

STANDARD FORM MODIFIED GROSS COMMERCIAL LEASE

Each reference in this Lease to any of the following subjects shall be construed to incorporate the following data:

LANDLORD AND LANDLORDS

Solesky LLC  
 100 Commercial Street  
 Portland, ME 04101  
 (207) 775-2252

TENANT AND TENANTS

Lisa M. Nale, Ashlie Votaw, And Alexandra A. Eddy  
 Lunding, Pine, & Standish, LLC  
 152 Pierce Street  
 Westbrook, ME 04092  
 February 1, 2015

LEASED PREMISES: 424 Fore Street, Suite 2B Portland, Maine 04101, deemed to contain 1,103 gross square feet (see Exhibit A).

TERM: Five (5) years,

OPTION TERM: One (1), five (5) year, with annual CPI increases commencing on February 1, 2020.

TOTAL BASE RENT: \$77,473.90

MONTHLY BASE RENT:

Period	Monthly Rent
02/1/15 - 03/31/15	\$0,000.00
04/1/15 - 01/31/16	\$1,286.83
02/1/16 - 01/31/17	\$1,286.83
02/1/17 - 01/31/18	\$1,325.44
02/1/18 - 01/31/19	\$1,365.20
02/1/19 - 01/31/20	\$1,406.33

BASE YEAR: 2015

TENANT'S PRO-RATA SHARE OF OPERATING EXPENSES AS OF THE COMMENCEMENT DATE: 10.60%

TENANT'S PRO-RATA SHARE OF REAL ESTATE TAXES AS OF THE COMMENCEMENT DATE: 10.60%

SECURITY DEPOSIT: \$1,286.83

PERMITTED USE: Hair Salon & General office

INSURANCE: \$2,000,000 Commercial General Liability, Bodily Injury, and Property Damage coverage -- \$2,000,000 combined single limit per occurrence.

TENANT BUILDOUT: Any and all modifications to the building by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

LANDLORD BUILDOUT: Landlord shall

- Install an entry door with door with frosted glass or similar design as allowed by code.
- Remove the wall between the front two offices and remove existing carpeting while dumpster is on-site
- Have all the windows cleaned (inside & out).
- Ensure that all bathroom fixtures are in working order

*Handwritten initials: AE*