MAINE COMMERCIAL ASSOCIATION OF REALTORS®
COMMERCIAL LEASE (NET LEASE)

PARTIES

Fletcher-Ritter, LLC with a mailing address of 50 Cove Street, Portland, Maine 04101 ("LANDLORD"), hereby leases to **JTE Investments, Inc , d.b.a Mobile Fitness Personal Training** with a mailing address of **16 Sled Run Rd, North Yarmouth, ME 04097** , ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

PREMISES

The Premises are deemed to contain 2666.57 +/- square feet. The Premises are located at 50 Cove St Portland, ME 04101 together with the right to use in common, with others entitled thereto, the hallways, stairways and elevators necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this lease.

TERM

The term of this lease shall be for Five Years, unless sooner terminated as herein provided, commencing on July 1st 2013 and ending on June 30th 2018.

RENT

The TENANT shall pay to the LANDLORD the following base rent:

Lease Year(s)		Annual Base Rent	Monthly Rent
1	9.12/SF	$ 24,319.12	$ 2,026.60
2	9.12/SF	$ 24,319.12	$ 2,026.60
3	9.12/SF	$ 24,319.12	$ 2,026.60
4	9.12/SF	$ 24,319.12	$ 2,026.60
5	9.12/SF	$ 24,319.12	$ 2,026.60

payable in advance in equal monthly installments on the first day of each month during the term, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated: Fletcher-Ritter, LLC. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the terms of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

FIRST RENEWAL OPTION

So long as TENANT has not been in default of this lease during the term hereof, TENANT shall have the option to renew this lease for Five Years (Years 6-10). In order to exercise TENANT's option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows:

Lease Year(s)		Annual Base Rent	Monthly Rent
6	9.94/SF	26,505.71	$ 2,208.81
7	9.94/SF	26,505.71	$ 2,208.81
8	9.94/SF	26,505.71	$ 2,208.81
9	9.94/SF	26,505.71	$ 2,208.81
10	9.94/SF	26,505.71	$ 2,208.81

In the event that TENANT fails to perform its obligations under this Section, time being of the essence, the option shall be deemed not to have been exercised.

SECOND RENEWAL OPTION

So long as TENANT has not been in default of this lease during the term hereof, TENANT shall have the option to renew this lease for Five Years (Years 11-15). Base rent to be at a fixed five (5) year term rate determined by Market Price arbitrated by a third party realtor in agreement with Tenant and Landlord, not to exceed Ten Percent (10%) of previous term rate. In order to exercise TENANT's option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be determined.

In the event that TENANT fails to perform its obligations under this Section, time being of the essence, the option shall be deemed not to have been exercised.