

## COMMERCIAL LEASE

THIS LEASE AGREEMENT is made this June 1 2013 by and between **PORTLAND ARCHITECTURAL SALVAGE, INC.** ("a Maine corporation with a mailing address of 919 Congress Street, Portland, Maine 04101, and Jen Burrell with a mailing address of 253 Congress St. Portland, ME 04101). The parties agree as follows:

1. **LEASED PREMISES:** Landlord leases to Tenant the following described premises (the "Leased Premises"): *Retail* space bearing the street address of 253 Congress Street, in Portland, Cumberland County, Maine, consisting of approximately 1100 square feet of space on the first floor and 800 square feet of space on the *basement*. The real property on which the Leased Premises are located is owned by Landlord by virtue of *two deeds to Portland Architectural Salvage, one from Philip H. Levinsky, Trustee of the Jacob N. Levinsky Trust and the other from Philip H. Levinsky, Personal Representative of the Estate of Goldie Levinsky, both dated June 11, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12583, Pages 177 and 180, respectively.*
2. **COMMENCEMENT AND TERM:** The term of this lease shall begin on June 1 2013 and shall continue for a period of 1 years until June 1 2014 unless earlier terminated as provided in this Lease.
3. **RENT:** Tenant covenants and agrees ~~to pay~~ to Landlord during the term of this Lease total rent of 1,500 in equal monthly ~~installments~~ of 1,500 without holdback or setoff, in advance on the first day of each month during the lease term. If Tenant fails to pay rent when due, Tenant shall pay to Landlord without demand a late fee of five percent (5.0%) of the overdue amount if such amount remains unpaid fifteen (15) days after the due date.
5. **SECURITY DEPOSIT:** A security ~~deposit~~ in the amount of 1500. The Security Deposit is in addition to rental payments ~~and shall not~~ not be substituted by the Tenant for unpaid rent. The Landlord shall hold the Security Deposit until the end of the lease term, when the Security Deposit may be used by the Landlord to repair damage to the Leased Premises and for the actual costs of unpaid rent and storage and disposal of property abandoned by the Tenant at the Leased Premises. The Security Deposit shall not be used to pay for routine cleaning or painting made necessary by normal wear and tear. The Landlord shall return the entire Security Deposit to the Tenant at the end of the tenancy if:
  - (a) The Leased Premises are good condition except for normal wear and tear;
  - (b) The Leased Premises are free of damage not caused by the Tenant, its invitees, agents, guests, servants, employees and licensees, and
  - (c) The Tenant has not caused the Landlord expenses for storage and disposal of abandoned property.

If Landlord deducts money from the Security Deposit, the Landlord shall provide Tenant with a list of the expenses for which the Tenant is being charged and return the