

COMMERCIAL LEASE

This lease is made between 415 Cumberland, LLC with a mailing address of: P.O. Box 402, Portland, Me. 04112 herein called Landlord, and Uptown Antiques and Treasures, with a mailing address of: 415 Cumberland Ave., Portland Maine 04101 herein called Tenant. Tenant hereby offers to lease from Landlord the following described premises:

The premises are deemed to contain 1,000 +/- square feet. The premises are located at: 415 Cumberland Ave., Portland, Maine and include: street level office with the right to use in common, with others entitled thereto, the hallways to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except as specifically set forth in this lease.

Terms and Conditions:

Term and Rent: Landlord demises the above premises for a term of 1 year, commencing on March 1, 2014 and terminating on February 28, 2015 or sooner as provided herein at the annual rental of:

Lease Year	Monthly Rent	Annual Rent
1	\$800/month	\$9600
2	\$824/month	\$9888
3	\$849/month	\$10,188

payable in equal instalments of \$800 each, in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Landlord, at the address specified above.

Use: Tenant shall use and occupy the premises for retail use. The premises shall be used for no other purpose. Landlord represents that the premises may lawfully be used for such purpose.

Care and Maintenance of Premises: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Landlord shall, at its own expense and at all times, maintain the premises in good and safe condition, including (electrical wiring, plumbing and heating installations and any other system or equipment upon the premises. Tenant shall surrender the premises, at termination hereof, in as good condition as received, normal wear and tear excepted. Landlord shall be responsible for all exterior repairs required, including the roof, exterior walls, structural foundations, heating/air conditioning systems and other utility facilities, which shall be maintained by Landlord. Tenant shall maintain in good condition the interior of the premises, including but not limited to interior walls, floors, fixtures, equipment, plate glass, together with all portions of the property adjacent to the premises, including but not limited to sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Tenant, including but not limited to ice and snow removal.

Alterations; Signage: Tenant shall not, without first obtaining the written consent of Landlord which may be granted or withheld in Landlord's sole

discretion, (a) make any alterations, additions, or improvements, in, to or about the premises, or (b) erect or maintain any signage in, to or about the premises.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Maine, without regard to its principles of conflicts of laws. In the event of any dispute regarding the terms or provisions of this Lease, such dispute shall be subject to the jurisdiction of the Federal or State Courts sitting in Portland, Maine and the parties hereby submit themselves to the jurisdiction of such Courts. In addition, in the event of any such dispute, Landlord and Tenant agree that the prevailing party shall be awarded its reasonable attorneys' fees and expenses.

The undersigned have caused this instrument to be duly executed under seal as of this \_\_\_ day of February, 2014.

TENANT:

LANDLORD:

*Charles Bragdon*

415 Cumberland, LLC

By: *Charles Bragdon*  
Name:  
Its: *Owner, General Manager*

By: *Gillian B. Schair*  
Name: *Gillian B. Schair*  
Its: *Manager, 415 Cumberland, LLC*