reasonably prompt written notice to Landlord of partial or total damage to the Premises by fire or other casualty insured under Tenant's insurance. The Premises shall be repaired and restored reasonably promptly after the date of such destruction by and at the cost of the Tenant. Landlord agrees that all insurance proceeds shall be made available to Tenant for such purpose. Tenant shall be responsible for all repair costs in excess of insurance proceeds.

7.4 Indemnification. Tenant shall indemnify and hold harmless Landlord from and against any and all claims arising from Tenant's use of the Premises, or from the conduct of Tenant's business or from any activity, work or things done, permitted or suffered by Tenant in or about the Premises or elsewhere and shall further indemnify and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any negligence of the Tenant, or any of Tenant's agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Landlord by reason of any such claim, Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord or by Tenant's insurance carrier's designated attorneys. Except as otherwise set forth below, Tenant, as

a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons, in, upon or about the Premises arising from any cause, and Tenant hereby waives all claims in respect thereof against Landlord.

Landlord shall indemnify and hold harmless Tenant from and against any and all claims arising from any other tenant's (including, but not limited to U.S. Cellular's) use of the Premises, or from the conduct of such tenant's business or from any activity, work or things done, permitted or suffered by such tenant in or about the Premises or elsewhere and shall further indemnify and hold harmless Tenant from and against any and all claims arising from any breach or default in the performance of any obligation on Landlord's part to be performed under the terms of this Lease, or arising from any negligence of the Landlord, or any of Landlord's agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Tenant by reason of any such claim, Landlord upon notice from Tenant shall defend the same at Landlord's expense by counsel reasonably satisfactory to Tenant or by Landlord's insurance carrier's designated attorneys.

ARTICLE 8 CONDEMNATION

8.1 Condemnation of Premises. If the Premises or any part thereof shall be taken or sold in lieu of or under threat of condemnation, or condemned for public purposes by any competent authority, Tenant and Landlord shall each have the right to participate in any condemnation proceedings with respect to the Premises. Tenant and Landlord shall each be entitled to receive and retain such separate award and portions of lump-sum awards as may be allocated to their respective interests in any condemnation proceedings. It is further mutually covenanted and agreed, however, that in the event of a taking of the Premises, or a portion thereof by eminent domain:

The obligation of Tenant shall not be affected if the portion taken be minor or negligible. If the portion taken be of sufficient magnitude so as to materially affect the conduct of Tenant's business, the Base Rent shall be reduced pro-rata in proportion to the degree of interference with Tenant's business; provided Tenant shall have the option to terminate this Lease upon thirty (30) days written notice if the portion of the demised Premises taken shall be of sufficient magnitude so as to render the remainder thereof unfit for the conduct of Tenant's business in the usual manner and quality of operation. Until the Lease is terminated as provided above, all other terms and conditions of this Lease, including Tenant's obligations to pay Additional Rent as adjusted by any taking shall remain unchanged.

ARTICLE 9 ASSIGNMENT OR SUBLEASE

9.1 Sublease or Assignment. Tenant shall not assign this Lease or sublet the Premises, or any part thereof, or in any other manner transfer this Lease, leasehold or the Premises, or suffer the same so to be, without the prior written consent of Landlord, which will not be unreasonably withheld. If Tenant desires to assign the Lease, it shall so notify Landlord

in writing at least thirty (30) days prior to the proposed effective date of the assignment. Tenant shall provide Landlord with a copy of the proposed Assignment, financial information, bank references and financial statements of the proposed assignee; and, such further information as Landlord might reasonably request concerning the proposed assignee. Within fifteen (15) days after Landlord's receipt of all required information concerning the proposed assignee, Landlord shall notify Tenant in writing of Landlord's consent to the Assignment or Sublease, or if Landlord withholds consent, the reasons therefor. Tenant shall reimburse Landlord for Landlord's actual expenses, including reasonable fees for Landlord's attorney's fees in reviewing such proposed Assignment. Any such attempt to assign, sublet or transfer without such consent shall be wholly ineffective, and Tenant shall remain primarily liable for the fulfillment of all of the terms, covenants and obligations applicable to it as are herein set forth and imposed. A permitted Assignment shall relieve Tenant of any liability to Landlord hereunder.

9.2 Permission Process. If Tenant desires at any time to make an Assignment and such Assignment requires Landlord's consent, it shall first notify Landlord of Tenant's desire to do so and shall submit in writing to Landlord (i) the name of the proposed assignee being hereinafter referred to as an "Assignee"), (ii) the nature of the proposed Assignee's business to be carried on the Premises, (iii) a copy of the proposed Assignment agreement and any other agreements to be entered into concurrently with such Assignment, including full disclosure of all financial terms, and (iv) such financial information as Landlord may reasonably request concerning the proposed Assignee. Neither the furnishing of such information nor the payment of such fee shall limit any of Landlord's rights or alternatives under this Section 9.

ARTICLE 10 DEFAULT

10.1 Bankruptcy or Insolvency of Tenant. If any sale of Tenant's interest in the Premises shall be made under execution or similar legal process, or if Tenant shall be adjudicated bankrupt and such adjudication is not vacated within ninety (90) days, or if a receiver or trustee shall be appointed for Tenant's business or property and such appointment shall not be vacated within ninety (90) days, or if a corporate reorganization of Tenant or any arrangement with its creditors shall be approved by a court under the Federal Bankruptcy Code, or if Tenant shall make an assignment for the benefit of creditors, or if in any other manner Tenant's interest under this Lease shall pass to another by operation of law, Tenant shall be deemed to have breached a material covenant of this Lease and Landlord may re-enter the Leased Premises and declare this Lease and the tenancy hereby created terminated.

10.2 Other Default by Tenant. In the event Tenant shall fail to pay Base Rent or Additional Rent due under this Lease within ten (10) days after the same shall become due and such default continues uncured for ten (10) days after delivery of written notice; fail to keep or perform any of the other terms, conditions or covenants of the Lease to be kept or performed by Tenant for more than thirty (30) days after delivery of written notice of such failure shall have been given to Tenant. Notwithstanding the foregoing if the default cannot reasonably be cured within such thirty (30) day period despite Tenant's use of commercially reasonable efforts, Tenant shall be permitted such additional time as is reasonably necessary to cure such default as

long as Tenant continues to use its best efforts to effect such cure; or vacate or abandon the Premises; then the Landlord, besides any other rights or remedies it may have at law or in equity, shall have the right to either (i) terminate this Lease upon the expiration of ten (10) business days after written notice of such intent is given to Tenant, in which event the Term or applicable Renewal Term shall expire and terminate with the same force and effect as though the date set forth in said notice were the date originally set forth herein and fixed for the expiration of the Term or Renewal Term, or (ii) re-enter the Premises by legal process, dispossess Tenant and/or other occupants of the Premises, remove all property from the Premises, and store the same in a public warehouse or elsewhere at the cost of, and for the account of Tenant, and hold the Premises as hereinafter provided, Tenant agreeing that no such re-entry or taking possession of the Premises by Landlord shall be construed as an election on Landlord's part to terminate this Lease, such right, however, being continuously reserved by Lesser.

If Tenant fails to pay when due any payment of Rent, or other charges which Tenant is obligated to pay to Landlord under this Lease, within ten (10) days after the same is due, interest shall accrue and be payable at the annual rate of eighteen (18%) percent per annum. Tenant shall also pay to Landlord the cost of collection, including reasonable attorney's fees. This sum is intended to compensate Landlord for accounting and administrative expenses incurred by Landlord as well as the loss of the use of funds.

Should Landlord elect to re-enter as provided herein, or should Landlord take possession pursuant to legal proceedings or pursuant to any notice provided for by law, Landlord may terminate this Lease. In the alternative, Landlord may from time to time re-let the Premises, or any part thereof, without terminating this Lease. The re-letting may be for a term (which may be a term extending beyond the term of this Lease) and at a rent and upon such other terms and conditions as Landlord in Landlord's sole discretion may deem advisable. Landlord shall have the right to make alterations and repairs to the Premises. Upon each re-letting (i) Tenant shall be immediately liable to pay to Landlord, in addition to any indebtedness other than Rent then due, the costs and expenses incurred by Landlord of the re-letting and of the alterations and repairs, and Tenant shall also pay the amount, if any, by which the Rent reserved in this Lease for the period of the re-letting (up to but not beyond the Base or current Renewal Term of this Lease) exceeds the amount agreed to be paid as Rent for the Premises from the re-letting; or (ii) at the option of the Landlord, rents received by Landlord from re-letting shall be applied, first to the payment of any indebtedness other than Rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of the re-letting and of the alterations and repairs; and third, to the payment of Rent due and unpaid hereunder, and the residue, if any, shall be held by Landlord and applied in payment of future rents as the same may become due and payable. If Tenant has been credited with any rent to be received by such re-letting under option (i), and the rent shall not be promptly paid to Landlord by the new tenant, or if the rents received from the re-letting under option (ii) during any month are less than that to be paid during that month by Tenant hereunder, then Tenant shall pay any such deficiency to Landlord. The deficiency shall be calculated and paid monthly. No re-entry or taking of possession of the Premises by Landlord shall be construed as an election on Landlord's part to terminate this Lease unless a written notice of such intention is given to Tenant or unless the termination is decreed by a court of competent jurisdiction.

Should Landlord at any time terminate this Lease for any breach by Tenant, in addition to any other remedy Landlord may have, Landlord may recover from Tenant all damages Landlord may have by reason of such breach including (i) the cost of recovering the Premises, (ii) the worth, at the time of the award, of the unpaid Rent that had been earned at the time of termination of this Lease, (iii) the worth, at the time of the award, of the amount by which the unpaid Rent that would have been earned after the date of termination of this Lease until the time of award exceeds the amount of the loss of Rent that Tenant proves could have been reasonably avoided, and (iv) any other amount, including court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default, all of which amounts shall be immediately due and payable from Tenant to Landlord.

Mention in this Lease of any particular remedy shall not preclude Landlord from any other remedy in law or equity.

10.3 Waivers. No waiver by either party of performance shall be considered a continuing waiver or shall preclude either party from exercising its rights in the event of a subsequent default.

10.4 Remedies. No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative and may be exercised from time to time and as often as the occasion may arise.

ARTICLE 11 CONSTRUCTION OF LEASE

11.1 Whole Agreement and Amendment Process. This Lease and the exhibits attached hereto and forming a part hereof, if any, sets forth all of the covenants, promises, agreements, conditions and understandings between the Landlord and the Tenant concerning the demised Premises, and there are no covenants, promises, agreements, conditions, either oral or written, between them other than as herein set forth. Tenant and Landlord acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties except as are expressed herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

11.2 Successors and Assigns. Each of the covenants, provisions, terms and agreements of this Lease shall inure to the benefit of and shall be obligatory upon the respective successors and assigns, executors, administrators, successors and assigns of the Landlord and Tenant respectively. This Lease shall be construed and enforced in accordance with the laws of the State of Wisconsin.

11.3 Short Form of Lease. A short form of Lease suitable for recording in the office of the Dane County Recorder shall be executed and delivered at the request of either party at the expense of the Tenant.

11.4 Severability. 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 to which it is held invalid or unenforceable shall be valid and enforced to the full extent permitted by law.

11.5 Relationship of Lease to Mortgage. This Lease is subject and subordinate to (a) the lien of any Mortgage which may now or hereafter encumber the Premises. In confirmation of such subordination, Tenant shall, at Landlord's written request from time to time, promptly execute any certificate or other document reasonably requested by the holder of the Mortgage. Tenant agrees that in the event that any proceedings brought for the foreclosure of any Mortgage is successful; provided, however, that such holder shall first agree in writing that Tenant's peaceful possession of the Premises and its rights under this Lease will not be diminished on account thereof, Tenant shall immediately and automatically attorn to the purchasers at such foreclosure sale, as the Landlord under this Lease, and Tenant waives the provisions of any statute or rule of law, now or hereafter in effect, which may give or purport to give Tenant any right to terminate or otherwise adversely affect this Lease or the obligations of Tenant hereunder in the event that any such foreclosure proceeding is prosecuted or completed. Neither the holder of the mortgage (whether it acquires title by foreclosure or by deed in lieu thereof) nor any purchaser at foreclosure sale shall be liable for any act or omission of Landlord occurring prior to date of acquisition of title (except any act or omission of a continuing nature), nor subject to any offsets or defenses which Tenant might have against Landlord, nor bound by any prepayment by Tenant of more than one (1) month's installment of Base Rent and Additional Rent nor by any modification of this Lease made subsequent to the granting of the Mortgage unless consented to by the holder of the Mortgage. Notwithstanding anything to the contrary in this Section 11.5, so long as Tenant is not in default under this Lease beyond all applicable notice and cure periods, this Lease shall remain in full force and effect and the holder of any mortgage and any purchaser at foreclosure sale thereof shall not disturb Tenant's possession hereunder. Prior to the execution hereof, Landlord shall deliver to Tenant a Non-Disturbance Agreement executed by any mortgagee providing that Tenant's peaceful possession of the Premises and its rights under this Lease will not be diminished or terminate on account thereof.

11.6 Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Wisconsin (the "State")

ARTICLE 12 ADMINISTRATION OF LEASE

12.1 Notices. Landlord may from time to time designate a person, firm or corporation, which may or may not be Landlord, to receive notices, rental payments or other documents which Tenant is required or permitted to deliver to or serve upon respectively, and will furnish Tenant the address of such designated person. Each installment of Rent herein provided to be paid to Landlord shall be paid by check, draft or like instrument, payable to the order of the Landlord or of such person, firm or corporation as shall have been designated by Landlord to receive such payment from time to time during the term of this Lease or any extension hereof; any notice herein required or permitted to be given by Landlord to Tenant shall

be deemed given if and when delivered to Tenant's office at the Premises or mailed in a sealed wrapper, by United States Registered or Certified Mail, postage prepaid, properly addressed to Tenant. Any notice herein required or permitted to be given by Landlord to Tenant shall be deemed given if and when so mailed to Landlord, or if it shall have designated some one person, firm or corporation to receive notice, then to such person, firm or corporation. Until changed, as hereinafter provided, notices and communications to the Landlord and Tenant shall be addressed as follows:

As to Landlord: Charles Bauer
Charles Beckwith
1833 Van Hise Avenue
Madison, WI 53726

As to Tenant: Wisconsin Soaps LLC
9 Captain's Court, Unit 4
Madison, WI 53719
Attn: Sean Scannell

Each party shall have the right to specify as its proper address any other address in the United States of America by giving to the other party at least fifteen (15) days' written notice thereof. Any notice by or to the Company shall only be effective if executed by or delivered to Gerald F. Mahoney.

12.2 Litigation. If a suit is brought to enforce any covenant of this Lease for the breach of any covenant or condition herein contained, the parties hereto agree that the unsuccessful party to any suit or litigation shall pay to the successful party all costs and expenses, including reasonable attorney's fees incurred therein by the successful party.

ARTICLE 13 HAZARDOUS MATERIAL

13.1 Definition. The term "Hazardous Material" means any hazardous material or waste which is toxic, ignitable, reactive or corrosive and which is or becomes regulated by any local or state governmental authority or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is (i) defined as "hazardous waste", "extremely hazardous waste", "restricted hazardous waste", "hazardous substance" or "hazardous material" by any local or state law, (ii) oil and petroleum products and their by-products, (iii) asbestos, (iv) designated as a hazardous substance pursuant to the federal Water Pollution Control Act, (v) defined as a hazardous waste pursuant to the Federal Resource Conservation and Recovery Act, or (vi) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act.

13.2 Restrictions on Hazardous Materials. Tenant shall not cause or permit any Hazardous Material to be brought upon, or used in or about the Premises by Tenant, its agents, employees, contractors or invitees, without the prior written consent of Landlord (which Landlord shall not unreasonably withhold as long as Tenant demonstrates to Landlord's

reasonable satisfaction that such Hazardous Material is necessary or useful to Tenant's business and will be used, kept and stored in a manner that complies with all laws relating to such Hazardous Material). Present practices regarding Hazardous Waste shall be considered necessary and useful to the Tenant's business unless prohibited by law or regulations promulgated after the Effective Date hereof. If Tenant breaches the obligations stated in the preceding sentence, if the presence of Hazardous Material on the Premises caused or permitted by Tenant results in contamination of the Premises, then Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including, without limitation, diminution in value of the Premises, damages for the loss or restriction on use of rentable or usable space or of any amenity of the Premises, damages arising from any adverse impact on marketing of space of the Premises, and sums paid in settlement of claims, attorney's fees, consultation fees and expert fees) which arise during or after the term of the Lease as a result of such contamination. This indemnification of Landlord by Tenant includes, without limitation, costs incurred in connection with any investigation or site conditions or any cleanup, remedial, removal, or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Material present in the soil or ground water on or under the Premises. Without limiting the foregoing, if the presence of any Hazardous Material on the Premises caused or permitted by Tenant results in any contamination of the Premises, Tenant shall promptly take all actions at its sole expense as are recommended by environmental engineers hired by Tenant and are necessary to return the Premises to the condition existing prior to the introduction of any such Hazardous Material to the Premises; provided that Landlord's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse long-term or short-term effect on the Premises. Tenant shall have no obligation for any Hazardous Material existing at, on, under or upon the Premises as of January 1, 2016, nor for any Hazardous Materials which are introduced to the Premises by any party other than Tenant, its employees, guests or its agents.

ARTICLE 14 FOR SALE OR FOR RENT SIGNS

Landlord shall be permitted to post reasonable "Building for Sale" signs on the Premises at any time and similar "For Rent" signs within one hundred eighty (180) days prior to the expiration of the Term if Tenant has not given Landlord its required notice of intent to renew the Lease.

ARTICLE 15 RIGHT OF ENTRY

Tenant will furnish to Landlord at all times a master key to the Premises and permit Landlord, or Landlord's representative(s), to enter the Premises, with at least twenty-four (24) hours' notice (except in the event of an emergency, in which case, no notice shall be required) to examine, inspect and protect the Premises, and to make such alterations, renovations and/or repairs as in the judgment of Landlord may be required for the Premises to be in compliance with law or to exhibit the same to prospective tenants during the last year of the Term of this Lease or during any period Tenant is in default hereunder, or to prospective

purchasers or lenders at any time during normal business hours upon reasonable prior notice. Landlord shall use reasonable efforts to not interfere with the conduct of Tenant's business.

ARTICLE 16 ESTOPPEL CERTIFICATES; FINANCIAL STATEMENTS

16.1 Estoppel Certificates. Tenant agrees at any time and from time to time, upon not less than twenty (20) days prior written notice by Landlord, to execute, acknowledge and deliver to Landlord or a party designated by Landlord a statement in writing (i) certifying that this Lease is unmodified and in full force and effect, or if there have been modifications, that the Lease is in full force and effect as modified and stating the modifications, (ii) stating the dates to which the rent and other charges hereunder have been paid by Tenant, (iii) stating whether or not Landlord is in default in the performance of any covenant, agreement or condition contained in this Lease, and, if so, specifying each such default, (iv) agreeing that except for any security deposit required herein, Tenant shall not prepay any rent more than thirty (30) days in advance, and (v) such other matters relating to this Lease as may reasonably be requested. Any such statement delivered pursuant hereto may be relied upon by an owner of the Premises, any prospective purchaser of the Premises, any mortgagee or prospective mortgagee of the Premises or of Landlord's interest, or any prospective assignee of any such mortgagee. Any such purchaser or mortgagee shall execute, acknowledge and deliver to Tenant (i) if a purchaser, a certificate confirming the terms of the Lease or (ii) if a mortgagee, a Non-Disturbance Agreement.

16.2 Financial Statements. In the event Landlord enters into a Purchase Agreement for the sale or makes application for a mortgage on the property during the term of the Lease or any extension or renewal thereof, Tenant will provide copies of its most recent annual financial statements for confidential review by the purchaser or mortgagee of the Premises. Landlord will obtain an agreement from Landlord's purchaser or mortgagee to treat said financial statements as confidential.

ARTICLE 17 SURRENDER; HOLDING OVER

17.1 Surrender. Upon the expiration of this Lease or the earlier termination of Tenant's right to possession, Tenant shall immediately vacate the Premises, remove all of its trade fixtures, furniture, equipment and personal property, remove any Hazardous Materials installed, used, generated, stored by Tenant, and leave the Premises in the condition required by this Lease. Ordinary wear and tear on the Premises or conditions existing on the Commencement Date shall not be deemed a violation of this Lease. Any property not removed shall be deemed abandoned, and Tenant shall be liable for all costs of removal and Tenant shall indemnify, defend and hold Landlord harmless from any cost or liability due to disposition of any property in the Premises in which a person other than Tenant has an interest.

17.2 Holding Over. Should Tenant continue to occupy the Premises, or any part thereof, after the expiration or termination of the Term, without consent of Landlord, such tenancy shall be from month to month and the monthly Base Rent shall be one and one tenth

times the most recent Base Rent. If Tenant's holdover is without the consent of Landlord, neither this Section nor the acceptance of any rent hereunder shall prevent Landlord from exercising any remedy to regain immediate possession of the Premises.

ARTICLE 18 DISPUTE RESOLUTION

17.1 Dispute Resolution; Mediation. Except as otherwise provided in this Agreement, in the event any disagreement, dispute or claim arises among the parties to this Agreement with respect to the enforcement or interpretation of this Agreement or any specific terms and provisions set forth in this Agreement (collectively, a "Dispute"), such Dispute shall be settled in accordance with the following procedures:

(a) **Meet and Confer.** The parties shall, as soon as reasonably practicable after one party gives written notice of a Dispute to the other party (the "Dispute Notice"), meet and confer in good faith regarding such Dispute at such time and place as mutually agreed upon by the parties (the "Meet and Confer"). The obligation to conduct a Meet and Confer pursuant to this Section does not obligate either party to agree to any compromise or resolution of the Dispute that such party does not determine, in its sole and absolute discretion, to be a satisfactory resolution of the Dispute. The Meet and Confer shall be considered a settlement negotiation for the purpose of all applicable Laws protecting statements, disclosures or conduct in such context, and any offer in compromise or other statements or conduct made at or in connection with any Meet and Confer shall be protected under such Laws.

(b) **Non-Binding Mediation.** If any Dispute is not resolved to the mutual satisfaction of the parties within ten (10) business days after delivery of the Dispute Notice (or such other period as may be mutually agreed upon by the parties in writing), the parties shall submit such Dispute to mandatory non-binding mediation conducted by the American Arbitration Association ("AAA") in accordance with the following rules and procedures:

(i) Either party may commence mediation by giving written notice to the other party demanding mediation (the "Mediation Notice"). The Mediation Notice shall specify the Dispute, the particular claims and/or causes of actions alleged by the party demanding mediation, and the factual and legal basis in support of such claims and/or causes of action.

(ii) The mediation shall be conducted before a single impartial mediator who is a member of the AAA panel of mediators in Madison, Wisconsin (the "AAA Panel"). The parties shall use their good faith effort to agree upon a mutually acceptable mediator within ten (10) days after delivery of the Mediation Notice. If the parties are unable to agree upon a mutually acceptable mediator within such time period, then each party shall select one mediator from the AAA Panel, and such mediators shall select a single impartial mediator from the AAA Panel to serve as mediator of the Dispute.

(iii) The parties expressly waive any right to any and all discovery in connection with the mediation; provided, however, that each party shall have the right to conduct no more than two (2) depositions.

(iv) The mediation hearing shall commence promptly but in any event within thirty (30) days after appointment of the mediator. The substantive internal law (and not the conflict of laws) of the State of Wisconsin shall be applied by the mediator to the resolution of the Dispute, and the Evidence Code of the State of Wisconsin shall apply to all testimony and documents submitted to the mediator. The mediator shall have no authority to amend or modify the limitation on the discovery rights of the parties or any of the other rules and/or procedures set forth in this Section. As soon as reasonably practicable, but not later than thirty (30) days after the mediation hearing is completed, the mediation shall arrive at a decision, which shall be reduced to writing, signed by the mediator and mailed to each of the parties and their respective legal counsel. The decision of the mediator shall be non-binding on the parties unless both parties to the Dispute agree in writing to accept the decision of the mediator as final and binding. Any such final and binding decision shall be without appeal or review except as permitted by applicable law. Any party may apply to a court of competent jurisdiction for entry and enforcement of judgment based on any such final and binding mediation award.

(v) The fees and costs of AAA and the mediator, including any costs and expenses incurred by the mediator in connection with the mediation, shall be borne by the Party requesting mediation.

(vi) Each party shall be responsible for the costs and expenses incurred by such party in connection with the mediation, including its own attorney's fees and costs; provided, however, that the mediator may allocate the costs of the mediation as he determines.

18.2 Litigation; Waiver of Jury Trial. After undergoing the mediation process in Section 18.1(b) and if the parties fail to agree in writing that the mediator's decision is final and binding, either party may pursue resolution of the Dispute in a court of competent jurisdiction. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT. EACH PARTY TO THIS AGREEMENT CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (B) SUCH PARTY HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER,

(C) SUCH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) SUCH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Lease Agreement to be executed on the year and date first above written.

LANDLORD:



Charles Bauer



Charles Beckwith

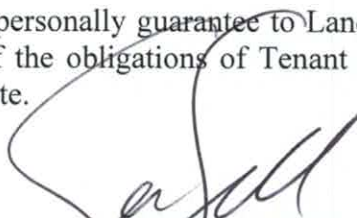
**TENANT:
WISCONSIN SOAPS LLC**

By: 

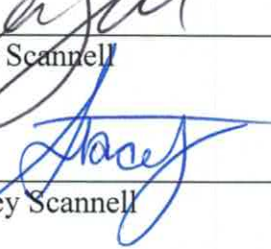
Sean Scannell, Managing Member

GUARANTY

The undersigned hereby personally guarantee to Landlord, on a joint and several basis, the prompt performance of all of the obligations of Tenant and the prompt payment of amounts owed under this Promissory Note.



Sean Scannell



Stacey Scannell

EXHIBIT A
Legal Description

Part of Lots 6, 8, and 9 in Block 55, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at a point on State Street 154.3 feet (also described as 155 feet in numerous conveyances) East from the intersection of the property lines of State and West Gorham Streets; thence Easterly 34 feet on the South property line of State Street; thence Southerly at right angles to State Street 80 feet; thence Westerly to a point 84.23 feet from State Street on a line at right angles to said street passing through point of beginning; thence Northerly on said line to point of beginning; it being intended to convey all of the premises between the East line of the East wall and the West line of the West wall of the building located thereon.

Together with a right of ingress and egress without covenant of warranty over a 16 foot right of way from the rear of said premises to Johnson Street more particularly described as follows: Beginning at the point of intersection of the South property line of State Street and the East property line of West Gorham Street; thence Southwesterly 80 feet on Gorham Street; thence 90.35 feet Southeasterly at right angles to Gorham Street to the point of beginning of the alley way; thence Southeasterly 41.65 feet on the same line; thence Northeasterly on a line parallel to West Gorham Street 57 feet; thence Northeasterly on a line making an angle of 142 degrees 5'45" with aforesaid line 112.60 feet; thence Southeasterly 63.60 feet on a line making an angle to 127 degrees 54'15" with aforesaid line to a point on West property line of West Johnson Street; thence Northeasterly 16 feet on Johnson Street; thence Northwesterly at right angles to Johnson Street, 71.60 feet; thence Southwesterly 168.10 feet on a line making an angle with aforesaid line 127 degrees 54'15"; thence Southwesterly 28.65 feet on a line making an angle of 142 degrees 5'45" with aforesaid line ending at the point of beginning.

Tax Parcel No. 251/0709-231-0305-9