



HIGHLY
VISIBLE RETAIL
BUILDING FOR
SALE

FOR SALE

**1134 HOOKSETT ROAD,
HOOKSETT, NH 03106**

\$2,500,000

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PROPERTY INFORMATION



FOR SALE

1134 Hooksett Road, Hooksett, NH

\$2,500,000

DESCRIPTION:

1134 Hooksett Road presents a compelling ±30,000 SF retail investment opportunity in the heart of Hooksett, New Hampshire. The property is 100% occupied and anchored by Sherwin-Williams, providing stable, credit-backed tenancy and long-term income reliability.

Strategically positioned along Hooksett Road, the asset benefits from excellent visibility, strong traffic counts, and convenient access to major regional routes. The location supports consistent retail demand and strong tenant performance.

The ground-floor space is currently occupied by a tenant at will at a below-market rental rate; underwriting assumes a market-rate pro forma, providing a clear and near-term opportunity for income growth.

PROPERTY FEATURES:

- Propane Gas
- Municipal Water and Sewer
- Sprinklered
- Fully Leased

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	18,755	127,072	217,447
Households	7,279	55,014	89,518
Families	4,653	30,487	55,566
Avg HH Size	2.40	2.22	2.35
Median Age	40.4	38.6	40.3
Median HH Income	\$118,241	\$85,987	\$101,448
Avg HH Income	\$149,480	\$110,470	\$129,416

BUSINESSES (10 MILE)



10,595
TOTAL BUSINESSES



127,198
TOTAL EMPLOYEES

INCOME (10 MILE)



\$101,448
MEDIAN HH INCOME

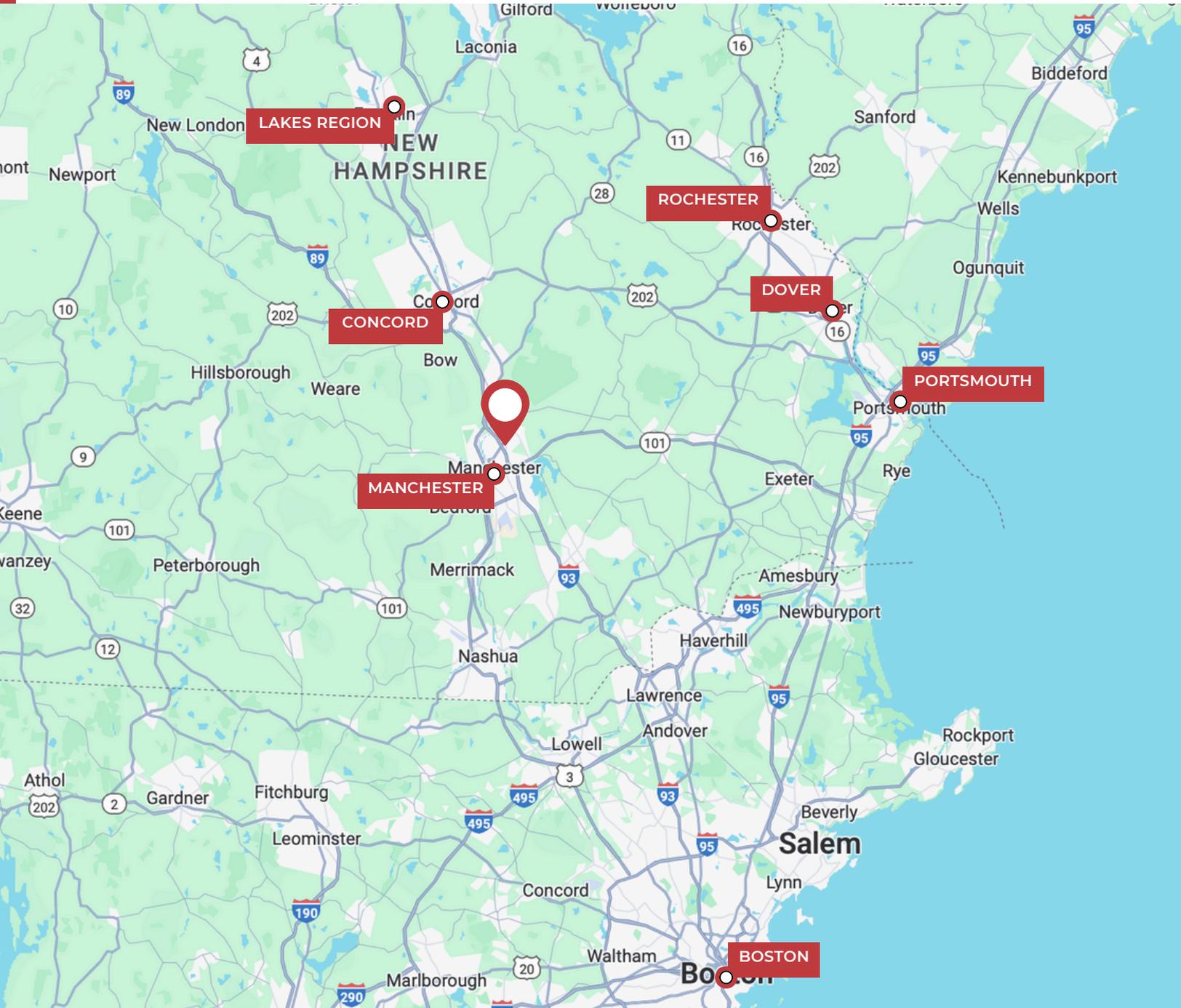


\$53,290
PER CAPITA INCOME



\$286,046
MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	8 mins	Lakes Region, NH	1 hr 23 mins
Concord, NH	19 mins	Dover, NH	55 mins
Boston, MA	1 h 15 mins	Portsmouth, NH	47 min

PROFORMA*

All data provided by Owner.

Actual Income		Projected Proforma Income		
Sherwin Williams	87,600	Sherwin Williams	87,600	
Sherwin "Nets"	8,890	Sherwin "Nets"	8,890	
Let's Play Collectibles	72,000	Let's Play Collectibles	72,000	
Church	46,800	Church	46,800	
N-Step Dance	46,800	N-Step Dance	46,800	
Vault	39,600	Vault	75,000	Proforma @ \$7.5 MG
Total	301,690	Total	337,090	
Less 5% Vacancy	286,605.50	Less 5% Vacancy	320,235.50	

Estimated Expenses		Estimated Expenses		
Taxes	21,527	Taxes	21,527	
Insurance	9,000	Insurance	9,000	
Water	2,500	Water	2,500	
Sewer	2,500	Sewer	2,500	
Electricity	7,500	Electricity	7,500	
Landscape	3,000	Landscape	3,000	
Elevator	2,000	Elevator	2,000	
Fire	2,000	Fire	2,000	
Snow Removal	7,500	Snow Removal	7,500	
Management @ 3%	8,598	Management @ 3%	9,607	
Maintenance @ 3%	8,598	Maintenance @ 3%	9,607	
Reserves @ 3%	8,598	Reserves @ 3%	9,607	
Total	83,321	Total	86,348	
NOI	203,284	NOI	233,887	

TENANTS*

Tenant	SF	Rate (monthly)	Rate (Yearly)	Yearly Escalator	Lease End	Notes
Sherwin Williams	5,000	\$7,305.60	\$87,667.20	none	31/07/2031	5,000sf includes common area. Sherwin Williams pays additional payments of approx. \$419.82 for Real Estate Tax and approx. \$321.04 for CAMs. Tenant has one additional 5-year extension after the current lease expiration
Pentecostal Church of God	5,000	\$3,900	\$46,800.00	none	30/09/2027	
Let's Play Collectibles	5,000	\$6,000	\$72,000.00	\$150/mo	31/10/2029	
N-Step Dance	5,000	\$3,900	\$46,800.00	none	28/02/2028	Monthly rate for any renewal term will be \$4,100/mo
The Underground Vault Used Furniture	10,000	\$3,300	\$39,600			Includes electricity.
						All leases are MG, only the Vault lease includes Electricity. All others pay their own utilities

*The following information was provided to NAI Norwood Group from the Property Owner. Interested parties are encourage to verify data to ensure it meets their criteria.

TAX CARD

1134 HOOKSETT ROAD

Location 1134 HOOKSETT ROAD

Mblu 39/ 33/ 1/ /

Acct# 2381

Owner 1134 HOOKSETT ROAD LLC

PBN

Assessment \$1,252,300

PID 3912

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$886,800	\$365,500	\$1,252,300

Owner of Record

Owner 1134 HOOKSETT ROAD LLC

Sale Price \$1,300,000

Co-Owner

Certificate

Address 49 SUDBURY STREET
PORTSMOUTH, NH 03801

Book & Page 2856/0577

Sale Date 12/30/2005

Instrument 00

Qualified Q

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
1134 HOOKSETT ROAD LLC	\$1,300,000		2856/0577	00	12/30/2005
KEHAS, STEPHEN	\$0		2856/0575	1F	12/30/2005
KEHAS, STEPHEN G.	\$0		1564/0010	1N	05/12/1986
OWENS, ALLEN & RITA	\$0		0/0	1N	01/01/1986

Building Information

Building 1 : Section 1

Year Built: 1987
 Living Area: 10,180
 Replacement Cost: \$1,137,910
 Building Percent Good: 62
 Replacement Cost
 Less Depreciation: \$705,500

TAX CARD, CONT.

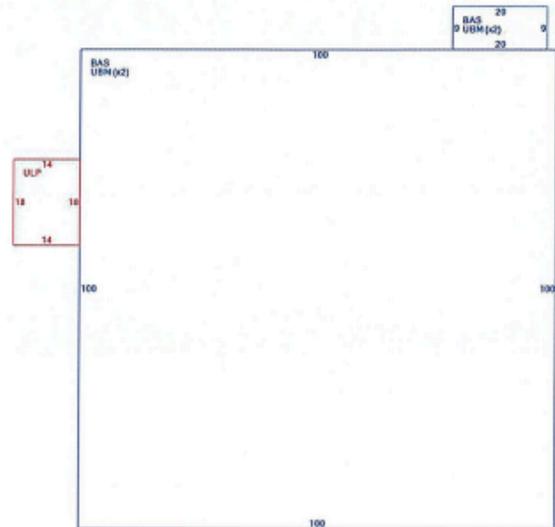
Building Attributes	
Field	Description
Style:	Retail
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	3.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Stucco on Wood
Roof Structure	Steel Frm/Trus
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3221
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	13.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/00/0119193.jpg>)

Building Layout



(ParcelSketch.aspx?pid=3912&bid=4065)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	10,180	10,180	
UBM	Basement, Unfinished	20,360	0	
ULP	Loading Platform, Unfinished	252	0	
		30,792	10,180	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	30000.00 S.F.	\$74,400	1
ELV2	ELEVATOR GOOD	1.00 UNIT	\$46,300	1

TAX CARD, CONT.

Land

Land Use		Land Line Valuation	
Use Code	3220	Size (Acres)	2.45
Description	STORE/SHOP MDL-94	Frontage	0
Zone	PZ	Depth	0
Neighborhood		Assessed Value	\$365,500
Alt Land Appr Category	No		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			29120.00 S.F.	\$56,800	1
LT9	HGH PRE-SOD PL			1.00 UNITS	\$700	1
SGN3	W/INT LIGHTS			32.00 S.F.&HGT	\$3,100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$886,800	\$365,500	\$1,252,300
2024	\$886,800	\$365,500	\$1,252,300
2023	\$886,800	\$365,500	\$1,252,300

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DEED

5

Return to:
Patrick J. Houghton, Manager
1034 Hooksett Road, LLC
101 East Industrial Park Drive
Manchester, NH 03109

Doc# 631269
Book: 2856
Pages: 0577 - 0578
Filed & Recorded
12/30/2005 11:24AM
KATHI L. GURAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 19,500.00
POSTAGE \$ 0.37

Book 2856 Page 577

1437
200

19,500.00 QUITCLAIM DEED

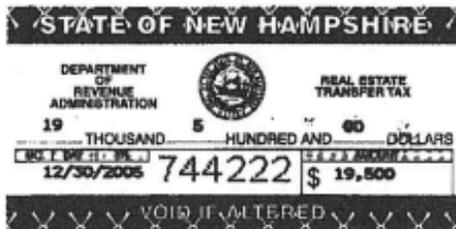
KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN KEHAS, an individual having an address of 158 Whitford Street, Manchester, County of Hillsborough and State of New Hampshire, for consideration paid, grants to 1134 HOOKSETT ROAD, LLC, a New Hampshire Limited Liability Company having an address of 101 East Industrial Park Drive, Manchester, County of Hillsborough and State of New Hampshire, with QUITCLAIM COVENANTS

A certain tract or parcel of land with all buildings and improvements thereon situated in Hooksett, being known as Lot 39/33-1 (including Parcel A) as shown on a certain Plan entitled "Lot Line Adjustment Plan, Map #39, Lots 33 & 33-1, Hooksett, NH prepared for Stephen Kehas, November 21, 2003, Scale 1 inch = 50 feet" prepared by Duval Survey, Inc., said plan being recorded in the Merrimack County Registry of Deeds as Plan #16718, consisting of 2.436 acres more or less.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantor herein by Deed of Allen R. Owens and Rita D. Owens recorded in the Merrimack County Registry of Deeds on May 12, 1986 at Book 1564, Page 10. See also Warranty Deed of Fair Deal Enterprises, Inc. to Stephen Kehas dated October 3, 2005, to be recorded at the Merrimack County Registry of Deeds.

I, STEPHEN KEHAS, am married, but the within premises do not constitute the homestead of either my spouse or myself, and I hereby release to said grantee, all of my right, title and interest in and to said premises.

DATED AND SIGNED this 29th day of December, 2005.



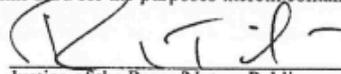

Stephen Kehas

DEED, CONT.

Book 2856 Page 578

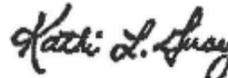
STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS.

On this 29th day of December, 2005, personally appeared before me, STEPHEN KEHAS, and acknowledged that he executed the within deed for the purposes therein contained and that the same is his voluntary act and deed.


Justice of the Peace/Notary Public



MERRIMACK COUNTY RECORDS

 CPO, Register

DISCLOSURES

Property Address

1134 Hooksett Rd
Hooksett N.H.



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Public
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (603)623-0100 Fax:

Untitled

DISCLOSURES, CONT.

Property Address _____

3) **INSULATION:** Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?

Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) **LEAD PAINT:** Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) **METHAMPHETAMINE PRODUCTION:** Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) **SITE ASSESSMENT ON WATERFRONT PROPERTY:**

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) **CONDOMINIUM:** Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Page 2 | 3

Last Revised 2/9/18

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Untitled

DISCLOSURES, CONT.

Property Address _____

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 1134 Hooksett Rd

Unit Number (if applicable): _____

Town: Hooksett NH

12/29/25
Date

[Signature]
SELLER
[Signature]
SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Page 3 | 3

Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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Phone: (603)623-0100 Fax:

Untitled

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

JUDY NILES-SIMMONS

SENIOR ADVISOR

tel (603) 668-7000

mobile (603) 496-4516

judy@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 637-2248

mobile (603) 345-0202

nathan@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com

NAI Norwood Group
2 Greenleaf Woods Drive, Suite 301
Portsmouth,, NH 03801
www.nainorwoodgroup.com

ADDITIONAL DOCUMENTS & DISCLOSURES



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

PROFORMA*

All data provided by Owner.

Actual Income		Projected Proforma Income		
Sherwin Williams	87,600	Sherwin Williams	87,600	
Sherwin "Nets"	8,890	Sherwin "Nets"	8,890	
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Total	301,690	Total	337,090	
Less 5% Vacancy	286,605.50	Less 5% Vacancy	320,235.50	

Estimated Expenses		Estimated Expenses	
Taxes	21,527	Taxes	21,527
Insurance	9,000	Insurance	9,000
Water	2,500	Water	2,500
Sewer	2,500	Sewer	2,500
Electricity	7,500	Electricity	7,500
Landscape	3,000	Landscape	3,000
Elevator	2,000	Elevator	2,000
Fire	2,000	Fire	2,000
Snow Removal	7,500	Snow Removal	7,500
Management @ 3%	9,607	Management @ 3%	8,598
Maintenance @ 3%	9,607	Maintenance @ 3%	8,598
Reserves @ 3%	9,607	Reserves @ 3%	8,598
Total	86,348	Total	83,321
NOI	233,887	NOI	203,284

		PSF @ 30,000		PSF @ 30,000
8.50%	\$2,751,615	\$91.72	8.50%	2,391,576.53
9%	\$2,598,748	\$86.62	9%	2,258,711.17
9.50%	\$2,461,972	\$82.07	9.50%	2,139,831.63
10%	\$2,338,873	\$77.96	10%	2,032,840.05
10.50%	\$2,227,498	\$74.25	10.50%	1,936,038.14

TENANTS*

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Let's Play Collectibles	5,000	\$6,000	\$72,000.00	\$150/mo	31/10/2029	
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The Underground Vault Used Furniture	10,000	\$3,300	\$39,600			Includes electricity.
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*The following information was provided to NAI Norwood Group from the Property Owner. Interested parties are encouraged to verify data to ensure it meets their criteria.

FIRST AMENDMENT TO COMMERCIAL LEASE

THIS LEASE MODIFICATION AGREEMENT (The "Agreement") entered into this day of _____, 2025, by and between 1134 Hooksett Road, LLC, a New Hampshire limited liability company (the "landlord"), and Angel Coira and Pentecostal Church of God (the "tenant")

WITNESSETH,

WHEREAS, the undersigned parties now being Landlord and Tenant respectively, under the terms thereto hereinafter referred to as the "COMMERCIAL LEASE", executed October 1, 2021 and primarily covering a certain property located at, 1134 Hooksett rd, Hooksett, NH 03106 ("The Premises") now desire to modify and amend such Lease.

NOW, THEREFORE, the parties agree that such Lease shall be and is hereby, amended and modified as follows:

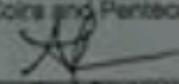
1. **TERM.** The term of this Lease is extended for a period of 2 years beginning October 1, 2025 and terminating on September 30, 2027 (the "Extended Term")
2. **RENT.** Year 1: \$3,900.00 per month
Year 2: \$3,900.00 per month
3. **MISCELLANEOUS.** Landlord and Tenant agree that the Lease is, as of the date of this Agreement, in full force and effect, and all other terms and conditions of the Lease and of any previous modifications thereof shall remain unchanged. The provisions of this Lease Modifications Agreement shall bind and insure to benefit of parties hereto, their heirs, executors, administrators, successors and assigns. All capitalized terms in this Agreement shall have the meaning assigned to them in the Lease, unless expressly modified herein.

IN WITNESS WHEREOF, the parties have hereunto executed this agreement as _____, 2025 (the "Effective Date")

LANDLORD 1134 Hooksett Rd LLC

By: _____
Name: _____
Its: _____
Date: _____

TENANT Angel Coira and Pentecostal Church of God

By: 
Name: Angel F. Coira
Its: Paytor
Date: December 17, 2025

**SECOND AMENDED AND RESTATED
LEASE AGREEMENT**

This Second Amended and Restated Lease Agreement (this “Lease”) is entered into as of February ____, 2025, by and between ALM LLC, a New Hampshire limited liability company with an address of 34 Trolley Court, Manchester, New Hampshire 03103 (hereinafter called the “Tenant”) and 1134 Hooksett Road, LLC, a New Hampshire limited liability company with an address of 101 East Industrial Park Drive, Manchester, NH. 03109 (hereinafter called the “Lessor”).

BACKGROUND

WHEREAS, the Tenant and the Lessor are parties to that certain Lease Agreement dated July 18, 2018 (the “Prior Lease”); and

WHEREAS, the parties amended and restated the Prior Lease in April 2024, a copy of which was not executed by the parties (the “Amended and Restated Lease”); and

WHEREAS, the Tenant and the Lessor now wish to further amend and restate the Amended and Restated Lease according to the terms set forth herein.

NOW, THEREFORE, In consideration of the mutual covenants and agreements herein contained, Lessor and Tenant agree as follows:

AGREEMENT

1. Premises.

Lessor hereby leases to Tenant and Tenant leases from Lessor for the Term (as defined below), subject to the conditions set forth in this Lease a certain property consisting of approximately 5,000 square feet of the second-floor retail suite of the building located at 1134 Hooksett Road, Hooksett, NH 03106, and forty-one (41) nondedicated parking spaces in the parking lot adjacent thereto (the “Premises”).

2. Term.

(a) The initial term of this Lease (“Initial Term”) shall be for a period of three (3) years, beginning March 1, 2025, (the “Commencement Date”) and ending on February 28, 2028.

(b) Upon expiration of the Initial Term, the term of this Lease shall automatically extend for an additional term of three (3) years (the “Renewal Term” and together with the Initial Term, the “Term”), unless either party notifies the other of non-renewal at least sixty (60) days prior to expiration of the then-current Initial Term or Renewal Term.

3. Termination.

(a) Termination by Lessor. The occurrence of any one or more of the following events shall constitute a default of this Lease by Tenant, for which Lessor may terminate this Lease upon thirty (30) days written notice to Tenant:

- (i) Tenant’s abandonment of or failure to use and occupy the Premises;
- (ii) The failure of Tenant to make any payment of rent or any other payment required

to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of thirty (30) days after the applicable due date;

(iii) The commencement of any case, proceeding or other action against Tenant seeking to have an order for relief entered against it as debtor or to adjudicate it as bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property, if such case, proceeding or other action (1) results in the entry of an order for relief against it which is not fully stayed within seven business days after the entry thereof, or (2) shall remain undismissed for a period of forty-five (45) days.

(b) Termination by Tenant. Tenant may terminate this Lease upon thirty (30) days written notice to Lessor if Lessor fails to perform any of its obligations under this Lease. Notwithstanding the foregoing, Lessor shall not be in default unless Lessor fails to perform an obligation within a reasonable time, but in no event later than thirty (30) days after receiving written notice from Tenant, such notice specifying wherein Lessor has failed to perform such obligation; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are required for performance, then Lessor shall not be in default if Lessor commences performance within such thirty (30) days and thereafter diligently prosecutes the same to completion. Tenant shall be entitled to recover from Lessor any amount necessary to compensate the Tenant for all detriment caused by Lessor's failure to perform its obligations under this Lease, including but not limited to reasonable attorneys' fees and any other reasonable costs.

(c) No Limitation of Remedy. Nothing in this Section 3 shall limit either party's right to pursue an adequate remedy at law or equity due to an event of default or failure to perform obligations under this Lease.

4. Rent.

(a) Initial Rent. Beginning on the Commencement Date and for the Initial Term, the Tenant hereby covenants and agrees to pay to Lessor at the Lessor's address mentioned above, or at such other place as the Lessor may from time to time designate in writing, annual rent, without prior notice or demand, in the amount of \$46,800.00, made in payments of \$3,900 per month.

(b) Rent for Subsequent Years.

(i) Rent under this Lease shall remain at the rate set forth in Section 4(a) above for the entire Initial Term, subject to the provisions of 4(b)(iii) below.

(ii) Rent for Renewal Terms. Rent for the Renewal Term following the Initial Term shall be \$49,200 per year, made in payments of \$4,100 per month.

(iii) If Tenant fails to timely make payments when due under this Lease, rent shall increase at a rate of One Hundred Dollars per month over the then-current rate, beginning on the next Commencement Date. In no case shall rent increase by more than One Hundred Dollars (\$100) per month in any calendar year.

(c) Late Payment Fee. In the event any installment of rent or other amount payable to Lessor under this Lease is not paid within five (5) calendar days after it is due, then Tenant shall also pay to Lessor as additional rent a late payment fee equal to five percent (5%) of such delinquent rent.

5. Security Deposit.

Tenant has deposited with Lessor, under the Prior Lease, the amount of \$3,500.00 in cash as a non-interest bearing security deposit ("**Deposit**"). Lessor shall repay to the Tenant the Deposit or any balance thereof upon the termination or expiration of the Term or any Renewal Term. Lessor may withhold any portion of the Deposit to recover non-payment of rent or to cover the cost of damage to the Premises (reasonable wear and tear excepted) and shall provide Tenant with a statement setting forth in reasonable detail the amount withheld and corresponding damages.

6. Utilities.

Tenant shall be responsible for only the following utility services at the Premises during the Term: heat (including all heating fuel), cable, and electricity; and shall make payment for such services directly to the supplier, utility or municipality providing such services. Lessor shall be responsible for any remaining utility services charged to the Premises.

7. Use; Quiet Enjoyment.

(a) Unless otherwise approved in writing by Lessor, the Premises shall be used continuously and occupied exclusively as retail space for providing dance instruction and related services. Tenant shall, at Tenant's expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders, and requirements in effect during the Term or any part of the Term hereof regulating the use by Tenant of the Premises. Tenant shall not use or permit the use of the Premises in any manner that will create waste or a nuisance.

(b) Lessor shall put Tenant into possession of the Premises at the beginning of the Term hereof, and Tenant, upon paying the rent and observing the other covenants and conditions herein upon its part to be observed, shall peaceably and quietly hold and enjoy the Premises.

8. Maintenance, Repairs, and Alterations.

(a) Lessor shall maintain all landscaping and the surfaced roadways, walks, and parking areas in as good condition as they are as of the Commencement Date, reasonable wear and tear excepted; shall keep the same neat and clean; and shall keep all surfaced roadways, walks, and parking areas on the Premises free from obstructions, encumbrances, dirt, snow and ice. Lessor shall make commercially reasonable efforts to keep the Premises free of vermin and other pests, subject to Section 8(f) below.

(b) Lessor shall maintain in good condition and repair the structural integrity of any roof, exterior walls, structural beams and structural columns of the Premises and shall repair and if necessary, replace, at its own cost and expense, the parking area, electrical, heating, ventilation and air conditioning systems, and elevator units. Upon written notification from Tenant that any such repairs are needed, Lessor shall diligently pursue repairs to completion, but in any case the time for such repairs shall not exceed thirty (30) days from receipt of notice. Repairs which, if not tended to, constitute a threat to the health, welfare, or safety of Tenant or Tenant's guests and invitees shall require immediate attention from Lessor (such repairs, "**Emergency Repairs**"). Emergency Repairs shall include, without limitation, sewage backup, electrical power loss, and sudden onset of damage caused by flood, fire, accident, or other acts of nature. Tenant shall be responsible for the removal of its trash and garbage from the Premises on a regular basis. Lessor shall be responsible for maintenance and repair of the plumbing and sewer systems, provided, however, that repairs to the plumbing and sewer systems, and which are determined by an independent third-party contractor specializing in such repairs to be necessary as a direct result of Tenant's occupation and use of the Premises, as well as any damage to the Premises that results, shall be paid by Tenant, in an amount not to exceed One Thousand Dollars (\$1,000) per calendar year.

(c) Tenant Repairs. After expiration of the 30-day period set forth in Section 8(b) above or the fifteen (15) day period in Section 8(c) above, Tenant shall be permitted, without prior approval of the Lessor, to repair any such part of the Premises requiring repair, and to deduct the expense of such repairs from any rent payment(s). For repairs and Emergency Repairs undertaken and performed by members or managers of Tenant, the total cost of any such repairs shall be calculated as follows: total expenditures on materials and supplies, plus Twenty-Five Dollars (\$25) per man-hour worked. Tenant shall be permitted to undertake Emergency Repairs immediately and without notice to Lessor. For repairs and Emergency Repairs undertaken by a third-party contractor, Tenant shall deduct from any rent payment(s) the total contractor's fee.

(d) Renovations, Alterations and Additions by Tenant.

(i) Other than repairs pursuant to Section 8(d), Tenant shall not, without Lessor's prior written consent, make any alterations, improvements, additions, or installations in, on, or about the Premises, except minor alterations which do not materially alter the design or layout of the Premises, or reduce the available usable space or weaken the structure of the Premises or involve changes or additions to any utility system.

(ii) Unless Lessor requires their removal pursuant to this paragraph, all alterations, improvements, and additions that may be made on the Premises shall become the property of Lessor and remain upon and be surrendered with the Premises at the expiration or earlier termination of the Term.

(e) Deduction of Rent for Mice Control. Tenant may deduct from rent due under this Lease the amount of Five Hundred Dollars (\$500) annually, such amount to be used by Tenant for extermination and control of mice throughout the Premises. The deduction shall apply to the professional treatment of mice only, and shall not include any other pests which Lessor is responsible for keeping free from the Premises.

9. Insurance.

(a) Tenant, at its sole expense, shall maintain in effect at all times during the Term, insurance coverage as set forth below with insurers licensed to do business in the state of New Hampshire:

(i) Workers' Compensation Insurance, minimum limit, if any, as required by statute and as the same may be amended from time to time; and

(ii) Employer's Liability Insurance.

(b) Tenant and Lessor, at each party's sole expense, shall maintain in effect at all times during the Term, insurance coverage as set forth below with insurers licensed to do business in the state of New Hampshire and in such coverage amounts to reasonably cover the cost of any damage or liability incurred:

(i) Commercial General, which shall include:

1. Premises and Operations (as applicable);
2. Personal Injury Liability; and
3. Fire and Extended Coverage Insurance (as applicable) covering any personal property located on the Premises, for the full insurable value thereof.

(c) Insurance policies for both Tenant and Lessor shall be mutually endorsed to include the other party as an additional insured.

(d) Evidence of all insurance coverages represented by certificates of insurance ("Certificates") issued by the insurance carrier must be furnished to the Lessor before Tenant moves in. Certificates should specify the additional insured status mentioned above.

10. Fire and Other Casualty.

(a) Option To Terminate or Repair. If at any time during the Term, the Premises or any portion thereof are substantially damaged or destroyed by fire or other casualty, Tenant may terminate this Lease with no penalty incurred. Lessor, at its option, may repair and reconstruct the Premises to substantially the same condition in which it existed immediately before such damage or destruction occurred, except that Lessor shall not be required to repair or reconstruct any personal property, furniture, trade fixtures, or office equipment that is located in the Premises. For purposes of this paragraph 10, the Premises shall be considered "substantially damaged or destroyed" if the damage or destruction is such that the Premises cannot, in Tenant's opinion, reasonably be expected to be repaired and reconstructed within two (2) months, or if the applicable insurance proceeds will likely be insufficient to cover the costs of such repair and reconstruction.

(b) Rent Abatement. If the Premises are damaged or destroyed by fire or other casualty, rent payments shall be suspended during the period the Premises are unfit for use by Tenant in the ordinary conduct of its business. Tenant shall not be responsible for repayment of any suspended payments due to its inability to use the Premises during any such period. If the Premises were not substantially damaged or destroyed, or in the event the Premises were substantially damaged or destroyed and Lessor has elected to repair and restore the Premises, this Lease shall continue in full force and effect, and Lessor will repair and reconstruct the Premises to substantially the same condition in which they existed immediately before the damage or destruction, as described above, within a reasonable time thereafter (but in any case not to exceed three (3) months). Should the repairs not be completed within that period, Tenant may terminate this Lease by providing Lessor with written notification of termination. If this Lease is terminated as herein permitted, Lessor shall refund to Tenant any prepaid rent (unaccrued as of the date of damage or destruction) less any sum then owing Lessor by Tenant. If Lessor has elected to repair and reconstruct the Premises to the extent stated above, the Term will be extended for a time equal to the period of such repair and reconstruction.

11. Assignment and / or Subletting.

Tenant may not assign, mortgage, pledge, encumber or otherwise transfer its rights under this Lease, or sublet all or any portion of the Premises, without the prior written consent of Lessor.

12. Surrender.

On the last day of the Term hereof, or on any sooner termination, Tenant shall surrender to Lessor the Premises and all alterations, additions, and improvements thereto in a condition the same as or better than when received, normal wear and tear notwithstanding. Tenant shall remove all of its personal property from the Premises by the last day of the Term, or, if Lessor terminates this Lease or takes possession of the Premises following a default of Tenant hereunder, forthwith upon receipt of Lessor's notice directing the removal of Tenant's goods from the Premises. Tenant shall repair any damage to the Premises occasioned by the removal of Tenant's fixtures, furnishings, equipment, or other personal property, which repair shall include the patching and filling of holes and repair of structural damage.

13. Personal Property Left on Premises.

Any personal property left by Tenant in or on the Premises after expiration of the Term or upon any sooner termination of this Lease, may be removed from the Premises by Lessor without liability to Tenant or to those claiming under Tenant, if Tenant does not respond to Lessor's written notification informing Tenant of such property left on the Premises within five (5) days of receipt of said notice. Lessor may, at its sole election, sell such goods, at public auction or at private sale, on such terms and conditions as to price, payment and otherwise as Lessor, in its sole judgment, may deem advisable. However, Lessor shall have no obligation to attempt to sell such goods, regardless of their value or apparent marketability. If Lessor has elected to sell the goods as above described, Lessor shall have the right to reimburse itself from the proceeds of any such sale for any sums due Lessor hereunder and shall pay over to Tenant the remaining balance of such sale proceeds, if any. If Lessor elects not to sell such goods as above described, Lessor may at its sole election, store the goods for the account of Tenant or the owner thereof in any place selected by Lessor, or may permanently dispose of such goods with no obligation to account to Tenant therefor. In any event, Tenant shall be responsible for all costs of removal, storage and/or sale, as applicable.

14. Signs.

To the extent permitted by law, Tenant shall have the right, at Tenant's own expense, to install, maintain, or replace such signs as may be from time to time commonly used or adopted by Tenant for the purpose of identifying its occupancy of the premises. Any signage, sign stanchions, or sign platforms existing as of the Commencement Date upon which Tenant may be expected to place a sign to advertise the business shall be unobstructed and viewable from the nearest right of way, and Lessor shall keep vegetation in proximity to such signs trimmed and in such condition as it does not obstruct the view of the sign.

15. General Provisions.

(a) Severability. The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

(b) Captions. Article and paragraph captions have been inserted solely as a matter of convenience and such captions in no way define or limit the scope or intent of any provision of this Lease.

(c) Notices. Any notice required or permitted to be given hereunder shall be in writing and may be served personally or by certified or registered mail, return receipt requested, addressed to Lessor and Tenant respectively at the addresses set forth in the introductory paragraph of this Lease, or such other addresses as may from time to time be designated in writing by Lessor or Tenant by notice pursuant hereto.

(d) Waivers. No waiver of any provision hereof shall be deemed a waiver of any other provision hereof. Consent to or approval of any act by one of the parties hereto shall not be deemed to render unnecessary the obtaining of such party's consent to or approval of any subsequent act. The acceptance of rent hereunder by Lessor or the payment of rent by Tenant shall not be a waiver of any preceding breach by Tenant or by Lessor of any provision hereof, other than the failure of Tenant to pay the particular rent so accepted, regardless of knowledge of such preceding breach at the time of acceptance or payment of such rent.

(e) Inurement: Choice of Law. Subject to the provisions restricting assignment or subletting by Tenant, the terms and conditions contained in this Lease shall bind the parties, their personal representatives, successors, and assigns. This Lease shall be governed by the laws of the State of New Hampshire.

(f) Lessor's Access. In addition to rights to access provided elsewhere in this Lease, Lessor and Lessor's agents shall have the right, upon reasonable prior notice to Tenant and in the presence of Tenant or its agent (except in cases of emergency, in which case such prior notice and the presence of Tenant or its agent shall not be required) to enter the Premises at reasonable times for the purpose of inspecting the same, showing the same to prospective Tenants, purchasers, or lenders, and making such alterations, repairs, improvements or additions to the Premises or to the building of which it is part as are necessary or desirable, providing that Lessor shall give Tenant ten (10) days advance written notice of any such entry. Lessor may at any time place on or about the Premises any ordinary "For Sale" signs and Lessor may within the last sixty (60) days of the then-current Term, place on or about the Premises any ordinary "For Sale", "For Lease", or similar signs, all without rebate of rent or liability to Tenant.

(g) Entire Agreement. This Lease covers in full all aspects concerning the lease of the Premises, and all preliminary negotiations and agreements are merged herein. No representations or promises whatsoever have been made with respect to the Premises, except those contained herein; and no other person, firm or corporation has at any time had any authority from either party to make any representations or promises on behalf of that party, and the parties expressly agree that if any such representations or promises have been made by others, the parties hereby waive all right to rely thereon. No oral agreement or implied covenant shall be held to vary the provisions hereof, notwithstanding any statute, law, or custom to the contrary.

(h) Number; Gender. Whenever the context of this Lease requires, the singular number includes the plural, and the masculine, feminine or neuter gender includes its counterparts.

(i) Acknowledgement by Lessor. Lessor acknowledges that any and all other commercial lease agreements in effect for use of the Premises, as of the date of this Lease, are hereby terminated and of no further force and effect. Lessor releases Albertine Morrissette, the sole member of Tenant, from any and all obligations for which she may be liable to under the terms of any such previous commercial lease agreements for the Premises, including any lease agreements which may exist or have existed by and between Lessor and N-Step Dance Center, Inc.

- Signature page follows -

THIS LEASE AGREEMENT is executed as of the date first above written.

TENANT:

ALM LLC

By: _____

Name: Albertine Morrisette

Title: Manager

LESSOR:

1134 HOOKSETT ROAD, LLC

By: _____

Name: Patrick Houghton

Title: Manager

LEASE AMENDMENT AGREEMENT

THIS LEASE AMENDMENT AGREEMENT is made this 19th day of NOVEMBER, 2020, by and between 1134 HOOKSETT ROAD LLC, a New Hampshire limited liability company, with a mailing address of 101 East Industrial Park Drive, Manchester, New Hampshire 03109 (hereinafter called "Lessor"), and THE SHERWIN-WILLIAMS COMPANY, an Ohio corporation, located at 101 West Prospect Avenue, Cleveland, Ohio 44115, Attention: The Americas Group Real Estate Department (hereinafter called "Sherwin-Williams"),

WITNESSETH:

WHEREAS, Lessor and Sherwin-Williams entered into a certain Lease dated February 23, 2006, as subsequently amended, extended, renewed or otherwise modified (hereinafter the "Lease"), on premises located at 1134 Hooksett Road, Hooksett, New Hampshire; and

WHEREAS, Lessor and Sherwin-Williams desire to renew and to amend the Lease;

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and consented to by Lessor and Sherwin-Williams, Lessor and Sherwin-Williams do hereby agree as follows:

1. The term of the Lease is hereby renewed for a ten (10) year period commencing August 1, 2021 and ending July 31, 2031.
2. The fixed rent to be paid by Sherwin-Williams during said renewed term shall be Seven Thousand Three Hundred Five and 60/100 Dollars (\$7,305.60) per month.
3. Within ninety (90) days of the mutual execution of this Lease Amendment Agreement, Lessor shall, at its sole cost and expense, diligently complete, or cause to be completed, the repair of the roof leak on the premises and any related ceiling or floor damage within the premises (hereinafter the "Renovations").
4. The Renovations shall be completed in a good and workmanlike manner and shall comply with all applicable building codes and regulations. Lessor shall provide Sherwin-Williams' store manager at the premises with the invoice for the Renovations. Lessor shall not unreasonably interfere with or disrupt Sherwin-Williams operations and/or business in performing the Renovations.
5. In the event Lessor fails to complete the Renovations within ninety (90) days of the mutual execution of this Lease Amendment Agreement, to Sherwin-Williams' reasonable satisfaction (and received written notice thereof from the store manager at the premises), Sherwin-Williams shall have the right, but not the obligation, to:
 - a) Perform the Renovations for Lessor's benefit and deduct the reasonable costs thereof from future fixed rent and any other payments due under the Lease;
 - b) Extend the date for the Lessor to perform the Renovations for a further reasonable period of time with Sherwin-Williams retaining the remedy provided in Section a) hereof; or
 - c) Exercise any other remedy that Sherwin-Williams may have under the Lease or available under law and equity.
6. Sherwin-Williams shall have the right and option of renewing the term of the Lease for an additional five (5) year period commencing August 1, 2031 and ending July 31, 2036 upon the same terms and conditions as are then in effect except fixed rent, which shall be increased to Seven Thousand Nine Hundred Two and 40/100

Dollars (\$7,902.40) per month. Sherwin-Williams shall notify Lessor in writing of its intent to exercise the option no later than July 31, 2030.

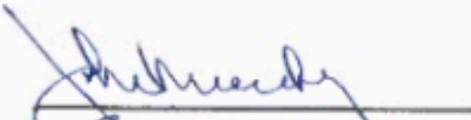
7. Except as herein provided, all options to renew the term of the Lease contained in the Lease are hereby voided and of no further force or effect.
8. This Lease Amendment Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall constitute one document.
9. Except as herein modified, all other terms and conditions of the Lease shall remain unchanged and in full force and effect.

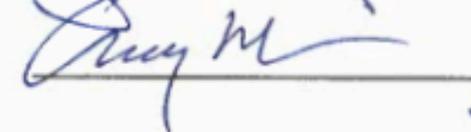
Each of the undersigned parties certify that it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person", or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

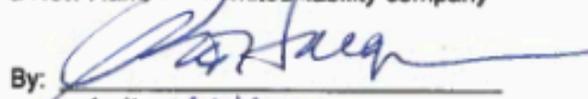
IN WITNESS WHEREOF, the parties hereto have executed this Lease Amendment Agreement the day and year first written above.

Witnesses:

1134 HOOKSETT ROAD LLC,
a New Hampshire limited liability company

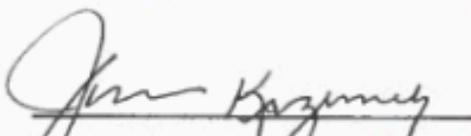




By: 

As Its MANAGER

^{NY} THE SHERWIN-WILLIAMS COMPANY,
an Ohio corporation





By: 

Assistant Secretary

L E A S E

by and between

1134 Hooksett Road, LLC

101 East Industrial Park Drive

Manchester, New Hampshire 03109

as lessor,

and

THE SHERWIN-WILLIAMS COMPANY,

an Ohio corporation,

as lessee,

for premises known as

1134 Hooksett Road

Hooksett, New Hampshire 03106
