

RESIDENTIAL LEASE

1. Parties. The parties to this Lease are J.B. BROWN & SONS, a Maine corporation, hereinafter called "Landlord," and CAMERON ROSS, hereinafter called "Tenant." There will be no other persons residing in the rented premises except as specifically authorized in writing by Landlord.
2. Premises. 27 High Street, Apartment 1, Portland, Maine 04101
3. Term. The term of this lease will begin on JULY 15TH, 2014 and end on JUNE 30TH¹, 2015.

JULY 15 th - JULY 31 st , 2014	\$548.00 (PRORATED AMOUNT)
AUGUST 1 st - JUNE 30 th , 2015	\$1,000.00 per month

Includes one parking space.

4. Security Deposit: The sum of \$1,000.00 will be held as security against any changes beyond normal use or unpaid utilities at the termination of this agreement. The security amount may not be used as final months rent.
5. Utilities. Utilities serving premises shall be paid by Tenant.
6. Use of Premises. Tenant will use the Premises only for residential purposes.
7. Tenant's Duty to Maintain Premises. Tenant will keep the Premises in a clean and sanitary condition and will otherwise comply with all state and local laws requiring tenants to maintain rented premises. Tenant acknowledges that Landlord has absolutely no obligation to maintain or repair the Premises. **NO PETS OR SMOKING IS ALLOWED ON THE PREMISES.**
8. Alterations; Liens. No alteration or improvement will be made by Tenant in or to the Premises without the prior written consent of Landlord. Tenant shall not permit the Premises to become subject to any mechanics', laborers' or materialmen's lien on account of labor or material furnished to Tenant or claimed to have been furnished to Tenant in connection with work of any character performed or claimed to have been performed on the Premises by, or at the direction or sufferance of, Tenant.
9. Subleasing and Assignment. Tenant will not assign this Lease or sublet the Premises without the written consent of Landlord.
10. Property Insurance; Casualty. Each party shall have the right, but no obligation, to keep the Premises insured against fire and other casualties. All personal property of Tenant on the Premises shall be kept at his own risk, and shall not be insured by Landlord. Tenant shall notify Landlord of fire or other insured damage or casualty to the Premises upon discovery thereof. If the Premises become substantially or totally destroyed during the term of this Lease, either party may thereupon terminate this Lease upon written notice.
11. Tenant's Liability Insurance; Indemnification. Tenant agrees, during the term hereof, to purchase and maintain liability insurance through a "Tenant's Policy," listing Landlord as an additional insured. Tenant agrees to defend, indemnify and hold Landlord harmless from any loss, damage, claim demand, suits, judgments or liabilities which Landlord may incur and any costs or expenses to which Landlord may be put, arising from any injury or resulting from the use of the Premises by Tenant, his guests or invitees, unless such loss or damage was occasioned by the negligence of Landlord or its agents.

12. Surrender. On the expiration or early termination of this Lease, Tenant will vacate the Premises, remove all of his personal property, and leave the Premises clean and in substantially the same condition existing on the date hereof, normal wear and tear excepted.
13. Breach. If Tenant violates any of his obligations hereunder and such violation remains uncured fourteen (14) days after written notice from Landlord, then Landlord may terminate this Lease by written notice, in which event any remaining term will be forfeited, and Tenant will be subject to a forcible entry and detainer action (eviction).
14. Legal Proceedings. If either party commences a lawsuit against the other to enforce any provision of this Lease, the prevailing party after a contested hearing may be awarded reasonable attorney's fees and court costs from the other.
15. Subordination. This Lease shall be subject and subordinate to any and all mortgages now or at any time hereafter a lien on the property of which the leased Premises are a part, and Tenant shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to any such mortgages.
16. Notices. All notices required by this Lease will be in writing and will be given to the other party as follows:

To the Tenant:

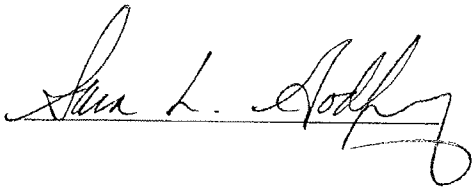
At the Premises.

To the Landlord:

J.B. Brown & Sons
36 Danforth Street
P.O. Box 207
Portland, Maine 04112

17. Severability. If any provision of this lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of the lease (or the remainder of such provision) and the application thereof to other persons or circumstances will not be affected thereby.
18. Waiver. The waiver by Landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same, or any other term, covenant or condition herein.

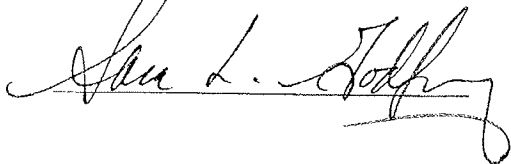
IN WITNESS WHEREOF, the parties have executed this Lease this 7 day of July, 2014.




CAMERON ROSS



WITNESS:



J.B. BROWN & SONS

By: 
Willow D. Williams, RHA
It's Property Manager