

Exhibit B
Notice of Option

✓ T.H.

This Notice of Option is made this 9th day of September, 2016, between
SWCB Development USA, LLC, a _____ limited liability company of Sw
(the "Company") and Timothy Higgins ~~or~~ Diana Higgins (the "Owner").

Background

A. The parties have entered into an Option Agreement dated 9/9, 2016 for the purchase of property identified below.

B. The parties agree to record this Notice of Option in the Registry of Deeds where the property is located.

Conditions

1. **Property Description.** Company holds an Option to purchase certain real estate being 2.18 acres located in Clifton, in the County of Penobscot, State of Maine, as further described in a deed to Owner [Owner being the surviving joint tenant] from Peter A. Lyford, Marcia J. Lyford, and Susan Xirinachs dated July 13, 1998, recorded at the Penobscot County Registry of Deeds in Book 6749, Page 198 the "Property") and as further described on Exhibit A.
2. **Term:** The Option shall have an option term of 5 years, beginning on 9/9, 2016..
3. **Assignment; Covenant Against Further Encumbrances.** Company can assign the terms of the Option, without consent of Owner. Owner may not further encumber the property described herein without the consent of the Company and all such further encumbrances shall be subordinate and subject to Company's Option rights, and all such unconsented-to encumbrances shall be void as against the Company.

(Signature Page to Follow)

OWNER

Timothy Higgins
Timothy Higgins
Date: 9/9/16

Diana Higgins
DIANA HIGGINS
Date: Sept. 9, 2016

STATE OF MAINE

PENOBSCOT, SS.

On this 9th day of SEPTEMBER, 2016, before me, personally appeared
TIMOTHY AND DIANA HIGGINS, as aforesaid and acknowledged the
foregoing instrument as his/her/its free act and deed.

Russell J. Smith
Notary Public
My Commission Expires:

RUSSELL J. SMITH
Notary Public • State of Maine
My commission expires January 16, 2018

SEA

COMPANY

Stuart Lawrie
By: Stuart Lawrie
Its: CEO
Date: 28 Sep 16

EXHIBIT A

6749 PG 198

(12-1-1993)

WARRANTY DEED

PETER A. LYFORD and MARCIA J. LYFORD, husband and wife, both of Eddington, County of Penobscot, State of Maine and SUSAN XIRINACHS of Brewer, County of Penobscot and State of Maine, for consideration paid, grant to TIMOTHY HIGGINS and DIANA HIGGINS, husband and wife, of Eddington, County of Penobscot, State of Maine, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Clifton, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

Beginning at a 3/4 inch rebar set on the northerly line of the premises described in a deed to Charles L. Drillen recorded in the Penobscot County Registry of Deeds in Volume 1058, Page 476, said rebar also marking the southwesterly corner of the premises described in a deed from Peter A. Lyford, Marcia J. Lyford and Susan Xirinachs to David A. and Sandra J. Sanzaro dated April 21, 1993 and recorded in said registry in Volume 5306, Page 171, said rebar being located North 82° 35' West a distance of 1670 feet, more or less, from the shore of Middle Springy Pond;

thence North 82° 35' West along the common line between said land now or formerly of Charles L. Drillen and land of Peter A. Lyford and Marcia J. Lyford as described in a deed recorded in Volume 3774, Page 32 a distance of 3636 feet, more or less, to the southwesterly corner of said land of Lyford;

thence in a northerly direction along the westerly line of said land of Peter and Marcia Lyford a distance of 2745 feet, more or less, to the northwesterly corner of said land of Lyford;

thence in an easterly direction along the northerly line of said land of Lyford, also being the southerly line of land now or formerly of Champion International Corp., to a 3/4 inch rebar marking the northwesterly corner of said premises conveyed to David and Sandra Sanzaro by deed recorded in Volume 5306, Page 171, said rebar being located 1610 feet westerly of the easterly side of the gravel road leading from Route 180 to Springy Pond;

thence South 56° 04' 30" West along the westerly line of said land of Sanzaro a distance of 588.49 feet to a 3/4 inch

rebar set on the northeasterly side of a gravel road, said road being the center of a 50 feet right of way to the herein-conveyed premises;

thence South 10° 59' 15" West along the westerly line of Sanzaro a distance of 389.83 feet to a 3/4 inch rebar set;

thence South 13° 45' 30" East along the westerly line of Sanzaro a distance of 1192.12 feet to a 3/4 inch rebar set 2 feet easterly of a 15 inch maple tree;

thence South 0° 06' 00" West along the westerly line of Sanzaro a distance of 831.50 feet to a 3/4 inch rebar set at the point of beginning.

The above-described parcel contains by estimation about 210 acres and is a portion of the premises conveyed to Peter A. and Marcia J. Lyford by Lawrence W. Lyford by deed dated January 7, 1986, and recorded in Volume 3774, Page 32, in the Penobscot County Registry of Deeds. Reference may also be had to the deed from Peter A. Lyford and Marcia J. Lyford to Susan Xirinachs, dated May 23, 1986 and recorded in Volume 3827, Page 368, conveying a one-fourth interest.

Also conveying a right of way for all purposes, 50 feet in width, the centerline of said right of way being the centerline of the existing gravel road which begins on the easterly boundary of said land of Sanzaro about 800 feet southerly of the northeast corner of their land and runs in a generally westerly and northwesterly direction to the easterly line of the herein conveyed premises, just southerly of a 3/4 inch rebar marking an angle in said line. In the event that the location of this road is ever changed by the said Sanzaro, for any reason, the grantees herein shall retain a 50 right of way along its new location to insure the convenient access to their land.

Also granting a right of way over the existing gravel road that forms the easterly boundary of said land of Sanzaro and over another existing gravel road that branches in a southwesterly direction to land of Charles Drillen heirs and to Floods Pond.

The above description was prepared by Maine Land Services of Brewer, Maine based on a survey dated July 2, 1992 and on descriptions contained in deed to Peter and Marcia Lyford recorded in Volume 3774, Page 32. Bearings being magnetic as observed in 1992.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Susan F. Bulay, Register
Penobscot County, Maine

MacDonald & Chase

Susan F. Bulay
REGISTER

1998 JUL 14 A 4 21

PENOBSCOT, SS RECEIVED

Maime Real Estate
Transfer Tax Paid



Notary Public
DENISE R. HOODSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
MARCH 3, 2002

Printed Name:

Dennis R. Woodson
Notary Public

Before me,

Penobscot, ss.
July 13, 1998
Personally appeared the above-named Peter A. Lyford and
acknowledged the foregoing instrument to be his free act and
deed.

STATE OF MAINE

Witness
Dennis R. Woodson
to all
Witness
Witness
Peter A. Lyford
March J. Lyford
Susan K. Linde
WITNESS our hands and seals this 13th day of July, 1998.

6749 PG200