Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/23/14

COMMERCIAL LEASE

1. PARTIES

Atlantic Bayside Ventures II, LLC with a mailing address of 51 Portland, Maine 04101 ("LANDLORD"), hereby leases to A Space For Grace, INC with a mailing address of 1 Marginal Way, 2nd Floor, Portland, Maine 04101, ("TENANT"), and the TENANT hereby leases from LANDLORD the below-described leased premises:

2. LEASED PREMISES

Leased premises are deemed to contain 2,000± square feet. The leased premises are located at 1 Marginal Way, 2nd Floor, Portland, Maine 04101 together with the right to use in common with others entitled thereto, the hallways necessary for access to said leased premises and lavatories nearest thereto. The leased premises also include exclusive use of nine (9) parking spaces in LANDLORD'S lot on Kennebec Street. 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 two (2) years unless sooner terminated as herein provided, commencing on March 1, 2014 and ending February 28, 2016. The tenant may terminate the lease at any time after 12 months by giving 30 days advance written notice and by paying two (2) months as liquidated damages. The TENANT has the option to extend the lease for an additional two (2) years at the end of the lease agreement at the same base rate plus a 2% increase.

4. RENT

The TENANT shall pay to the LANDLORD base rent of twenty four thousand dollars ($24,000) per year, or two thousand dollars ($2,000) per month.

Base rent is payable in advance in equal monthly installments on the first day of the month. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. SECURITY

LANDLORD shall retain TENANT's initial deposit in the amount of two thousand dollars ($2,000), which shall be held as a security deposit for the TENANT'S performance as herein provided and refunded to TENANT without interest at the end of this lease subject to the TENANT'S satisfactory compliance with the conditions hereof.

6. UTILITIES

TENANT shall pay, as they become due, all bills for electricity and other utilities (whether they are used for furnishing heat or other purposes) that are furnished to the leased premises and presently separately metered, all bills for fuel furnished to a separate tank servicing the leased premises exclusively, and all charges for telephone and other communication systems used at and supplied to the leased premises. LANDLORD agrees to furnish water for ordinary drinking, cleaning, lavatory and toilet facilities and reasonable heat and air conditioning, if installed as part of the structure of the building, (except to the extent that the same are furnished through separately metered utilities or separate fuel tanks as set forth above) so as to maintain the leased premises and common areas of the building at comfortable levels during normal business hours on regular business days of the heating and air conditioning seasons of each year, to furnish elevator service, if