

February 4, 2014

David Swan  
16 Hillcrest Drive  
Cumberland Center, ME 04021

Re: Letter of Intent/364 Cumberland Avenue, Portland, Maine

Dear Mr. Swan,

This Letter of Intent sets forth the terms and conditions under which Lucie Narukundo, (hereinafter called "Tenant") is willing to enter into a lease agreement with David Swan (hereinafter called "Landlord") for 700 +/- s.f. of ground floor retail space at 364 Cumberland Avenue in Portland, Maine.

**TENANT:**

Lucie Narukundo  
139 Cumberland Avenue Apt. A  
Portland, ME 04101

**ADDRESS OF SPACE:**

~~321B~~  
364 Cumberland Avenue  
Portland, Maine 04101

**DEMISED PREMISES:**

Consisting of approximately 700 +/- s.f. of ground floor retail space.

**LEASE TERM:**

Three (3) year lease

**RENT:**

Year 1-3 \$800.00/mo. Modified Gross

The above rent is quoted on a Modified Gross basis. Therefore, Tenant is responsible for the expense of electricity, phone, Internet and janitorial. All utilities servicing the space will be the responsibility of the Landlord.

**RENEWAL OPTIONS:**

Three (3) One (1) year options. Base Rent during each renewal period is to be mutually agreed upon.