

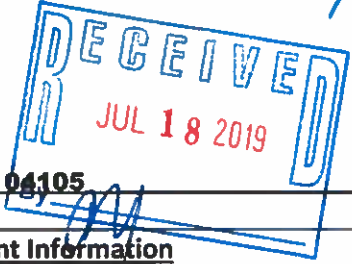


PERMANENT FOOD SERVICE APPLICATION

Town of Falmouth - Code Enforcement Office

Phone – 207-699-5310

Permit # 4399 Check # 2110 Fee: \$50 Int AM
 Map/Lot V58007 Zone JCI
 Received 7-18-19 Issued _____



Address of food service establishment: 264 US ROUTE 1, FALMOUTH, MAINE 04105

Property Owner Information

Applicant Information

Name IRVING OIL MARKETING

Name NOURIA ENERGY RETAIL, INC.

Address 190 COMMERCE WAY

Address 326 CLARK STREET

PORTSMOUTH, NH 03801

WORCESTER, MA 01606

Phone _____ Email _____

Phone 508-762-3724 Email PERMITS@NOURIAENERGY.COM

Applicant Signature Upon Submittal Rebecca I. Shurtleff

Date: 7/8/2019

Please provide the following information

- Written consent of property owner
- Copy of state license
- Demonstration of sufficient parking
- Fees paid (Permanent food service license - \$50)

(Please read below. The permit is not considered issued until signed and dated below by the applicant.)

No license shall be issued unless the applicant has submitted a copy of a current State of Maine Department of Health and Human Services license to the code enforcement officer. No license shall be valid if such state license has expired. The town and state licenses shall be posted in a conspicuous place. No license shall be approved, either new or renewal, without a public hearing by the town council. Such hearing shall be noticed no later than 7 days prior to the hearing date by publication in a local newspaper. Licenses shall be valid for a one year period, commencing July 1 and ending June 30. Any license issued after July 1 shall expire on June 30 of the following year.

On this date 7/8/2019, I REBECCA I. SHURTLEFF have read and understand the above statement and attached ordinance requirements as well as paid for my completed permit application.

License Conditions:

Signature of Code Enforcement Officer _____ Date _____

SUBLEASE

THIS SUBLEASE (this "Lease" or this "Sublease") is made and entered into as of this 21st day of MAY, 2019, by and between IRVING OIL MARKETING, INC., a Maine corporation ("Landlord"), and NOURIA REALTY MAINE I, LLC a Maine limited liability company ("Tenant").

1. BASIC LEASE PROVISIONS.

A. **Premises:**

The property described on Exhibit A, attached hereto and further defined in Section 1(N) of this Sublease

B. **Tenant's Address (for notices):**

NOURIA REALTY MAINE I, LLC
ATTN: _____
326 Clark Street
Worcester, MA 01606

with a copy to:

NOURIA REALTY MAINE I, LLC
ATTN: _____
326 Clark Street
Worcester, MA 01606

C. **Landlord's Address (for notices):**

IRVING OIL MARKETING, INC.
ATTN: Branded Dealer Manager
190 Commerce Way
Portsmouth, NH 03801

with a copy to:

IRVING OIL MARKETING, INC.
ATTN: US Legal Counsel
190 Commerce Way
Portsmouth, NH 03801

D. **Prime Landlord:**

IRVING OIL PROPERTIES LLC (formerly known as Cobalt Properties LLC)

E. **Prime Landlord's Address:**

IRVING OIL PROPERTIES LLC
ATTN: Leasing Department
10 King Square South
Saint John, NB E2L 0G3

F. **Identification of Prime Lease:**

Amended and Restated Master Lease dated as of January 1, 2009 (the "Prime Lease") between Cobalt Properties LLC (now known as Irving Oil Properties LLC), as landlord, and Irving Oil Marketing, Inc., as tenant (the "Prime Lease").

TENANT:
NOURIA REALTY MAINE I, LLC

By: [Signature]
Printed Name: TONY EL NEMR
Its: MANAGER

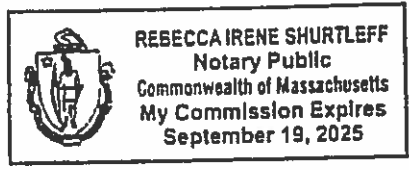
STATE OF Massachusetts
County of Worcester, SS

May 16, 2019

Then personally appeared the above-named Tony El-Nemr, in his capacity as Manager of NOURIA REALTY MAINE I, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said NOURIA REALTY MAINE I, LLC

Before me,

[Signature]
Notary Public/Maine Attorney-at-Law
Printed Name: Rebecca Shurtleff
My Commission Expires: 9/19/2025



Executed as a sealed instrument as of this 21 day of May, 2019.

WITNESS:

SUB-LANDLORD:
IRVING OIL MARKETING, INC.

Christina Halle

By: [Signature]
Name: T. McLAUGHLIN
Its: ASSISTANT TRESURER

STATE OF New Hampshire
County of Rockingham, SS

May 21, 2019

Then personally appeared the above-named Tyler McLaughlin in his/her capacity as Asst. Treasurer of IRVING OIL MARKETING, INC. and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said IRVING OIL MARKETING, INC.

Before me,

[Signature]
Notary Public/Maine Attorney-at-Law
Printed Name: Leryn Allen
My Commission Expires: 3.21.2023

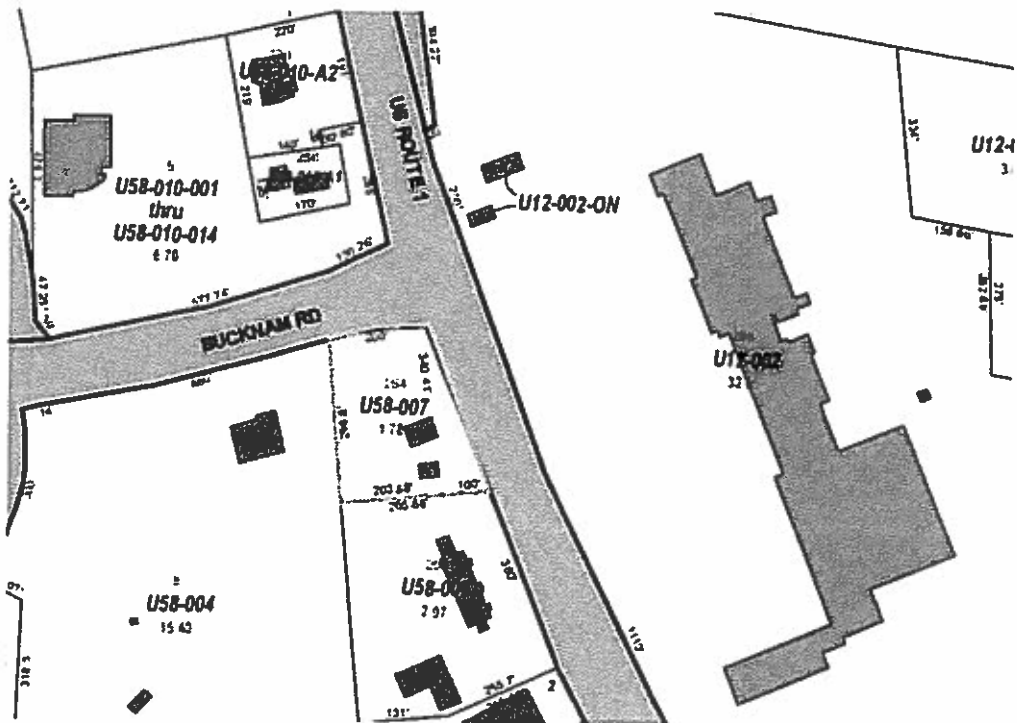
LELYN M. ALLEN, Notary Public
State of New Hampshire
My Commission Expires March 21, 2023

EXHIBIT A
to Notice of Sublease
(Description of Premises)

Property Address: 264 US Route 1, Falmouth, ME

Certain real estate located in **Falmouth, Cumberland County, Maine** and more particularly described in a deed from **WEBBER ENERGY FUELS** to **IRVING OIL CORPORATION** dated **December 9, 2008**, and recorded in the **Cumberland County Registry of Deeds in Book 26495, Page 327**, to which deed reference is hereby made for a more particular description.

Premises is outlined below in yellow: Map U58, Lot 007





State of Maine

Department of Agriculture, Conservation & Forestry
Division of Quality Assurance & Regulations
28 State House Station, Augusta, ME 04333-0028
(207) 287-3841

SERIAL NUMBER

124163

2-23945

November 30, 2018

December 31, 2019

LICENSE NUMBER

DATE OF ISSUE

DATE OF EXPIRATION

This certifies that

Falmouth Lil' Mart #01004
Nouria Energy Retail Maine Inc
326 Clark ST

Worcester, MA 01606-

CONVENIENCE STORE

Location: 264 US Route 1, Falmouth

This certificate is valid only between the date issued and expiration date appearing herein. Only the named holder at the location for which issued may use it.

The person named herein is authorized to sell or manufacture food products, fuel and/or sell or repair weighing and measuring devices as permitted by law for the listed authorizations.

This certificate and/or each type of authorization represented is subject to suspension, revocation or cancellation as authorized by Maine Revised Statutes.

LICENSE TYPE

DESCRIPTION OF LICENSE AUTHORIZATIONS

FEE

License Type	Authorizations	Fee
Retail Meat	Prepackaged for Direct Sale	10.00
Retail Food Establishment	0 to 10 Coffee/Tea(prepared on site) Cold Foods (prepared on site) Dairy Products Frozen Food Fruit Juices Hot Foods (prepared on site) Hotdog Steamer Prepackaged Meat	20.00
Retail Fuel	Nozzles: 25	500.00
TOTAL:		530.00



Department of Agriculture, Conservation & Forestry

Division of Quality Assurance

Amanda Beal

Commissioner

Christy Franklin

Director



Note: Please have the bank mail the check back to the office and return it to me. Thanks!

Check Request Form

Date: 7/8/2019

Payable To: TOWN OF FALMOUTH
ATTN: CODE ENFORCEMENT
271 FALMOUTH ROAD
FALMOUTH, MAINE 04105

asap

Amount: \$50.00

Account # (Accounting Use):

Explanation / Description (Including Location if Applicable)

RETAIL FOOD ESTABLISHMENT FOR #01004 (TO REPLACE COMMON VICTUALLER
LICENSE)

Requesting Signature:



Approval Signature:

Comments:



January 2, 2019

All Cities/Towns

Connecticut, Rhode Island, Massachusetts, New Hampshire and Maine

Re: Applications (new and renewal), Permits and Licenses

To Whom It May Concern,

Please mail or email all permit and license applications, whether for new or renewal of service, as well as the actual permits and licenses to the following to ensure timely execution, processing and compliance:

Nouria Energy Corporation
Attn: Licensing
326 Clark Street
Worcester, MA 01606
permits@nouriaenergy.com
508-762-3724

Kind Regards,

Rebecca Shurtleff
Coordinator

Nouria Energy Corporation

J&S Oil Co., Inc.

NEC OPCI, Inc.

326 Clark Street

Worcester, Massachusetts 01606

O: (508) 762-3724

F: (508) 762-3701

E: Becca.Shurtleff@Nouriaenergy.com