CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/30/15

Lease

1. PARTIES

Sleepy Hollow Development, Inc., with a mailing address of P.O. Box 465, Portland, ME 04112,("LANDLORD"), hereby leases to Swallow Tail Farm, LLC with a mailing address of 98 Main Street, Whitefield, Maine, 04353, ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are deemed to contain 3623 ± square feet. The Premises are a portion of a building located at 72-92 Cove Street, Portland, Maine, together with the right to use in common, with other tenants in the building thereto: the driveways and parking spaces in the parking lot necessary for access to said leased premises the parking spaces in front of the tenancy shall be specifically designated for use of tenant's clients (Landlord is not responsible for policing violations of the parking spaces, but will inform other tenants that the spaces are reserved for Tenant, and if requested by Tenant, will post signs, at Tenant's expense, stating to the effect that the spaces are reserved for the use of the Tenant). The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this lease. The leased premises are more fully described on a plan attached as Exhibit A and made a part hereof.

3. TERM & SECURITY DEPOSIT

The term of this lease shall be for five (5) years, unless sooner terminated as herein provided, commencing on December 1, 2015 and ending on November 30, 2020. TENANT may have access to the leased premises prior to the commencement date.

In the event the improvements are not completed and the space ready for occupancy by December 1, 2015, this lease will be postponed until they are so completed.

One (1) month's rent ($2,415.33) will be paid to the landlord upon the signing of this lease to be held in a non-interest bearing account during the term of the lease.

4. RENT

The TENANT shall pay to the LANDLORD the following base rent: two thousand four hundred fifteen dollars and thirty three cents ($2,415.33) per month during the entire term.

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: 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 within five (5) calendar days of 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