

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

Application for Conditional Use

Fees Paid: \$25.00 Application Fee x \$150.00 Escrow Fee x \$100.00 CEO Fee x

Note: Applicant is also responsible for cost of advertising and any mailings associated with this application (this will be cover by the Escrow Fee, but if more funds are needed the applicant is expected to replenish the funds).

Date CEO Reviewed & Accepted 3/26/2025

Signature of CEO: [Signature]

Date Received & Paid for at Clerk's Office 3/26/25

Signature of Town Clerk: Danell Taylor

Date Received by Planning Board Administrative Assistant 3/27/2025 Electronically from office

Signature of Planning Board Administrative Assistant: [Signature]

Submission of Application: An application for Conditional Use Permit will consist of eleven (11) sets of the application and all additional documentation to be submitted.

Applicants Name and Mailing Address:

Trevor Sanborn, owner, Rejuvenate Canna Co., LLC

140 Federal Rd., Parsonsfield, ME 04047

Mail to: P.O. Box 1, E. Parsonsfield, ME 04028

Phone: 207-432-6405

Email: rejuvenatecannaco@yahoo.com

Applicant's Signature: [Signature] Date: March 20, 2025

Property Owner Name and Mailing Address - if Different from Applicant:

N/A - Mr. Sanborn owns the property.

Phone: _____ Email: _____

Property Owner's Authorization (ONLY FILL OUT IF APPLICANT IS NOT OWNER). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and the Applicant has the full authority to request approval for this proposal.

Property Owner's Signature: _____ Date: _____

Date Abutter's Letter Mailed _____

Date Advertised for Public Hearing _____

Date of Public Hearing _____

Method Advertised _____

Section 1

Location & Use

1. Site Location/Address: 140 Federal Rd.
Tax Map # U2 Lot # 04 Zoning District Village
Acreage Of Subject Parcel 1.78 AC
2. Please specify the exact nature of the proposed use of this property (attach extra paper for additional documentation):
Adult use cannabis retail store and Tier 2 adult use cannabis cultivation.
3. A scale drawing of the lot with the location of any existing or proposed buildings, structures, natural features, driveways and parking areas must be attached to this application.
4. Additional Materials Attached for Consideration: x Yes No
5. Abutter's List. A list of all abutters of properties lying within 500 feet of the property shall be attached. Please note, this may include properties in other municipalities if the property location indicates such. Property owners are classified as those whom taxes are assessed on the abutting property.
6. Copy of Public Notice & Indication of Posting Date and Location

Section 2

Standards For Conditional Permit to Be Met

2-1. Neither the proposed use for the proposed site upon which the use will be located if of such character that the use will have a significant adverse impact upon the value or quiet possession of the surrounding properties greater than would normally occur from any other such a use in the zoning district. This determination is considered by the Planning Board by the following criteria:

- A. The size of the proposed use is compared with surrounding uses
- B. The intensity of the proposed use, including amounts and types of traffic which would be generated.
- C. The proposed hours of operation.
- D. Expanse of pavement
- E. Intensity of use compared with surrounding uses
- F. Potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances
- G. Unusual physical characteristics of the site including lot size, lot shape, topography, soils all which may tend to aggravate adverse impacts upon surrounding properties.
- H. Degree to which landscaping, fencings, and other design elements have been proposed/implemented to mitigate adverse impacts on surrounding properties.

Section 3

Municipal Effect

3.-1. Municipal or other facilities serving the proposed use will not be overburdened or any hazards created because of inadequate facilities. The board must consider the following to reach this determination:

- A.** The ability of traffic to safely move in and out of the site at proposed location
- B.** The presence of facilities to assure the safety of pedestrians passing by or through the proposed site.
- C.** The capacity of the street network to accommodate the proposed use.
- D.** The capacity of sewerage and water supply systems to accommodate the proposed use.
- E.** The capacity of storm drainage system to accommodate the proposed use
- F.** The ability of the fire department to provide necessary protection services to the site and development.

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when places on the site will cause undue harm to environment or to the neighboring properties.

Section 4.

Standard for Shoreland Areas

For conditional use permit application in shoreland areas, the Planning Board shall additionally find the proposed use meets this application criteria as well as Article V, SECTION 4.A.5

Section 5.

Conditions of Approval

The Planning Board may attach conditions to its approval of a conditional use permit. These conditions may include, but are not limited to, such requirements as:

- Street Improvements
- Access Restrictions
- Hours of Use
- Required Buffering and Screening
- Utility Upgrades/Improvements
- Performance Guarantees for required off-site improvements

Section 6.

Reapplication

If denied by the Planning Board for a conditional use application, a second request of similar nature shall not be permitted within two years from the date of the first request. Exception may occur if:

- It is the opinion of the majority of the Planning Board
- Substantial new evidence can be brought forward
- Planning Board finds an error of law or misunderstanding of facts has been made
- An amendment to this ordinance has been made which changes the status, circumstances or conditions of the initial matter brought before the board.

Section 7.

Duration of Conditional Use Permit

If all conditions and standards of approval; are met, a conditional permit shall be a permanent grant of permission and shall “run with the land”.

Conditional Use Permit: _____ Approved _____ Denied

Date: _____

Signature of the Board: _____

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Jacob Hart

MAILING ADDRESS: 126 Federal Road

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 126 Federal Road

MAP # U02 LOT # 001

ABUTTER NAME(S): Joseph Colquhoun & Andree Benoit

MAILING ADDRESS: 20 Belvidere Road

CITY/STATE/ZIP: Atlantic Highlands, NJ

PROPERTY ADDRESS: 128 Federal Road

MAP # U02 LOT # 002

ABUTTER NAME(S): Joseph Rodgers

MAILING ADDRESS: 132 FEDERAL ROAD

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 132 Federal Road

MAP # U02 LOT # 003

ABUTTER NAME(S): Joseph Call

MAILING ADDRESS: 3 Steve Lane

CITY/STATE/ZIP: Steep Falls, ME 04085

PROPERTY ADDRESS: 148 Federal Road

MAP # U02 LOT # 005

ABUTTER NAME(S): Edward & Shirley Libby

MAILING ADDRESS: PO Box 63

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 150 Federal Road

MAP # U02 LOT # 006

ABUTTER NAME(S): Allen & DI Wentwoth & Michael Welch

MAILING ADDRESS: PO Box 294

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 158 Federal Road

MAP # U02 LOT # 007

ABUTTER NAME(S): Constance Cyr

MAILING ADDRESS: PO Box 91

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 168 Federal Road

MAP # U02 LOT # 008

ABUTTER NAME(S): Joan Greenleaf

MAILING ADDRESS: 170 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 170 Federal Road

MAP # U02 LOT # 009

ABUTTER NAME(S): Robert & Holly Churchill

MAILING ADDRESS: PO Box 625

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 180 Federal Road

MAP # U02 LOT # 010

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

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ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Timothy Wentworth

MAILING ADDRESS: PO Box 200

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 160 Federal Road

MAP # U02 LOT # 010-A

ABUTTER NAME(S): Fred Thurston

MAILING ADDRESS: PO Box 171

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 12 Stocks Drive

MAP # U02 LOT # 010-B

ABUTTER NAME(S): KEZAR FALLS AUTO & TRUCK PARTS

MAILING ADDRESS: PO Box 354

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 163 Federal Road

MAP # U02 LOT # 019

ABUTTER NAME(S): Kim Burnell

ABUTTER NAME(S): Lee & Susan Wadsworth

MAILING ADDRESS: 10 Hillside Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 25 Howe Drive

MAP # U02 LOT # 019-C

ABUTTER NAME(S): Denice Garland

MAILING ADDRESS: 18 Hillside Drive

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 18 Hillside Drive

MAP # U02 LOT # 019-E

ABUTTER NAME(S): Kelly & Lisa Libby

MAILING ADDRESS: 38 Hillside Drive

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 38 Hillside Ave

MAP # U02 LOT # 019-F/G

ABUTTER NAME(S): Town of Parsonsfield

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Hillside Ave

MAP # U02 LOT # 019-H

ABUTTER NAME(S): William A Day JR. & Deborah Eldridge

ABUTTER NAME(S): PEOPLE'S UNITED BANK

MAILING ADDRESS: ATTN: CONTRACT MANAGER RC 451, 850 Main Street

CITY/STATE/ZIP: BRIDGEPORT CT 06604

PROPERTY ADDRESS: 129 Federal Road

MAP # U02 LOT # 027

ABUTTER NAME(S): Justin P. Espinosa

MAILING ADDRESS: 335 Mudgett Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 135 Federal Road

MAP # U02 LOT # 027A

ABUTTER NAME(S): Jim & Mary Hannaford

MAILING ADDRESS: 77 South Hiram Road

CITY/STATE/ZIP: Hiram, ME 04041

PROPERTY ADDRESS: 77 South Hiram Road

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

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ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Robert & Gloria Perry

MAILING ADDRESS: 66 Enfield Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 17 Devereux Road

MAP # U02 LOT # 024

ABUTTER NAME(S): Michael & Corrine Shaw

MAILING ADDRESS: 9 Devereux Road

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 9 Devereux Road

MAP # U02 LOT # 025

ABUTTER NAME(S): Krista Vincent

MAILING ADDRESS: 11 Weeping Willow Drive

CITY/STATE/ZIP: Rochester, NH 03867

PROPERTY ADDRESS: 0 Devereux Road

MAP # U02 LOT # 025-A

ABUTTER NAME(S): DG PARSONSFIELD LLC

Verrill

ME | MA | RI | CT | NY | DC | verrill-law.com

JILL G. COHEN
PARTNER
jgcohen@verrill-law.com
207-253-4834

One Portland Square
Portland, Maine 04101-4054
Main 207-774-4000

March 18, 2025

Jesse Winters, Building and Plumbing Inspector
Erik Frey, Deputy Code Enforcement Officer
Code Enforcement
Town of Parsonsfield
Town Hall
634 North Road
Parsonsfield, ME 04047

RE: Application for Conditional Use Permit – 140 Federal Rd.
Trevor Sanborn, owner, Rejuvenate Canna Co., LLC

Dear Code Enforcement Officers:

Pursuant to Article IV of the Town of Parsonsfield Land Use and Development Ordinance, please accept this letter and the attachments as an application for a Conditional Use Permit from my client, Trevor Sanborn, owner of Rejuvenate Canna Co., LLC. Mr. Sanborn intends to operate an adult use cannabis retail store and a Tier II adult use cannabis cultivation facility at the above-referenced location.

As required by Article IV, we have provided the following:

- 140 Federal Rd. is located at 2U-000000-000004. Tax map attached.
- The proposed use is for an adult use cannabis retail store and a Tier II adult use cannabis cultivation facility.
- Information about the building and lot.
- Additional information:
 - Letter from Jeff Dutil, Chief, Kezar Falls Fire Department
 - Letter from Jesse Winters, Town of Parsonsfield Code Enforcement
 - Building information, site images, and site layout
 - Interior building layouts and operational information
 - Office of Cannabis Policy Conditional Licenses for Cultivation and Retail.
 - Certificate of Formation for Rejuvenate Canna Co., LLC
 - Deed
 - Lease
 - Maine Driver's License for Trevor Sanborn

Trevor Sanborn
Conditional Use Permit Application
Rejuvenate Canna Co., LLC at 140 Federal Rd.
March 18, 2025
Page 2

Please note that we are requesting a waiver of the condition requiring a "...scale drawing of the lot with the locations of any existing or proposed buildings, structures, natural features, driveways, and parking areas...". We have provided detailed information on the building, along with multiple images of the building, and a Google Earth image showing how the building sits on the lot, as well as the surrounding areas, driveway, and parking areas. We hope this documentation will suffice.

The proposed use for adult use cannabis retail and cultivation meets the criteria for issuance of a Conditional Use Permit as the proposed use will not have a "...significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district." The site is on Federal Rd. which can accommodate any traffic associated with the proposed use. The site has plenty of parking to accommodate employees and customers. As there are no planned changes to the site or the structure, there will be no impact on the safety of pedestrians passing by or through the site. There is no anticipated impact on the sewage and water supply systems. There is no anticipated impact on the storm drainage system to accommodate the proposed use. There are no obstacles to the fire department being able to provide necessary protection services to the site.

We look forward to the Planning Board review, public hearing, and issuance of a Conditional Use Permit so that my client will be able to move forward to submit his Parsonsfield Cannabis Business License application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill G. Cohen", with a stylized flourish at the end.

Jill G. Cohen, Esq.

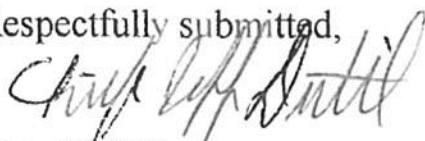
cc: Trevor Sanborn, Rejuvenate Canna Co LLC
140 Federal Rd.
Parsonsfield, ME 04047
Mailing Address: P.O. Box 1
E. Parsonsfield, ME 04028
Rejuvenatecannaco@yahoo.com

To: Board of Selectmen, Town of Parsonsfield

From: Jeff Dutil, Chief, Kezar Falls Fire Department

I have completed a site inspection of the cannabis facility owned by Trevor Sanborn on Federal Road, Parsonsfield. The facility is appropriate for continued operations and no hazards to the public at this time, date of 1/27/25.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chief Jeff Dutil", written over the printed name.

Chief Jeff Dutil

Code Enforcement Recommendation for Approval

1/27/2025

To the Town of Parsonsfield Selectboard

I, Jesse Winters, Code Enforcement Officer for the Town of Parsonsfield, Approve of the location at 140 Federal Road Parsonsfield, 04047 for use as an Adult use Cannabis store/Adult Use Cannabis Cultivation Facility (Tier II) Adult Use Cannabis Products Manufacturing Facility. The site complies with local zoning and building codes and is compliant within the newly instated cannabis ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Winters", with a stylized flourish at the end.

Jesse Winters / Town of Parsonsfield Code Enforcement

Parsonsfield
03:12 PM

Real Estate
Account List by Map/Lot (U02 - U02zzzz)

02/08/2024
Page 1

Account	Card	Name	Location	Map/Lot
00549	001	HART, JACOB A	126 FEDERAL RD	U02-001
01292	001	COLQUHOUN, JOSEPH	128 FEDERAL RD	U02-002
01265	001	RODGERS, JOSEPH R	132 FEDERAL RD	U02-003
01433	001	140 FEDERAL ROAD, LLC	140 FEDERAL RD	U02-004
00047	001	CALL, JOSEPH JR	148 FEDERAL RD	U02-005
00813	001	LIBBY, EDWARD C	150 FEDERAL RD	U02-006
01473	001	WENTWORTH, ALLEN J	158 FEDERAL RD	U02-007
01406	001	CYR, CONSTANCE	168 FEDERAL RD	U02-008
00673	001	GREENLEAF, JOAN E	170 FEDERAL RD	U02-009
00224	001	CHURCHILL, ROBERT A	180 FEDERAL RD	U02-010
01474	001	WENTWORTH, TIMOTHY A	160 FEDERAL RD	U02-010-A
01348	001	THURSTON, FRED A	12 STOCKS DR	U02-010-B
01551	001	ASSEMBLY OF GOD CHURCH	213 FEDERAL RD	U02-011
01543	001	PARSONSFIELD, TOWN OF	HILLSIDE AVE	U02-012
00748	001	HILL STREET TERRACE	25 HOWE DR	U02-012-001
00402	001	DYER, WILLARD A	11 HILLSIDE AVE	U02-012-A
00747	001	KEZAR FALLS ASSEMBLY OF	41 HILLSIDE AVE	U02-012-B
01546	001	CORP OF PRESIDING BISHOP	8 HOWE DR	U02-012-C
00797	001	LEAVITT, JAMES F	35 HILLSIDE AVE	U02-013
01449	001	WATSON, RALPH E	29 HILLSIDE AVE	U02-014
00407	001	LADOTE, RENEE R	17 HILLSIDE AVE	U02-015
01256	001	GUILBAULT, RICHARD JR	30 HILLSIDE AVE	U02-016
00479	001	FORBES, DOUGLAS B JR	34 HILLSIDE AVE	U02-017
01505	001	LIBBY, LISA	38 HILLSIDE AVE	U02-018
01060	001	KEZAR FALLS AUTO & TRUCK	163 FEDERAL RD	U02-019
01491	001	BURNELL, KIM L	12 DEVEREUX RD	U02-019-A
01425	001	WADSWORTH, LEE A	10 HILLSIDE AVE	U02-019-C
01335	001	GARLAND, DENICE M	18 HILLSIDE AVE	U02-019-E
01774	001	LIBBY, KELLY W	HILLSIDE AVE	U02-019-F
00301	001	LIBBY, KELLY W	HILLSIDE AVE	U02-019-G
01542	001	PARSONSFIELD, TOWN OF	HILLSIDE AVE	U02-019-H
00302	001	ELDRIDGE, DEBORAH W	155 FEDERAL RD	U02-020
00459	001	GOODWIN, TRACY	41 DEVEREUX RD	U02-021
01365	001	ARMINGTON, WILLIAM E	DEVEREUX RD	U02-022
01366	001	ARMINGTON, WILLIAM E	39 DEVEREUX RD	U02-022-A
00391	001	VINCENT, KRISTA	DEVEREUX RD	U02-023
01088	001	PERRY, ROBERT	17 DEVEREUX RD	U02-024
00392	001	SHAW, MICHAEL A	9 DEVEREUX RD	U02-025
01727	001	VINCENT, KRISTA	DEVEREUX RD	U02-025-A
01431	001	DG PARSONSFIELD LLC	141 FEDERAL RD	U02-026
00869	001	PEOPLES UNITED BANK	129 FEDERAL RD	U02-027
01093	001	ESPINOSA, JUSTIN P	135 FEDERAL RD	U02-027-A
00091	001	THERIEN, KETH	25 HILLSIDE AVE	U02-028

tranzon[®] auction

Property Information Package

Light Industrial Property

140 Federal Road, Parsonsfield (Kezar Falls), ME



Previews: November 22 & 28 | 10:30am – 11:30am ET

Auction: December 14 | 12pm ET

Auction Location: On-site

Property#: AP17057



Tranzon Auction Properties

93 Exchange Street
Portland, ME 04101

P: 207-775-4300

F: 207-773-7275

apinfo@tranzon.com

Jill R. Daviero | ME RE Lic. BA901264 ~ Michael B. Carey | ME AUC Lic. 1466

TRANZON.COM

PROPERTY DESCRIPTION

Address *u2 lot 4*

140 Federal Road
Parsonsfield (Kezar Falls), ME

Location & Site

Located in York County, Parsonsfield is about an hour west of Portland and 40 minutes south of Fryeburg. Property enjoys easy access to both Southern Maine and New Hampshire.

Property is well-sited on busy Route 25 across from soon-to-be Dollar General and has a great parking area.

- Lot Size: 1.78± acres
- Frontage: 250'± on Federal Road (Route 25)
- Parking: Ample paved parking
- Utilities: Public water and private septic system



Building Information

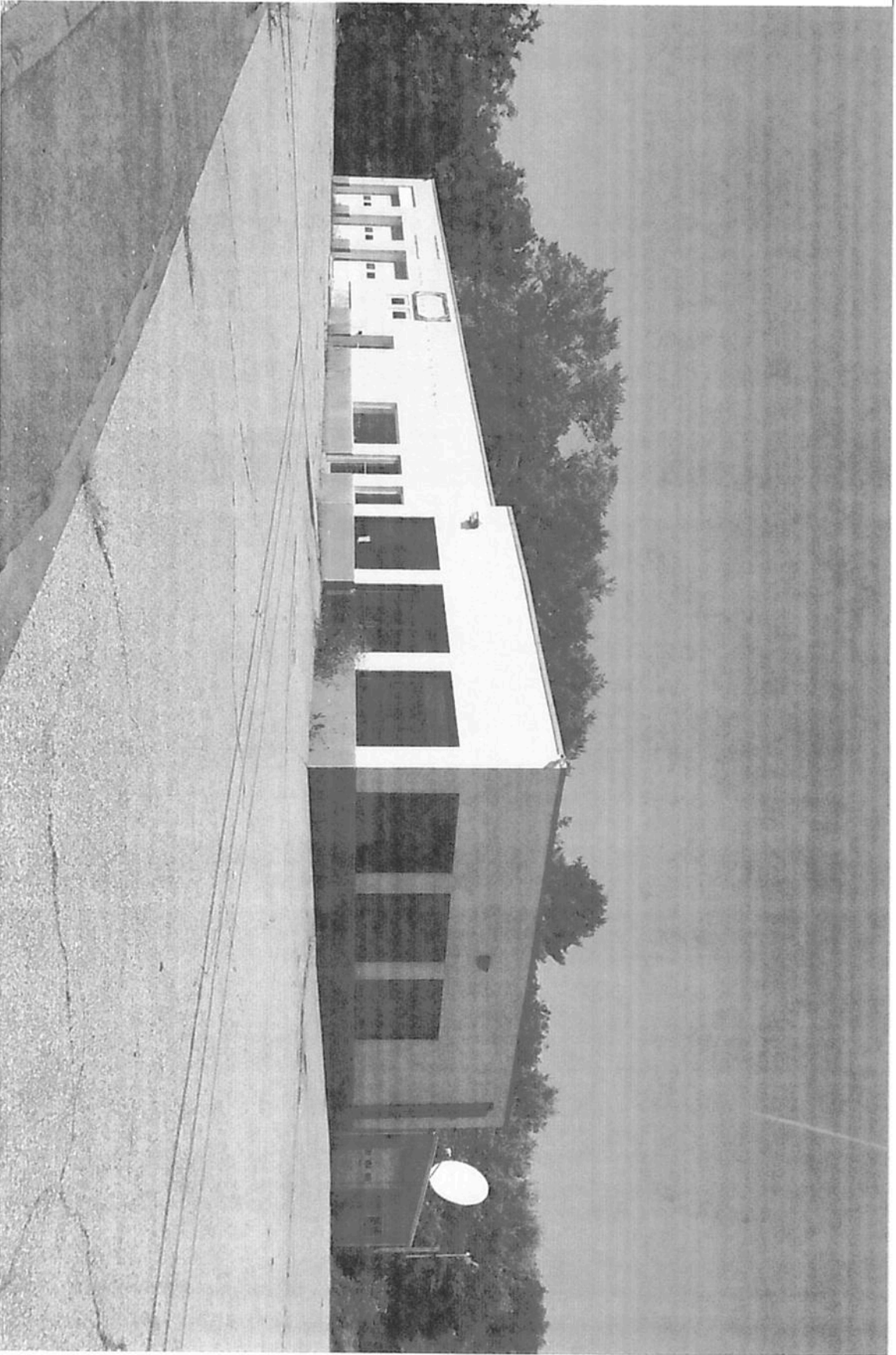
Site is improved with an 11,060± SF automotive service building originally built in 1942± with a large addition added in the mid to late 1990s. It is currently configured with a large auto-repair garage with four steel insulated overhead doors, a large paint shop with three overhead doors, large showroom with lobby and office space.

- Property Type: Commercial – Light Industrial
- Year Built: 1942± with an addition in mid to late 1990s
- Building Area: 11,060± SF
- Stories: 1
- Baths: Four half baths
- Construction: Wood and steel frame
- Foundation: Slab
- Roof Cover: Steel and asphalt
- Exterior Siding: Steel and stucco over concrete block walls
- Heat Source: Suspended hot-air Reznor heaters in the service garage and paint area; former showroom and office heated via overhead HVAC with a roof-top condenser (condition unknown)

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis.

1 of 1

PHOTOS



Walker Chevrolet-24

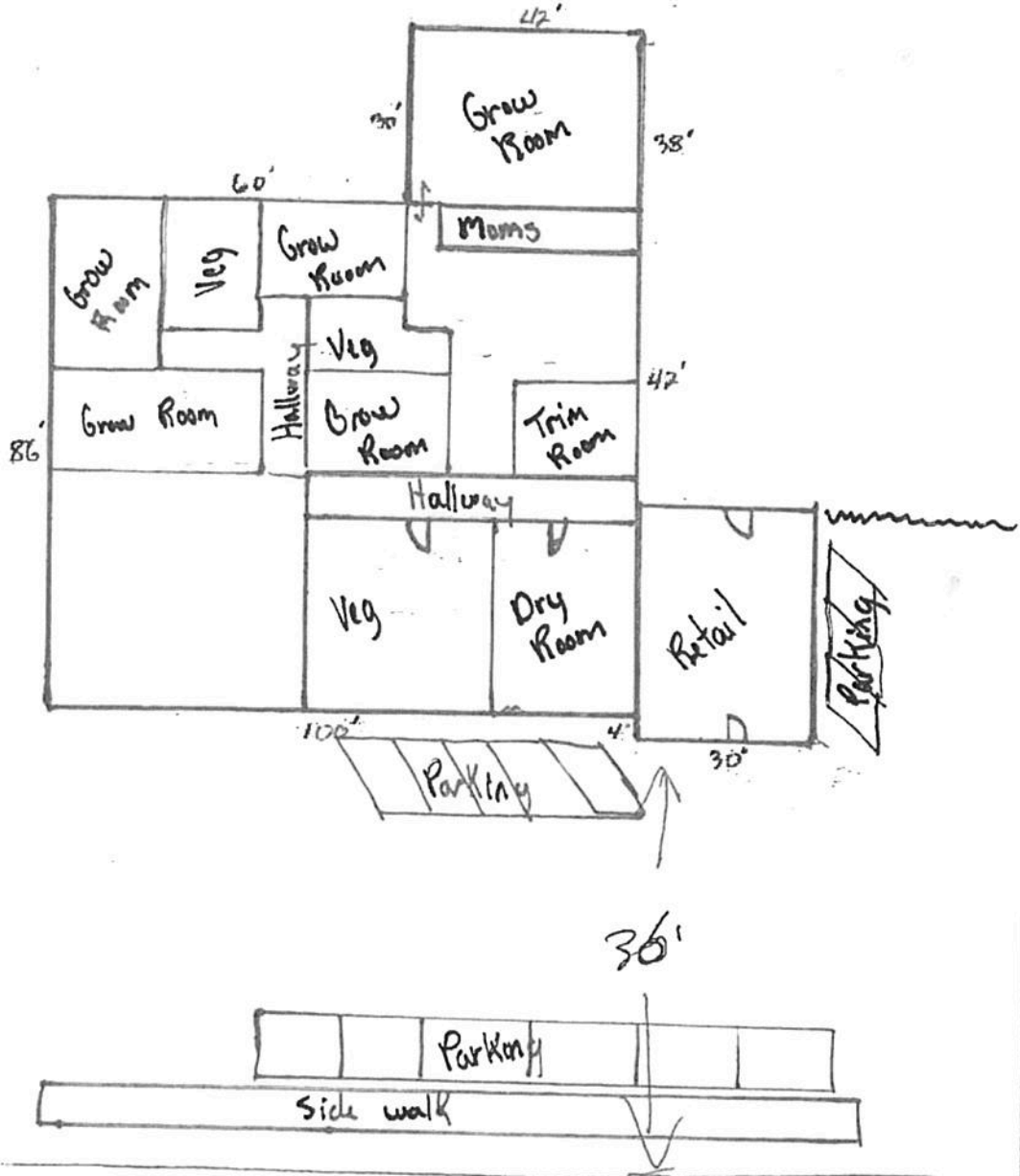


Fig E.

Building is 350 ft Above Sea Level

SUBJECT BUILDING SKETCH

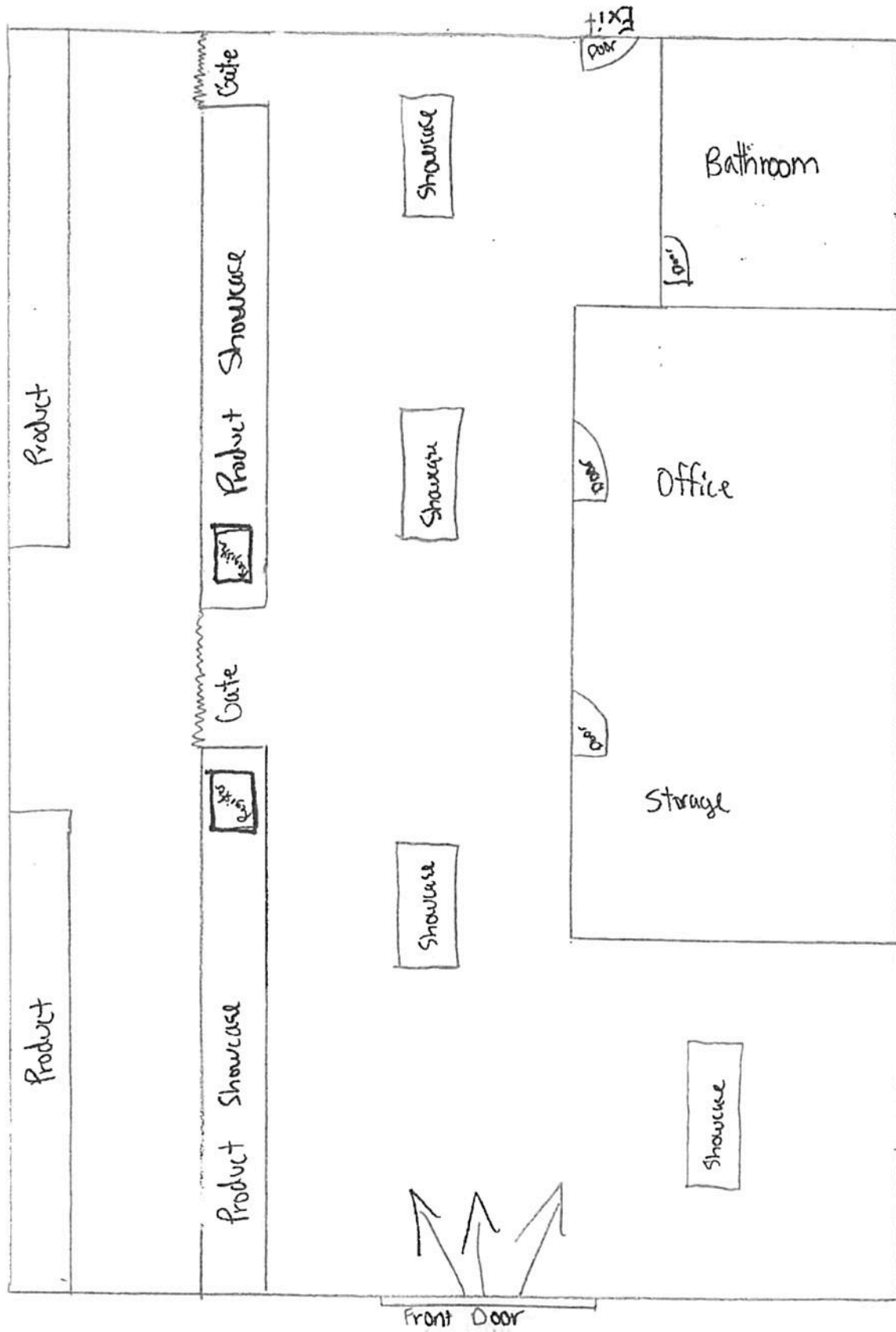
140 Federal Rd



TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

#8. At Rejuvenate CC LLC, we are committed to selling cannabis responsibly. We strictly enforce a policy of no sales to anyone under 21. Our staff is trained to verify IDs at every purchase, ensuring compliance with legal age requirements. By doing so, we promote responsible use and safeguard our community. Your trust and safety are our top priorities.

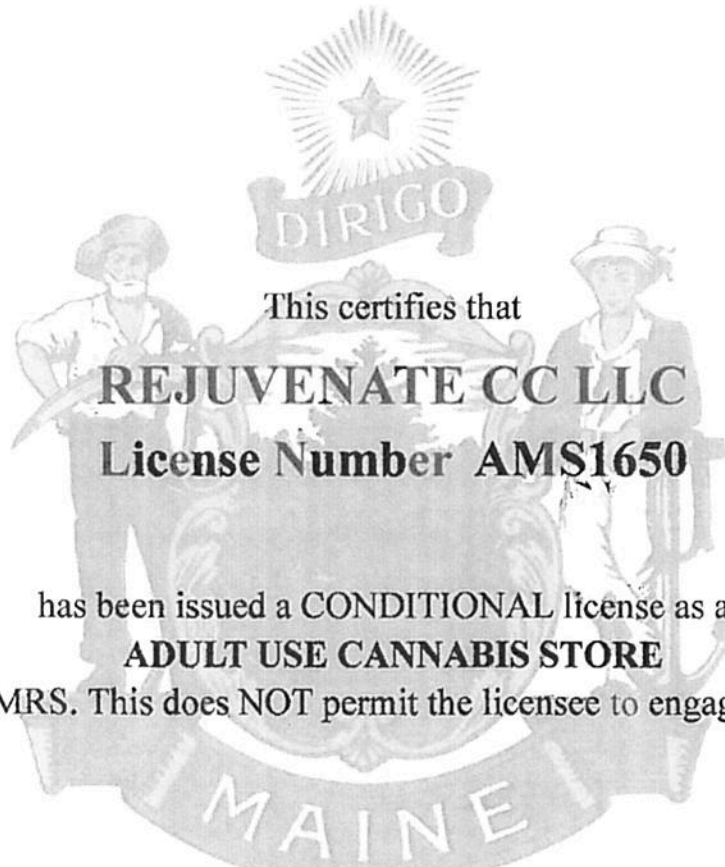
#9. Cannabis products are displayed in locked cases and sold to those over 21 to ensure safety and legal compliance.



- ****Security****: Inspected by the Office of Cannabis Policy with Cunningham security cameras and alarms in place.
- ****Waste Management****: Wastewater is directed into a new septic system, and there is no waste produced as cannabis is repacked before it reaches the facility.
- ****Ventilation and Odor Control****: Managed using carbon filters.
- ****Parking****: Lines will be painted once weather conditions improve.

If you have any specific questions or need further information, feel free to ask!

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM



This certifies that


REJUVENATE CC LLC
License Number AMS1650

has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS STORE
under 28-B MRS. This does NOT permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
September 06, 2024

Expires on:
September 05, 2025


Elisa C Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

The Conditional License for AMS1650 has been issued based on the following organizational structure:

Principals:

TREVOR LAURENT SANBORN, SOLEPROP

Owners:

100.00% - TREVOR SANBORN

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM

This certifies that

RAU LLC

1150 CENTER ST BLDG 2
AUBURN ME

License Number ACB1677

Has qualified as required under 28-B M.R.S. and is licensed as:

ADULT USE CANNABIS CULTIVATION FACILITY, TIER 2

Issued on:
December 27, 2024

Expires on:
December 26, 2025

Elisa C. Ellis

Elisa C. Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

MAINE
LIMITED LIABILITY COMPANY
STATE OF MAINE
CERTIFICATE OF FORMATION

File No. 20205297DC Pages 2
Fee Paid \$ 175
DCN 2200442220013 DLLC
FILED
02/12/2020


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Rejuvenate Canna Co., LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)



Date of this filing; or



Later effective date (specified here):

THIRD: Designation as a low profit LLC (Check only if applicable):



This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:

- A. The company intends to qualify as a low-profit limited liability company;
- B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
- C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
- D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):



This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

Form No. MLLC-6 (1 of 2)

FIFTH: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)



Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)



Noncommercial Registered Agent

Joseph V. Lenkowski

(Name of noncommercial registered agent)

1038 Main Street, Sanford, ME 04073

(physical location, not P.O. Box – street, city, state and zip code)

P.O. Box 1139, Sanford, ME 04073

(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

**Authorized person(s)



(Signature of authorized person)

(Signature of authorized person)

Dated **February 11, 2020**

Joseph V. Lenkowski

(Type or print name of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

**Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

Form No. MLLC-6 (2 of 2) Rev. 10/31/2012

EXHIBIT A



BK 17123 PGS 729 - 730 10/28/2015 11:07:37 AM
INSTR # 2015046202 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

TRUSTEE'S DEED

RUTH-ELIZABETH WALKER, TRUSTEE of the GEORGE E. WALKER REVOCABLE TRUST DATED 7/21/03, of Marco Island, Collier County, Florida, by the power conferred by law, and every other power, for consideration paid, grants to **RUTH-ELIZABETH WALKER, TRUSTEE, of the GEORGE E. WALKER ESTATE TAX SHELTERED TRUST DATED 7/21/03**, of Marco Island, Collier County, Florida, having a mailing address of 4000 Royal Marco Way, Apt. 728, Marco Island, FL 34145-7814, the land in Parsonsfield, York County, Maine, bounded and described as follows:

All and the same premises located in Kezar Falls Village in Parsonsfield, York County, Maine, conveyed by George E. Walker to George E. Walker and Ruth-Elizabeth Walker, Trustees of the George E. Walker Revocable Trust Dated 7/21/03, recorded in the York County Registry of Deeds at Book 16407, Page 366, and therein bounded and described as follows:

"Parcel 1

"The premises, including land and buildings, in Kezar Falls Village, in the Town of Parsonsfield, County of York and State of Maine, described in a deed from S. Evelyn Devereux to L. Randolph Churchill and said Marguerite M. Churchill, dated October 10, 1947, and recorded in the York County Registry of Deeds in Book 1120, Page 334.

"Parcel 2

"The premises, including land and building, in said Kezar Falls Village in said Parsonsfield, described in a deed from Kezar Sales Corporation to said L. Randolph Churchill and said Marguerite M. Churchill dated May 5, 1970 and recorded in said Registry in Book 1879, Page 475.

"Reference is also made to the Will of L. Randolph Churchill, duly proved and allowed and filed in the York County Probate Court, Docket #89267, and to the deed from said Marguerite M. Churchill to said Robert W. Churchill dated January 27, 1981 and recorded in said Registry of Deeds in Book 2749, Page 189.

"The premises described in Parcels 1 and 2 above are also described as composite in the manner as follows:

"Beginning on the Northerly side of Federal Road, also known as Route no. 25, at the Southwesterly corner of the lot herein conveyed and the Southeasterly corner of land of Howe Oil Co., thence Easterly by said road a distance of two hundred fifty (250) feet to a cement post set in the ground at land formerly of Bernard R. Dunning, now of Alfred Aspinall; thence Northerly by land of said Aspinall, a distance of two hundred ten (210) feet to a cement post set in the ground, and continuing the same course by land of Kezar Sales Corporation a distance of

No R.E. Transfer Tax Paid

236 x 0

COMMERCIAL LEASE AGREEMENT

1. THE PARTIES. This Lease Agreement is made and entered into on February 4 2025, by and between:

The **Lessor:** 140 Federal Rd LLC

AND

The **Lessee:** Rejuvenate CC LLC with a mailing address of the Property's Address (hereinafter referred to as the "Lessee").

2. GRANT OF LEASE. Lessor, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by Lessee, does hereby lease to Lessee and Lessee does hereby lease from the Lessor the property described herein (the "Leased Premises") with all of the improvements located thereon.

3. LEASED PREMISES. The Leased Premises is described as follows: 600 square feet of retail space located at 140 Federal Rd, Parsonsfield, Maine, 04047.

4. INITIAL TERM. This Lease shall commence on the Commencement Date below, and expire at Midnight on December 31 2026 ("Initial Term").

Commencement Date. This lease shall commence on January 1 2025 (the "Commencement Date").

5. OPTION TO EXTEND. Lessee shall have the right to extend this Lease Agreement by giving written notice via certified mail to the Lessor no less than 90 days prior to the expiration of the Initial Term or any subsequent Renewal Period. The Lessee shall have a total of 2 Renewal Periods which will continue to abide by the same covenants, conditions and provisions as provided in this Lease Agreement.

Renewal Period 1 begins on December 31 2026 and ends on December 31 2028.

Renewal Period 2 begins on _____ and ends on _____.

6. DETERMINATION OF RENT. Unless otherwise subject to increase as set forth herein, Lessee agrees to pay and Lessor agrees to accept at such place as Lessor may, from time to time direct Lessee, by written notice to deliver on or before the 1st day of each month (the "Payment Period") base rent in the amount of \$1,000.00 beginning on the Commencement Date and continuing for the entire term of this lease, and any options to extend, unless otherwise subject to increase as set forth herein.

7. RENT PAYMENT. Acceptable methods of payment:

- ACH (electronic bank transfer)
- Check

8. SECURITY DEPOSIT. Tenant shall not be required to deposit any sum with Lessor as a security deposit.

9. USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for any legal use permitted in accordance with local, State, and Federal laws.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement. Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

10. EXCLUSIVE USE. Lessor shall have the unincombered right to lease any other space available for lease on this property to any tenant of Lessor's choosing, whether or not they are engaged in the same or similar business as the Lessee.

11. OPERATING EXPENSES. The Lessor and the Lessee agree to share the costs and obligations resulting from and required for normal operation of the Leased Premises to be divided as follows:

Common Area Maintenance - Shared

The Lessee shall be responsible for:electric and water

The Lessor shall be responsible for all other costs, obligations and expenses resulting from common area maintenance.

Taxes - Landlord

The Lessor is responsible for all tax burden associate with the property and the Leased Premises.

Casualty Insurance - Tenant

The Lessor may insure the property and Leased Premises to a reasonable coverage consistent with industry standards for Casualty Insurance. Lessor shall deliver a copy of all insurance bills to Lessee and Lessee shall reimburse Lessor within 30 days of their receipt.

Liability Insurance - Tenant reimburse

The Lessor may insure the property and Leased Premises to a reasonable coverage consistent with industry standards for Liability Insurance. Lessor shall deliver a copy of all insurance bills to Lessee and Lessee shall reimburse Lessor within 30 days of their receipt.

In the event that Lessee fails to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, at Lessor's descretion, obtain insurance sufficient to satisfy this agreement and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage

covering the premises are increased as a result of any use of the premises by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium, or Lessee's proportionate share of any such increase, caused by said use.

12. UTILITIES. The Lessor shall be responsible for establishing, maintaining, and paying for the following utilities: electric and water

The Lessee shall be responsible for all other utilities not otherwise specified above.

13. TENANT'S BUSINESS LIABILITY INSURANCE. The Lessee shall provide and maintain personal liability and property damage insurance for its business. The Lessee will designate the Lessor as an "additional insured". The Lessee will provide the Lessor with a copy of such insurance certification or policy prior to taking possession of the leased premises. The insurance must, at minimum, protect and indemnify the Lessor of any injury, death, or property damage to occur on the property, or resulting from Lessee's business operations, to the limits of \$1,000,000.00.

14. UPKEEP. The Lessee shall be responsible for all repairs and maintenance due to normal wear and tear on the Premises, particularly items which need immediate attention including but not limited to, the replacement of light bulbs, the normal repair and cleaning of windows, cleaning of bathrooms, clearing of toilets, etc. The Lessee shall properly maintain the premises in a good, safe and clean condition and shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

In the event that the leased premises is damaged as a result of any neglect or negligence of Lessee, Lessee's employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage.

15. FURNISHINGS. The Lessor will not provide any furnishings to the Lessee under this Lease.

16. PARKING. Parking shall be provided to the Lessee in a shared manner provided on the Premises. There is no set number of parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

17. RIGHT OF FIRST REFUSAL. This lease does not grant Lessee any right of first refusal should Lessor exercise Lessor's right to sell the property.

18. OPTION TO PURCHASE. This lease does not grant the Tenant any option to purchase the leased premises.

19. LEASEHOLD IMPROVEMENTS. The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor

in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible for payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

20. LICENSES AND PERMITS. A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on-site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

21. SALE OF PROPERTY. In the event of a sale of the Premises the Lessor shall have the right to terminate this Lease Agreement by submitting written notice to the Lessee. Notice shall be submitted at least 30 days.

22. SUBLET/ASSIGNMENT. The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof.

23. DAMAGE TO LEASED PREMISES. In the event the building housing the leased premises is destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the leased premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or Lessee's guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the

premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring Lessee's contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

24. HAZARDOUS MATERIALS LAWS. Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

25. LESSEE'S DEFAULT AND POSSESSION. In the event that the Lessee fails to pay rent and expenses, or any part thereof, as set forth herein, when due and payable, or is otherwise in default of any other terms of this Lease for a period of more than 15 days, after receiving notice of default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

26. LESSOR'S DEFAULT. The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 30 days from receiving such notice, unless the Lessor needs to more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

27. DISPUTES. If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the dispute is not resolved then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of . If the Lessor and Lessee fail to resolve the dispute through mediation then the American Arbitration Association shall be used in accordance with their rules. Lessor and Lessee agree to the binding effect of any ruling or judgment made by the American Arbitration Association.

28. INDEMNIFICATION. The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

29. BANKRUPTCY - INSOLVENCY. The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

30. SUBORDINATION AND ATTORNMENT. Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

31. SIGNAGE. Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

32. CONDITION OF PREMISES/INSPECTION BY LESSEE. The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

33. AMERICANS WITH DISABILITY ACT. Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessor.

34. RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents, having given the appropriate notice to Lessee, shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

35. ESTOPPEL CERTIFICATE. Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

36. HOLDOVER PERIOD. Should the Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed to have created and be construed to be a tenancy from month to month with the Rent to be due and payable in the same amount as the previous month plus an additional \$1,000.00 holdover penalty, terminable upon thirty 30 days' notice by either party.

37. WAIVER. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

38. GOVERNING LAW. This Lease shall be governed by the laws of the State of Maine .

39. NOTICES. Notices shall be addressed to the following:

Lessor: 140 Federal Rd LLC

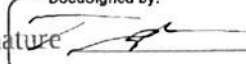
Lessee: Rejuvenate CC LLC
140 Federal Rd, Parsonsfield, Maine, 04047

40. AMENDMENT(S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

41. SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

42. BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

DocuSigned by:
Signature  Date 3/18/2025
4BF46750E2BF480
Printed Name Trevor sanborn
Title Owners

LESSEE SIGNATURE

DocuSigned by:
Signature  Date 3/18/2025
Rejuvenate CC LLC

Verrill

ME | MA | RI | CT | NY | DC | verrill-law.com

JILL G. COHEN
PARTNER
jgcohen@verrill-law.com
207-253-4834

One Portland Square
Portland, Maine 04101-4054
Main 207-774-4000

March 18, 2025

Jesse Winters, Building and Plumbing Inspector
Erik Frey, Deputy Code Enforcement Officer
Code Enforcement
Town of Parsonsfield
Town Hall
634 North Road
Parsonsfield, ME 04047

RE: Application for Conditional Use Permit – 140 Federal Rd.
Trevor Sanborn, owner, Rejuvenate Canna Co., LLC

Dear Code Enforcement Officers:

Pursuant to Article IV of the Town of Parsonsfield Land Use and Development Ordinance, please accept this letter and the attachments as an application for a Conditional Use Permit from my client, Trevor Sanborn, owner of Rejuvenate Canna Co., LLC. Mr. Sanborn intends to operate an adult use cannabis retail store and a Tier II adult use cannabis cultivation facility at the above-referenced location.

As required by Article IV, we have provided the following:

- 140 Federal Rd. is located at 2U-000000-000004. Tax map attached.
- The proposed use is for an adult use cannabis retail store and a Tier II adult use cannabis cultivation facility.
- Information about the building and lot.
- Additional information:
 - Letter from Jeff Dutil, Chief, Kezar Falls Fire Department
 - Letter from Jesse Winters, Town of Parsonsfield Code Enforcement
 - Building information, site images, and site layout
 - Interior building layouts and operational information
 - Office of Cannabis Policy Conditional Licenses for Cultivation and Retail.
 - Certificate of Formation for Rejuvenate Canna Co., LLC
 - Deed
 - Lease
 - Maine Driver's License for Trevor Sanborn

Trevor Sanborn
Conditional Use Permit Application
Rejuvenate Canna Co., LLC at 140 Federal Rd.
March 18, 2025
Page 2

Please note that we are requesting a waiver of the condition requiring a "...scale drawing of the lot with the locations of any existing or proposed buildings, structures, natural features, driveways, and parking areas...". We have provided detailed information on the building, along with multiple images of the building, and a Google Earth image showing how the building sits on the lot, as well as the surrounding areas, driveway, and parking areas. We hope this documentation will suffice.

The proposed use for adult use cannabis retail and cultivation meets the criteria for issuance of a Conditional Use Permit as the proposed use will not have a "...significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district." The site is on Federal Rd. which can accommodate any traffic associated with the proposed use. The site has plenty of parking to accommodate employees and customers. As there are no planned changes to the site or the structure, there will be no impact on the safety of pedestrians passing by or through the site. There is no anticipated impact on the sewage and water supply systems. There is no anticipated impact on the storm drainage system to accommodate the proposed use. There are no obstacles to the fire department being able to provide necessary protection services to the site.

We look forward to the Planning Board review, public hearing, and issuance of a Conditional Use Permit so that my client will be able to move forward to submit his Parsonsfield Cannabis Business License application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill G. Cohen", with a stylized flourish at the end.

Jill G. Cohen, Esq.

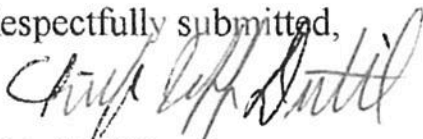
cc: Trevor Sanborn, Rejuvenate Canna Co LLC
140 Federal Rd.
Parsonsfield, ME 04047
Mailing Address: P.O. Box 1
E. Parsonsfield, ME 04028
Rejuvenatecannaco@yahoo.com

To: Board of Selectmen, Town of Parsonsfield

From: Jeff Dutil, Chief, Kezar Falls Fire Department

I have completed a site inspection of the cannabis facility owned by Trevor Sanborn on Federal Road, Parsonsfield. The facility is appropriate for continued operations and no hazards to the public at this time, date of 1/27/25.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chief Jeff Dutil", written over the printed name.

Chief Jeff Dutil


Code Enforcement Recommendation for Approval

1/27/2025

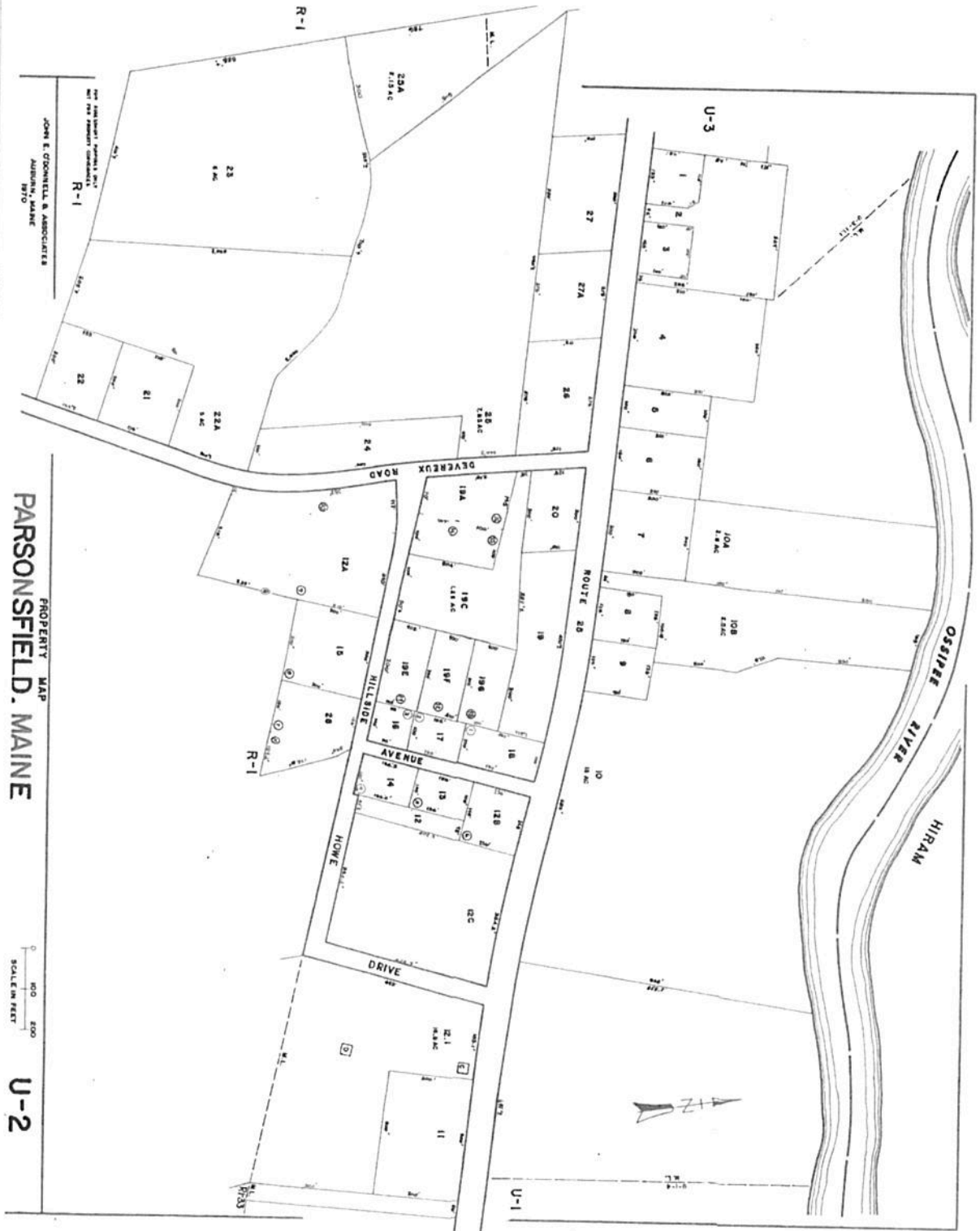
To the Town of Parsonsfield Selectboard

I, Jesse Winters, Code Enforcement Officer for the Town of Parsonsfield, Approve of the location at 140 Federal Road Parsonsfield, 04047 for use as an Adult use Cannabis store/Adult Use Cannabis Cultivation Facility (Tier II) Adult Use Cannabis Products Manufacturing Facility. The site complies with local zoning and building codes and is compliant within the newly instated cannabis ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Winters", with a stylized flourish at the end.

Jesse Winters / Town of Parsonsfield Code Enforcement



Parsonsfield
03:12 PM

Account List by Map/Lot (U02 - U02zzzz)

Real Estate

02/08/2024
Page 1

Account	Card	Name	Location	Map/Lot
00549	001	HART, JACOB A	126 FEDERAL RD	U02-001
01292	001	COLQUHOUN, JOSEPH	128 FEDERAL RD	U02-002
01265	001	RODGERS, JOSEPH R	132 FEDERAL RD	U02-003
01433	001	140 FEDERAL ROAD, LLC	140 FEDERAL RD	U02-004
00047	001	CALL, JOSEPH JR	148 FEDERAL RD	U02-005
00813	001	LIBBY, EDWARD C	150 FEDERAL RD	U02-006
01473	001	WENTWORTH, ALLEN J	158 FEDERAL RD	U02-007
01406	001	CYR, CONSTANCE	168 FEDERAL RD	U02-008
00673	001	GREENLEAF, JOAN E	170 FEDERAL RD	U02-009
00224	001	CHURCHILL, ROBERT A	180 FEDERAL RD	U02-010
01474	001	WENTWORTH, TIMOTHY A	160 FEDERAL RD	U02-010-A
01348	001	THURSTON, FRED A	12 STOCKS DR	U02-010-B
01551	001	ASSEMBLY OF GOD CHURCH	213 FEDERAL RD	U02-011
01543	001	PARSONSFIELD, TOWN OF	HILLSIDE AVE	U02-012
00748	001	HILL STREET TERRACE	25 HOWE DR	U02-012-001
00402	001	DYER, WILLARD A	11 HILLSIDE AVE	U02-012-A
00747	001	KEZAR FALLS ASSEMBLY OF	41 HILLSIDE AVE	U02-012-B
01546	001	CORP OF PRESIDING BISHOP	8 HOWE DR	U02-012-C
00797	001	LEAVITT, JAMES F	35 HILLSIDE AVE	U02-013
01449	001	WATSON, RALPH E	29 HILLSIDE AVE	U02-014
00407	001	LADJOE, RENEE R	17 HILLSIDE AVE	U02-015
01256	001	GUILBAULT, RICHARD JR	30 HILLSIDE AVE	U02-016
00479	001	FORBES, DOUGLAS B JR	34 HILLSIDE AVE	U02-017
01505	001	LIBBY, LISA	38 HILLSIDE AVE	U02-018
01060	001	KEZAR FALLS AUTO & TRUCK	163 FEDERAL RD	U02-019
01491	001	BURNELL, KIM L	12 DEVEREUX RD	U02-019-A
01425	001	WADSWORTH, LEE A	10 HILLSIDE AVE	U02-019-C
01335	001	GARLAND, DENICE M	18 HILLSIDE AVE	U02-019-E
01774	001	LIBBY, KELLY W	HILLSIDE AVE	U02-019-F
00301	001	LIBBY, KELLY W	HILLSIDE AVE	U02-019-G
01542	001	PARSONSFIELD, TOWN OF	HILLSIDE AVE	U02-019-H
00302	001	ELDRIDGE, DEBORAH W	155 FEDERAL RD	U02-020
00459	001	GOODWIN, TRACY	41 DEVEREUX RD	U02-021
01365	001	ARMINGTON, WILLIAM E	39 DEVEREUX RD	U02-022
01366	001	ARMINGTON, WILLIAM E	39 DEVEREUX RD	U02-022-A
00391	001	VINCENT, KRISTA	DEVEREUX RD	U02-023
01088	001	PERRY, ROBERT	17 DEVEREUX RD	U02-024
00392	001	SHAW, MICHAEL A	9 DEVEREUX RD	U02-025
01727	001	VINCENT, KRISTA	DEVEREUX RD	U02-025-A
01431	001	DG PARSONSFIELD LLC	141 FEDERAL RD	U02-026
00869	001	PEOPLES UNITED BANK	129 FEDERAL RD	U02-027
01093	001	ESPINOSA, JUSTIN P	135 FEDERAL RD	U02-027-A
00091	001	THERRIEN, KETH	25 HILLSIDE AVE	U02-028

tranzon[®] auction

Property Information Package

Light Industrial Property

140 Federal Road, Parsonsfield (Kezar Falls), ME



Previews: November 22 & 28 | 10:30am – 11:30am ET

Auction: December 14 | 12pm ET

Auction Location: On-site

Property#: AP17057



Tranzon Auction Properties

93 Exchange Street
Portland, ME 04101

P: 207-775-4300

F: 207-773-7275

apinfo@tranzon.com

Jill R. Daviero | ME RE Lic. BA901264 ~ Michael B. Carey | ME AUC Lic. 1466

TRANZON.COM

PROPERTY DESCRIPTION

Address *u2 lot 4*

140 Federal Road
Parsonsfield (Kezar Falls), ME

Location & Site

Located in York County, Parsonsfield is about an hour west of Portland and 40 minutes south of Fryeburg. Property enjoys easy access to both Southern Maine and New Hampshire.

Property is well-sited on busy Route 25 across from soon-to-be Dollar General and has a great parking area.

- Lot Size: 1.78± acres
- Frontage: 250'± on Federal Road (Route 25)
- Parking: Ample paved parking
- Utilities: Public water and private septic system



Building Information

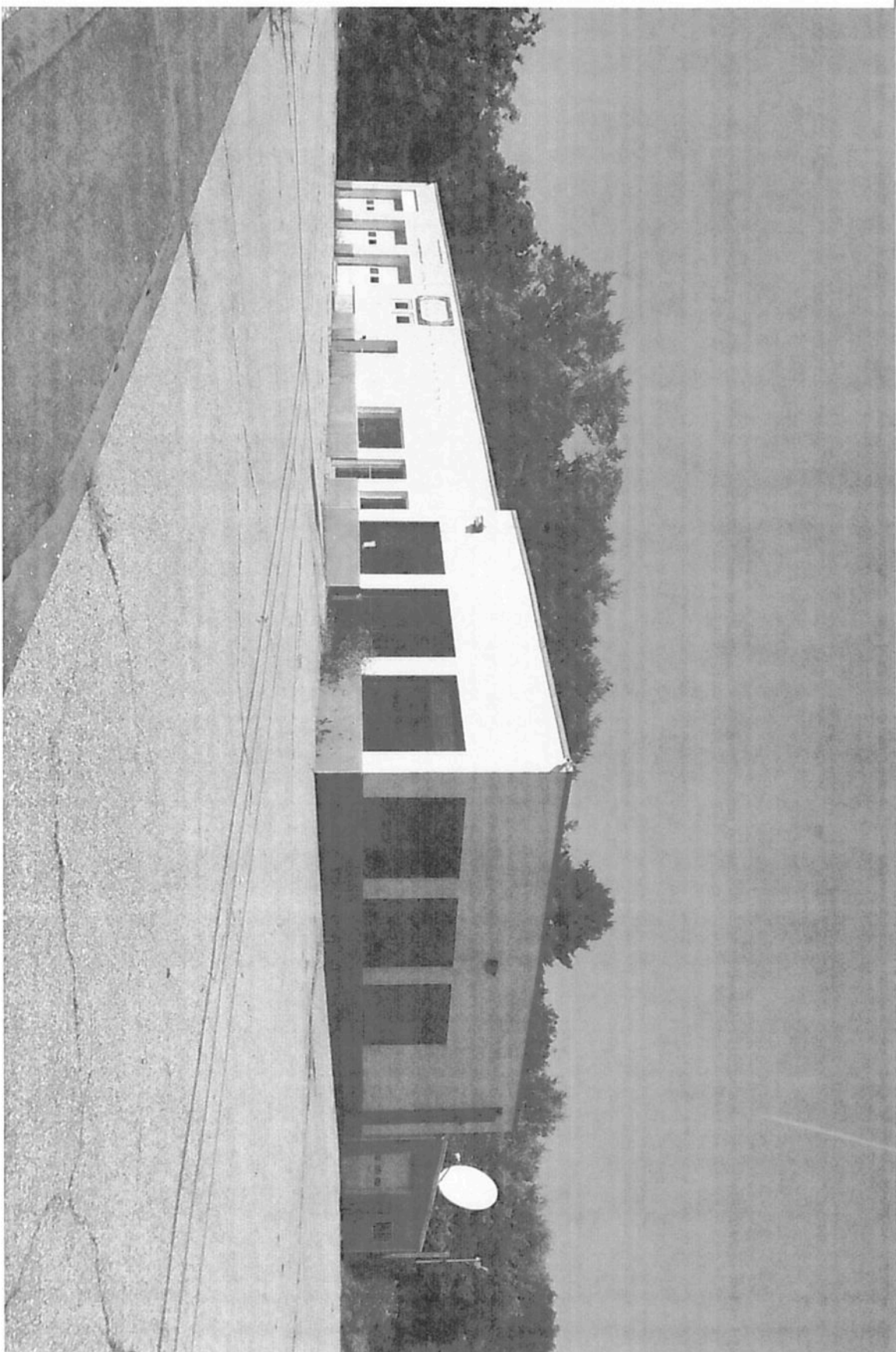
Site is improved with an 11,060± SF automotive service building originally built in 1942± with a large addition added in the mid to late 1990s. It is currently configured with a large auto-repair garage with four steel insulated overhead doors, a large paint shop with three overhead doors, large showroom with lobby and office space.

- Property Type: Commercial – Light Industrial
- Year Built: 1942± with an addition in mid to late 1990s
- Building Area: 11,060± SF
- Stories: 1
- Baths: Four half baths
- Construction: Wood and steel frame
- Foundation: Slab
- Roof Cover: Steel and asphalt
- Exterior Siding: Steel and stucco over concrete block walls
- Heat Source: Suspended hot-air Reznor heaters in the service garage and paint area; former showroom and office heated via overhead HVAC with a roof-top condenser (condition unknown)

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis.

1 of 1

PHOTOS



Walker Chevrolet-24

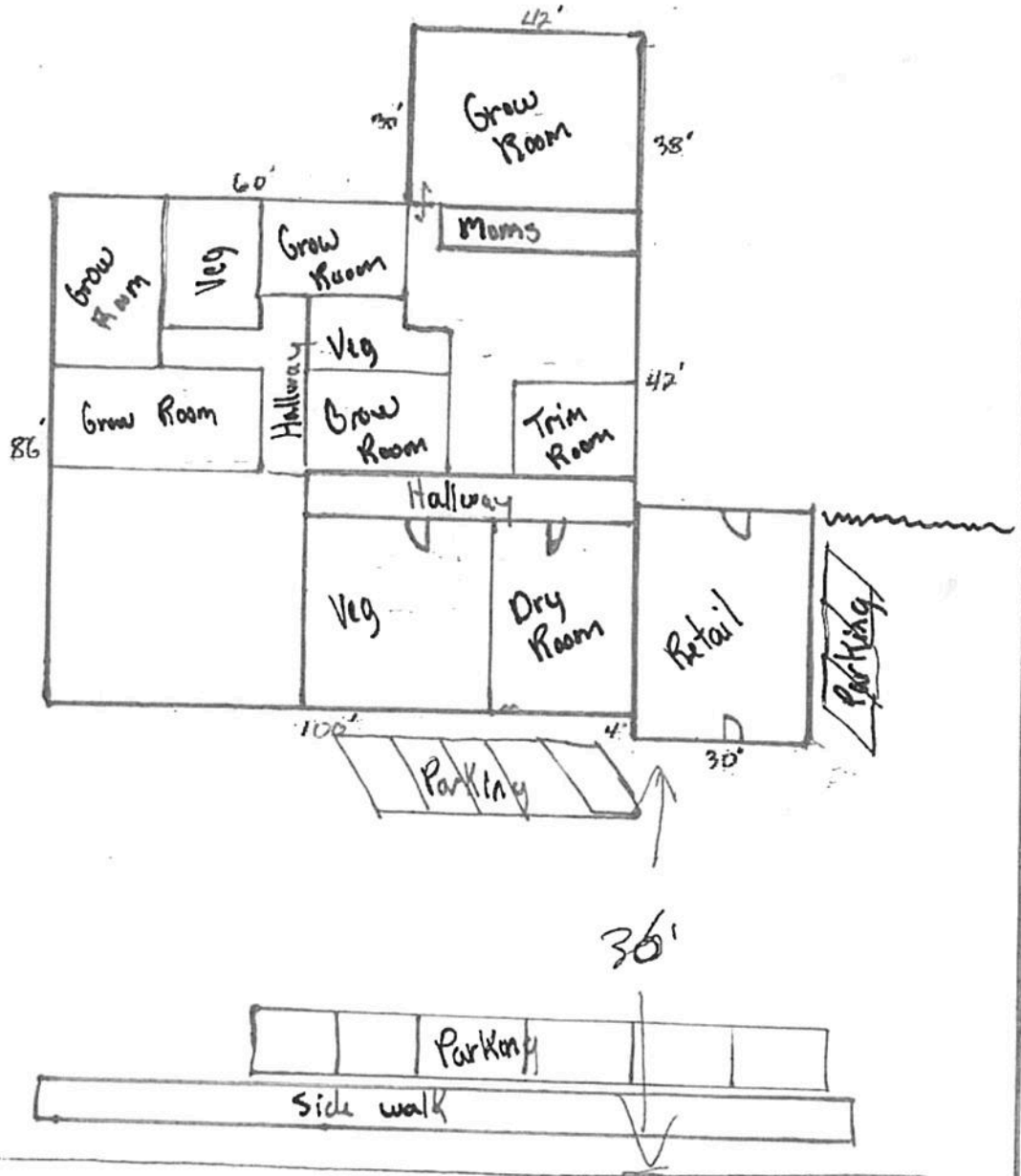


Fig E.

Building is 350 ft Above Sea Level

SUBJECT BUILDING SKETCH

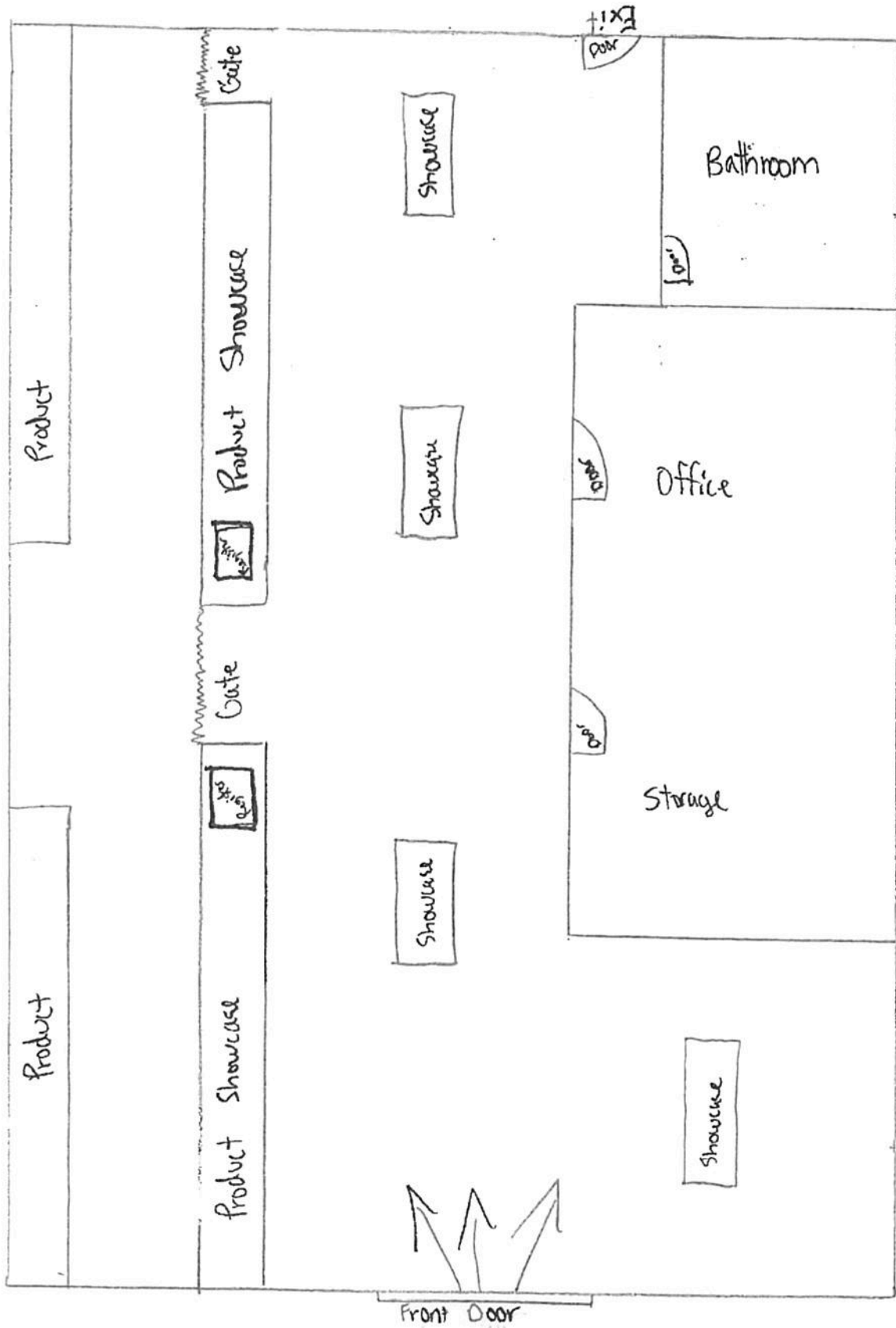
148 Federal Rd



TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

#8. At Rejuvenate CC LLC, we are committed to selling cannabis responsibly. We strictly enforce a policy of no sales to anyone under 21. Our staff is trained to verify IDs at every purchase, ensuring compliance with legal age requirements. By doing so, we promote responsible use and safeguard our community. Your trust and safety are our top priorities.

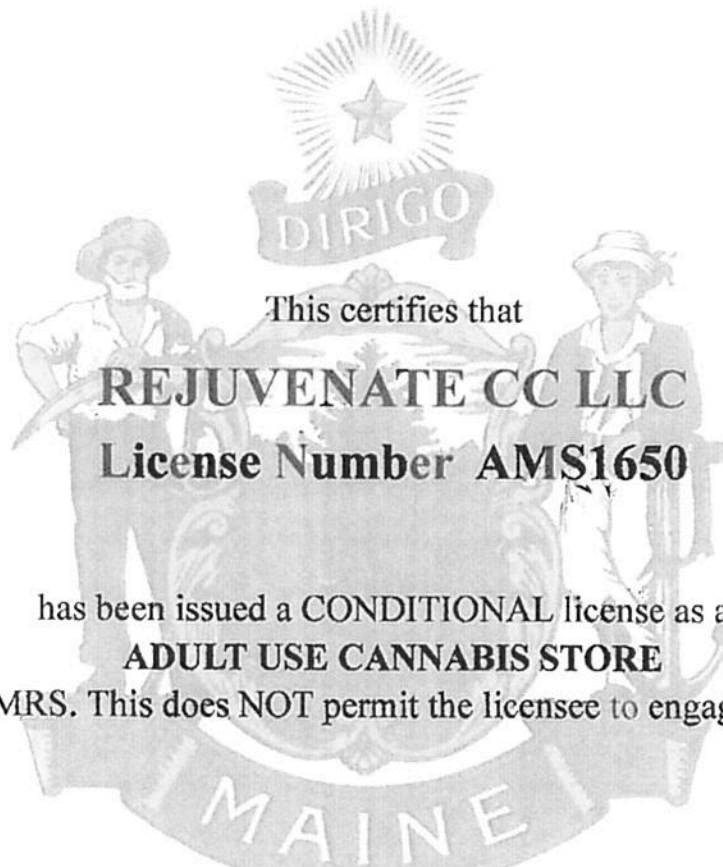
#9. Cannabis products are displayed in locked cases and sold to those over 21 to ensure safety and legal compliance.



- ****Security****: Inspected by the Office of Cannabis Policy with Cunningham security cameras and alarms in place.
- ****Waste Management****: Wastewater is directed into a new septic system, and there is no waste produced as cannabis is repacked before it reaches the facility.
- ****Ventilation and Odor Control****: Managed using carbon filters.
- ****Parking****: Lines will be painted once weather conditions improve.

If you have any specific questions or need further information, feel free to ask!

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM



This certifies that


REJUVENATE CC LLC
License Number AMS1650

has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS STORE
under 28-B MRS. This does NOT permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
September 06, 2024

Expires on:
September 05, 2025


Elisa C Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

The Conditional License for AMS1650 has been issued based on the following organizational structure:

Principals:

TREVOR LAURENT SANBORN, SOLEPROP

Owners:

100.00% - TREVOR SANBORN

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM

This certifies that

RAU LLC

1150 CENTER ST BLDG 2
AUBURN ME

License Number ACB1677

Has qualified as required under 28-B M.R.S. and is licensed as:

ADULT USE CANNABIS CULTIVATION FACILITY, TIER 2

Issued on:
December 27, 2024

Expires on:
December 26, 2025

Elisa C. Ellis

Elisa C. Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20205297DC Pages 2
Fee Paid \$ 175
DCN 2200442220013 DLLC
FILED
02/12/2020


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Rejuvenate Canna Co., LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3C" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- ☒ Date of this filing; or
☐ Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- ☐ This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- ☐ This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

Form No. MLLC-6 (1 of 2)

FIFTH: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)



Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)



Noncommercial Registered Agent

Joseph V. Lenkowski

(Name of noncommercial registered agent)

1038 Main Street, Sanford, ME 04073

(physical location, not P.O. Box – street, city, state and zip code)


P.O. Box 1139, Sanford, ME 04073

(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

**Authorized person(s)



(Signature of authorized person)

Dated **February 11, 2020**

Joseph V. Lenkowski

(Type or print name of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

**Pursuant to 31 MRSA §1676.1A, Certificate of Formation MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

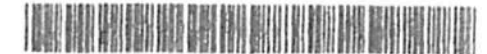
Submit completed form to:

Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

Form No. MLLC-6 (2 of 2) Rev. 10/31/2012

EXHIBIT A



BK 17123 PGS 729 - 730 10/28/2015 11:07:37 AM
INSTR # 2015046202 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

TRUSTEE'S DEED

RUTH-ELIZABETH WALKER, TRUSTEE of the GEORGE E. WALKER REVOCABLE TRUST DATED 7/21/03, of Marco Island, Collier County, Florida, by the power conferred by law, and every other power, for consideration paid, grants to RUTH-ELIZABETH WALKER, TRUSTEE, of the GEORGE E. WALKER ESTATE TAX SHELTERED TRUST DATED 7/21/03, of Marco Island, Collier County, Florida, having a mailing address of 4000 Royal Marco Way, Apt. 728, Marco Island, FL 34145-7814, the land in Parsonsfield, York County, Maine, bounded and described as follows:

All and the same premises located in Kezar Falls Village in Parsonsfield, York County, Maine, conveyed by George E. Walker to George E. Walker and Ruth-Elizabeth Walker, Trustees of the George E. Walker Revocable Trust Dated 7/21/03, recorded in the York County Registry of Deeds at Book 16407, Page 366, and therein bounded and described as follows:

"Parcel 1

"The premises, including land and buildings, in Kezar Falls Village, in the Town of Parsonsfield, County of York and State of Maine, described in a deed from S. Evelyn Devereux to L. Randolph Churchill and said Marguerite M. Churchill, dated October 10, 1947, and recorded in the York County Registry of Deeds in Book 1120, Page 334.

"Parcel 2

"The premises, including land and building, in said Kezar Falls Village in said Parsonsfield, described in a deed from Kezar Sales Corporation to said L. Randolph Churchill and said Marguerite M. Churchill dated May 5, 1970 and recorded in said Registry in Book 1879, Page 475.

"Reference is also made to the Will of L. Randolph Churchill, duly proved and allowed and filed in the York County Probate Court, Docket #89267, and to the deed from said Marguerite M. Churchill to said Robert W. Churchill dated January 27, 1981 and recorded in said Registry of Deeds in Book 2749, Page 189.

"The premises described in Parcels 1 and 2 above are also described as composite in the manner as follows:

"Beginning on the Northerly side of Federal Road, also known as Route no. 25, at the Southwesterly corner of the lot herein conveyed and the Southeasterly corner of land of Howe Oil Co., thence Easterly by said road a distance of two hundred fifty (250) feet to a cement post set in the ground at land formerly of Bernard R. Dunning, now of Alfred Aspinall; thence Northerly by land of said Aspinall, a distance of two hundred ten (210) feet to a cement post set in the ground, and continuing the same course by land of Kezar Sales Corporation a distance of

No R.E. Transfer Tax Paid

COMMERCIAL LEASE AGREEMENT

1. THE PARTIES. This Lease Agreement is made and entered into on February 4 2025, by and between:

The **Lessor:** 140 Federal Rd LLC

AND

The **Lessee:** Rejuvenate CC LLC with a mailing address of the Property's Address (hereinafter referred to as the "Lessee").

2. GRANT OF LEASE. Lessor, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by Lessee, does hereby lease to Lessee and Lessee does hereby lease from the Lessor the property described herein (the "Leased Premises") with all of the improvements located thereon.

3. LEASED PREMISES. The Leased Premises is described as follows: 600 square feet of retail space located at 140 Federal Rd, Parsonsfield, Maine, 04047.

4. INITIAL TERM. This Lease shall commence on the Commencement Date below, and expire at Midnight on December 31 2026 ("Initial Term").

Commencement Date. This lease shall commence on January 1 2025 (the "Commencement Date").

5. OPTION TO EXTEND. Lessee shall have the right to extend this Lease Agreement by giving written notice via certified mail to the Lessor no less than 90 days prior to the expiration of the Initial Term or any subsequent Renewal Period. The Lessee shall have a total of 2 Renewal Periods which will continue to abide by the same covenants, conditions and provisions as provided in this Lease Agreement.

Renewal Period 1 begins on December 31 2026 and ends on December 31 2028.

Renewal Period 2 begins on _____ and ends on _____.

6. DETERMINATION OF RENT. Unless otherwise subject to increase as set forth herein, Lessee agrees to pay and Lessor agrees to accept at such place as Lessor may, from time to time direct Lessee, by written notice to deliver on or before the 1st day of each month (the "Payment Period") base rent in the amount of \$1,000.00 beginning on the Commencement Date and continuing for the entire term of this lease, and any options to extend, unless otherwise subject to increase as set forth herein.

7. RENT PAYMENT. Acceptable methods of payment:

- ACH (electronic bank transfer)
- Check

8. SECURITY DEPOSIT. Tenant shall not be required to deposit any sum with Lessor as a security deposit.

9. USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for any legal use permitted in accordance with local, State, and Federal laws.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement. Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

10. EXCLUSIVE USE. Lessor shall have the unincombered right to lease any other space available for lease on this property to any tenant of Lessor's choosing, whether or not they are engaged in the same or similar business as the Lessee.

11. OPERATING EXPENSES. The Lessor and the Lessee agree to share the costs and obligations resulting from and required for normal operation of the Leased Premises to be divided as follows:

Common Area Maintenance - Shared

The Lessee shall be responsible for:electric and water

The Lessor shall be responsible for all other costs, obligations and expenses resulting from common area maintenance.

Taxes - Landlord

The Lessor is responsible for all tax burden associate with the property and the Leased Premises.

Casualty Insurance - Tenant

The Lessor may insure the property and Leased Premises to a reasonable coverage consistent with industry standards for Casualty Insurance. Lessor shall deliver a copy of all insurance bills to Lessee and Lessee shall reimburse Lessor within 30 days of their receipt.

Liability Insurance - Tenant reimburse

The Lessor may insure the property and Leased Premises to a reasonable coverage consistent with industry standards for Liability Insurance. Lessor shall deliver a copy of all insurance bills to Lessee and Lessee shall reimburse Lessor within 30 days of their receipt.

In the event that Lessee fails to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, at Lessor's descretion, obtain insurance sufficient to satisfy this agreement and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage

covering the premises are increased as a result of any use of the premises by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium, or Lessee's proportionate share of any such increase, caused by said use.

12. UTILITIES. The Lessor shall be responsible for establishing, maintaining, and paying for the following utilities: electric and water

The Lessee shall be responsible for all other utilities not otherwise specified above.

13. TENANT'S BUSINESS LIABILITY INSURANCE. The Lessee shall provide and maintain personal liability and property damage insurance for its business. The Lessee will designate the Lessor as an "additional insured". The Lessee will provide the Lessor with a copy of such insurance certification or policy prior to taking possession of the leased premises. The insurance must, at minimum, protect and indemnify the Lessor of any injury, death, or property damage to occur on the property, or resulting from Lessee's business operations, to the limits of \$1,000,000.00.

14. UPKEEP. The Lessee shall be responsible for all repairs and maintenance due to normal wear and tear on the Premises, particularly items which need immediate attention including but not limited to, the replacement of light bulbs, the normal repair and cleaning of windows, cleaning of bathrooms, clearing of toilets, etc. The Lessee shall properly maintain the premises in a good, safe and clean condition and shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

In the event that the leased premises is damaged as a result of any neglect or negligence of Lessee, Lessee's employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage.

15. FURNISHINGS. The Lessor will not provide any furnishings to the Lessee under this Lease.

16. PARKING. Parking shall be provided to the Lessee in a shared manner provided on the Premises. There is no set number of parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

17. RIGHT OF FIRST REFUSAL. This lease does not grant Lessee any right of first refusal should Lessor exercise Lessor's right to sell the property.

18. OPTION TO PURCHASE. This lease does not grant the Tenant any option to purchase the leased premises.

19. LEASEHOLD IMPROVEMENTS. The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor

in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible for payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

20. LICENSES AND PERMITS. A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on-site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

21. SALE OF PROPERTY. In the event of a sale of the Premises the Lessor shall have the right to terminate this Lease Agreement by submitting written notice to the Lessee. Notice shall be submitted at least 30 days.

22. SUBLET/ASSIGNMENT. The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof.

23. DAMAGE TO LEASED PREMISES. In the event the building housing the leased premises is destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the leased premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or Lessee's guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the

premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring Lessee's contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

24. HAZARDOUS MATERIALS LAWS. Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

25. LESSEE'S DEFAULT AND POSSESSION. In the event that the Lessee fails to pay rent and expenses, or any part thereof, as set forth herein, when due and payable, or is otherwise in default of any other terms of this Lease for a period of more than 15 days, after receiving notice of default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

26. LESSOR'S DEFAULT. The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 30 days from receiving such notice, unless the Lessor needs more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

27. DISPUTES. If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the dispute is not resolved then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of . If the Lessor and Lessee fail to resolve the dispute through mediation then the American Arbitration Association shall be used in accordance with their rules. Lessor and Lessee agree to the binding effect of any ruling or judgment made by the American Arbitration Association.

28. INDEMNIFICATION. The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

29. BANKRUPTCY - INSOLVENCY. The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

30. SUBORDINATION AND ATTORNMENT. Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

31. SIGNAGE. Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

32. CONDITION OF PREMISES/INSPECTION BY LESSEE. The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

33. AMERICANS WITH DISABILITY ACT. Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessor.

34. RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents, having given the appropriate notice to Lessee, shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

35. ESTOPPEL CERTIFICATE. Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

36. HOLDOVER PERIOD. Should the Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed to have created and be construed to be a tenancy from month to month with the Rent to be due and payable in the same amount as the previous month plus an additional \$1,000.00 holdover penalty, terminable upon thirty 30 days' notice by either party.

37. WAIVER. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

38. GOVERNING LAW. This Lease shall be governed by the laws of the State of Maine .

39. NOTICES. Notices shall be addressed to the following:

Lessor: 140 Federal Rd LLC

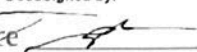
Lessee: Rejuvenate CC LLC
140 Federal Rd, Parsonsfield, Maine, 04047

40. AMENDMENT(S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

41. SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

42. BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

DocuSigned by:
Signature  Date 3/18/2025
4BF46750E2BE480
Printed Name Trevor sanborn
Title owners

LESSEE SIGNATURE

DocuSigned by:
Signature  Date 3/18/2025
470E4415C
Rejuvenate CC LLC

COMMERCIAL
DRIVER'S LICENSE

NOT INTENDED
FOR FEDERAL
PURPOSES

4d DL NO. 5721284

4b EXPRESS 08/11/2025
SANDOWN

08/11/1987

SANBORN
TREVOR L

2 TREVOR L
1 PO BOX 1

PO BOX 1
EAST PA

EAST PARSONSFIELD, ME 04028

4a ISSUED 09/23/2020

15 GUNBER M

16 HEIGHT
5'-09"

T WEIGHT
170 lb

18 EYES
BLU

17 RAB
BRO

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12 REST K

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