

RESIDENTIAL LEASE AGREEMENT

1. PARTIES

The parties to this agreement are: Daniel T. Haley and Connie Haley of 140 Eastern Promenade, Portland, ME 04101 (Landlord) and Heather [REDACTED] and Hugh [REDACTED] of 12 Smith Street, Portland, ME 04101 (hereinafter called Tenant). Only the following person listed as Tenant herein shall reside in the property:

2. CO-TENANTS

In the case of co-tenants, the obligations and commitments contained in this lease shall be joint and several, and each of the co-tenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any non-performance by a cotenant. Any default or breach of the terms of this lease by any co-tenant shall constitute a default or breach by all co-tenants.

3. PETS

Tenant shall not maintain a pet without the expressed written permission of the Landlord. Pets approved by Landlord, if any, are listed below:

None

4. PROPERTY

Landlord hereby lets the following property to Tenant for the term of this agreement: the dwelling unit, Apartment Unit A, located at 60 Eastern Promenade, Portland, Maine and containing the following furnishing and appliances: Electric Stove, Refrigerator, Dishwasher and Garbage Disposal.

5. TERM

The term of this Agreement is twelve (12) months beginning on April 15, 2011 and ending on April 30, 2012.

In a month-to-month rental, either party may give a thirty (30) day notice of their intent to renew or not, not necessarily from the day the rent is due. Tenant is specifically liable for all rent due and payable during this term. Early termination by Tenant will not relieve him/her of this obligation to pay all rent and all relevant utilities hereunder, subject to the Landlord's duty to mitigate.

If the Landlord or Tenant does not intend to renew the lease agreement on the ending date stated above, a thirty (30) day written notice must be tendered on or before the first of the month.

6. CONFIRMATION

This Agreement is subject to confirmation and verification of all information provided by the Tenant to the Landlord including but not limited to source of employment, income levels, and resources. It is also subject to a satisfactory check of references, payment in full of the security deposit and first month's rent, prorated if occupancy is after the first of the month, and prompt surrender of possession of the premises by any current tenant. The Landlord will not be liable to the Tenant for any consequential damages arising pursuant to this paragraph.