

LEASE

1. **PARTIES**

Sleepy Hollow Development, Inc., with a mailing address of P.O. Box 465, Portland, ME 04112, ("LANDLORD"), hereby leases to **ASAP Taxi & Courier Service, A Maine Corporation** with a mail address of 3 Patrick Drive, Gorham, Maine 04038 ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. **PREMISES**

The Premises are deemed to contain **5073± square feet**. The Premises are a portion of a building located at **84R Cove Street, Portland, Maine**, together with the right to use in common, with others entitled thereto driveways and 15 dedicated spaces in the parking lot and building necessary for access to said leased premises, . See attached **Exhibit A**. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this lease.

3. **TERM**

The term of this lease shall be for **five (5) years** - September 1, 2011 – August 31, 2016. Possession of the Premises shall be given to Tenant on August 1, 2011, and no base rent, supplemental or additional rent of other fees or charges shall be due or payable hereunder for the period from August 2, 2011 to September 1, 2011.

4. **RENT**

Upon the execution of this lease, the TENANT shall pay the LANDLORD the amount of \$2,311.75, which shall be held as a security for the TENANT without interest at the end of this lease subject to the TENANT's satisfactory compliance with the conditions hereof.

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

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
1. 9/01/2011 – 8/31/2012	\$2,113.75	\$25,365.00
2 9/01/2012 – 8/31/2013	\$2,198.30	\$26,379.60
3. 9/01/2013 – 8/31/2014	\$2,286.23	\$27,434.76
4. 9/01/2014 – 8/31/2015	\$2,377.68	\$28,532.16
5. 9/01/2015 – 8/31/2016	\$2,472.78	\$29,673.36

Payable in advance in equal monthly installments on the f 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: **Sleepy Hollow Development, Inc., P.O. Box 465, Portland, ME 04112**. 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 falls to pay the

TENANT

ASAP TAXI & COURIER SERVICE

By: Steve Kuntz
Steve Kuntz
Its: President

Guaranty:

For value received Guarantor does hereby unconditionally guaranty to Landlord the complete and due performance of each and every agreement, covenant, term and condition of the lease to be performed by Tenant.

June , 2011

LANDLORD

Sleepy Hollow Development, Inc

By: Alan Levenson
Alan J. Levenson
Its: President

Steve Kuntz
Steve Kuntz
Guarantor