



General Building Permit Application

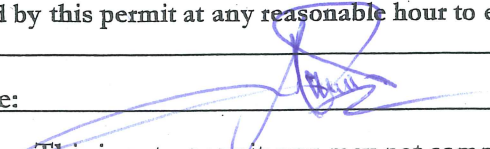
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address/Location of Construction: <u>3 Deering Ave.</u>		
Total Square Footage of Proposed Structure:		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>47</u> <u>A</u> <u>004</u>	Applicant Name: <u>TAWAKAL STAS</u> Address <u>3 DEERING ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 615 6101</u> Email: <u>alimohamud123@gmail.com</u>
Lessee/Owner Name: <u>RAMSH & RAMA</u> (if different than applicant) Address: <u>DRONAMRAJU</u> <u>FPM 470 FIRST AVE</u> City, State & Zip: <u>PORTLAND ME 04101</u> Telephone & E-mail: <u>207 828 5700</u>	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: <u>30</u> \$ C of O Fee: \$ <u>75</u> Historic Rev \$ Total Fees : \$ <u>105</u>
Current use (i.e. single family) <u>vacant</u> If vacant, what was the previous use? <u>restaurant</u> Proposed Specific use: <u>retail market</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Change of use from restaurant to retail market.</u>		
Who should we contact when the permit is ready: <u>Ali A. MoHAMMUD</u>		
Address: <u>3 DEERING AVE</u>		
City, State & Zip: <u>PORTLAND ME 04101</u>		
E-mail Address: <u>alimohamud123@gmail.com</u>		
Telephone: <u>207 615 6101</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 	Date: <u>10/09/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

COMMERCIAL LEASE (GROSS/MODIFIED GROSS)

1. PARTIES (fill in) Ramesh & Rama Dronamraju, with a mailing address of FPM, 470 Forest Avenue, Portland, ME 04101, ("LANDLORD"), hereby leases to Amina S. Osman, DBA, with a mailing address of PO Box 5352, Portland, ME 04101, ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. LEASED PREMISES (fill in and include, if applicable, suite number, floor number and square feet) The leased premises are deemed to contain 1440 =/- rentable square feet. The leased premises are located at 3 Deering Ave., Portland, ME 04101 together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. During the term of this Lease and for payment of additional monthly rent to LANDLORD in the amount of (\$ N/A) per parking space, which additional rent shall be due each month along with payment of base rent, TENANT also shall have the right, in common with LANDLORD and others, to use up to (N/A) [NONE IF LEFT BLANK] undesignated parking spaces in the parking lot located at N/A. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM (fill in) The term of this Lease shall be for Three Years, unless sooner terminated as herein provided, commencing on October 9, 2013 (the "Commencement Date") and ending on October 8, 2016. LANDLORD shall deliver possession of the leased premises to TENANT on or before October 9, 2013 which is prior to the Commencement Date; provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT (fill in) Commencing on the Commencement Date, TENANT shall pay to LANDLORD the following base rent:

Lease Year	Annual Base Rent	Monthly Rent
<u>YEAR 1</u>	<u>\$ 19,200.00</u>	<u>\$ 1,600.00</u>
<u>YEAR 2</u>	<u>\$ 19,776.00</u>	<u>\$ 1,648.00</u>
<u>YEAR 3</u>	<u>\$ 20,369.28</u>	<u>\$ 1,697.44</u>
<u> </u>	<u>\$</u>	<u>\$</u>
<u> </u>	<u>\$</u>	<u>\$</u>

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term. all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated PAY TO: 3 DEERING AVENUE, Fishman Prop.Manag. 470 Forest Ave. Portland, ME 04101. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 9th day of October 2013.

TENANT:

LANDLORD:

Amina S. Osman, DBA
Legal Name of Tenant

Ramesh & Rama Dronamraju / Fishman Property Management LLC Agent
Legal Name of Landlord

[Signature]
Signature

[Signature]
Signature

Amina Osman
NAME/TITLE

James VanValkenburg, Agent
NAME/TITLE

[Signature]
Witness to Tenant

[Signature]
Witness to Landlord

GUARANTY (fill in or delete) For value received, and in consideration for, and as an inducement to LANDLORD to enter into the foregoing Lease with Amina S. Osman, DBA TENANT, ("GUARANTOR")

does hereby unconditionally guaranty to LANDLORD the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by TENANT, including without limitation the payment of all sums of money stated in the Lease to be payable by TENANT. The validity of this guaranty and the obligations of the GUARANTOR hereunder shall not be terminated, affected, or impaired by reason of the granting by LANDLORD of any indulgences to TENANT. This guaranty shall remain and continue in full force and effect as to any renewal, modification, assignment, subletting or extension of the Lease, whether or not GUARANTOR shall have received any notice of or consented to such renewal, modification, assignment, subletting or extension. GUARANTOR hereby waives notice of acceptance of this Guaranty by LANDLORD, notice of default by TENANT under the Lease, and all suretyship and guarantorship defenses generally. The liability of GUARANTOR under this guaranty shall be primary, and in any right of action which shall accrue to LANDLORD under the Lease, LANDLORD may proceed against GUARANTOR and TENANT, jointly and severally, and may proceed against GUARANTOR without having commenced any action against or having obtained any judgment against TENANT. All of the terms and provisions of this guaranty shall inure to the benefit of the successors and assigns of LANDLORD and shall be binding upon the successors and assigns of GUARANTOR.

IN WITNESS WHEREOF, GUARANTOR has executed this Guaranty this 9th day of October 2013.

GUARANTOR:

OWNER TAWAKAL STORE
Legal Name of Guarantor

[Signature]
Signature

[Signature]
Witness to Guarantor

Amina Osman
NAME/TITLE

DESCRIPTION / AREA

A: 034
1440 SQ FT

B: 011
1440 SQ FT

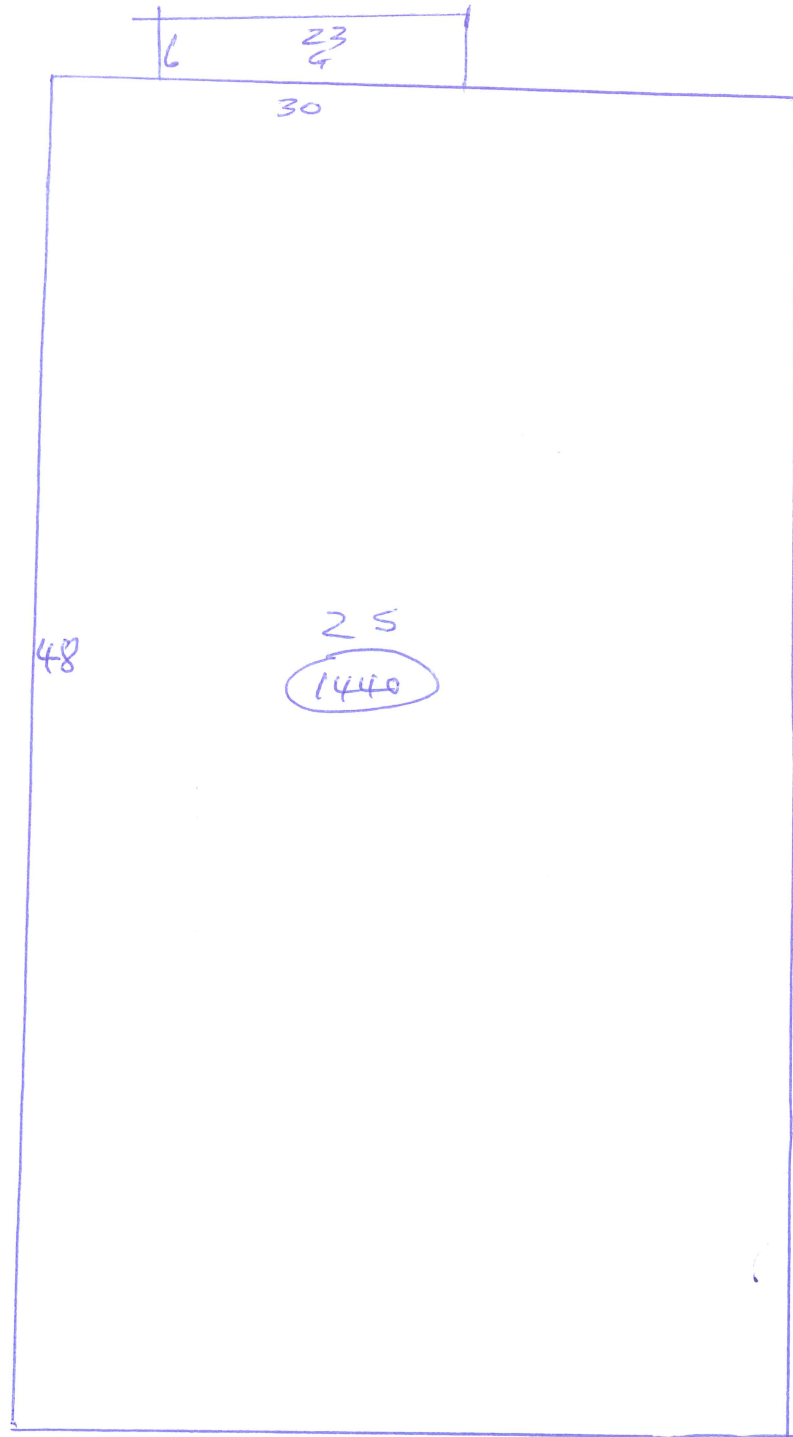
C: STORE FRONT / AV MET F
SQ FT

D: PORCH, ENCLOSED
138 SQ FT

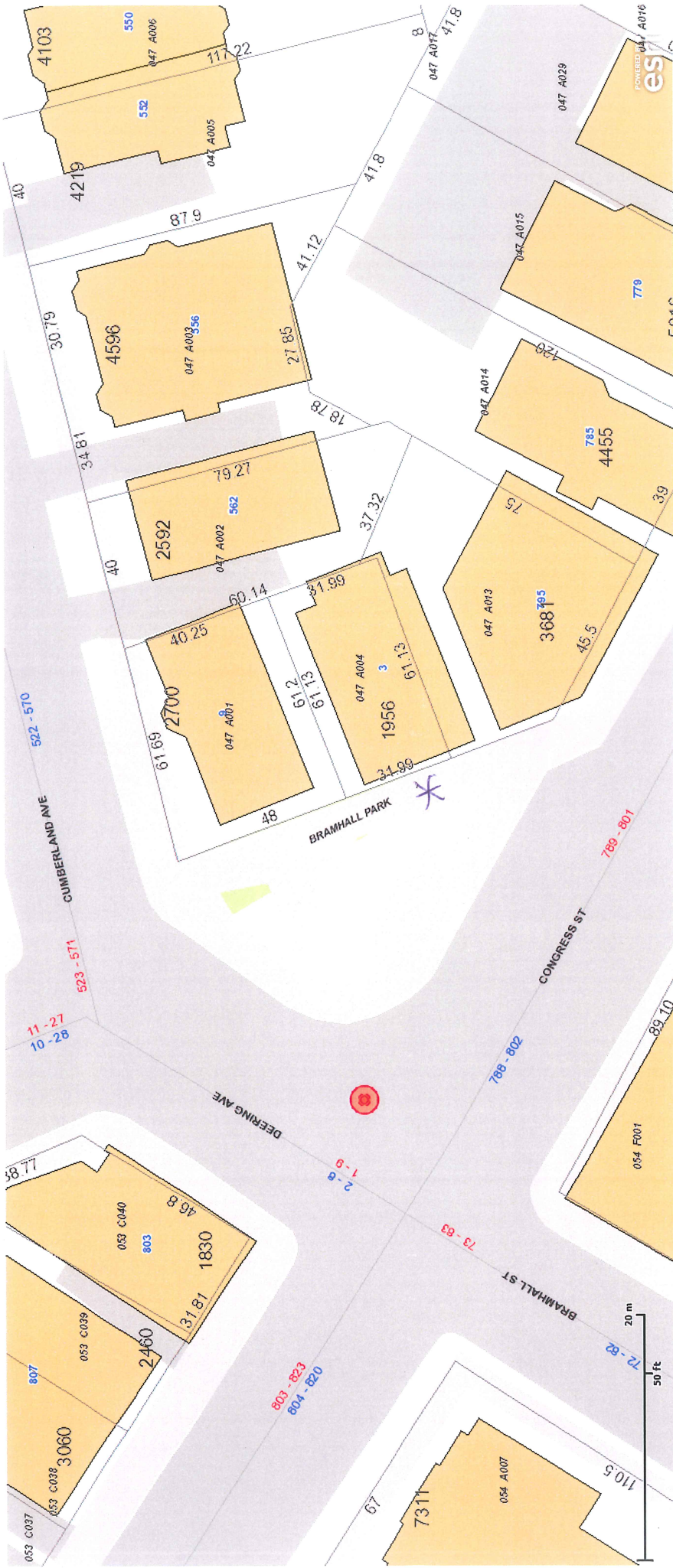
E: PORCH, ENCLOSED UPPER
138 SQ FT

F: 25
1440 SQ FT

G: 25 PORCH
138 SQ FT



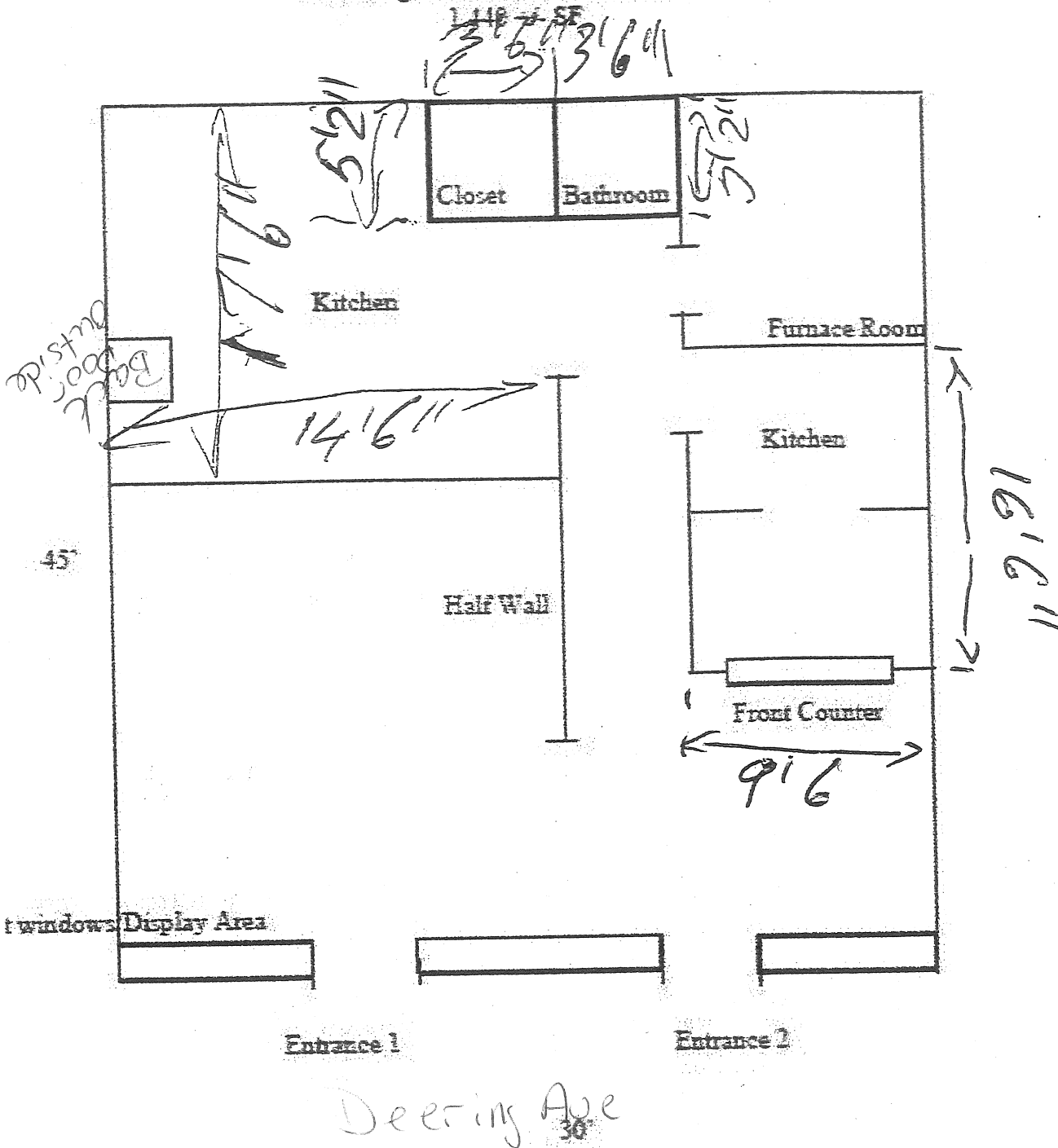


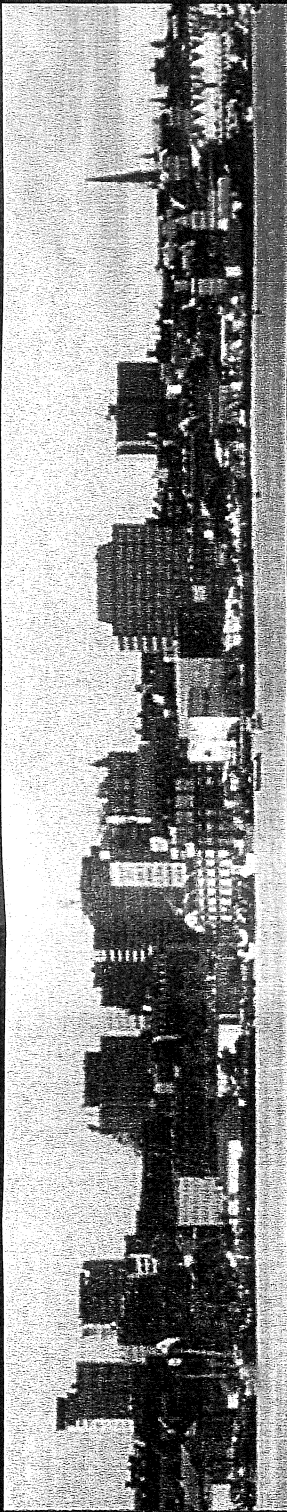


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FOR LEASE: 3 D PORT

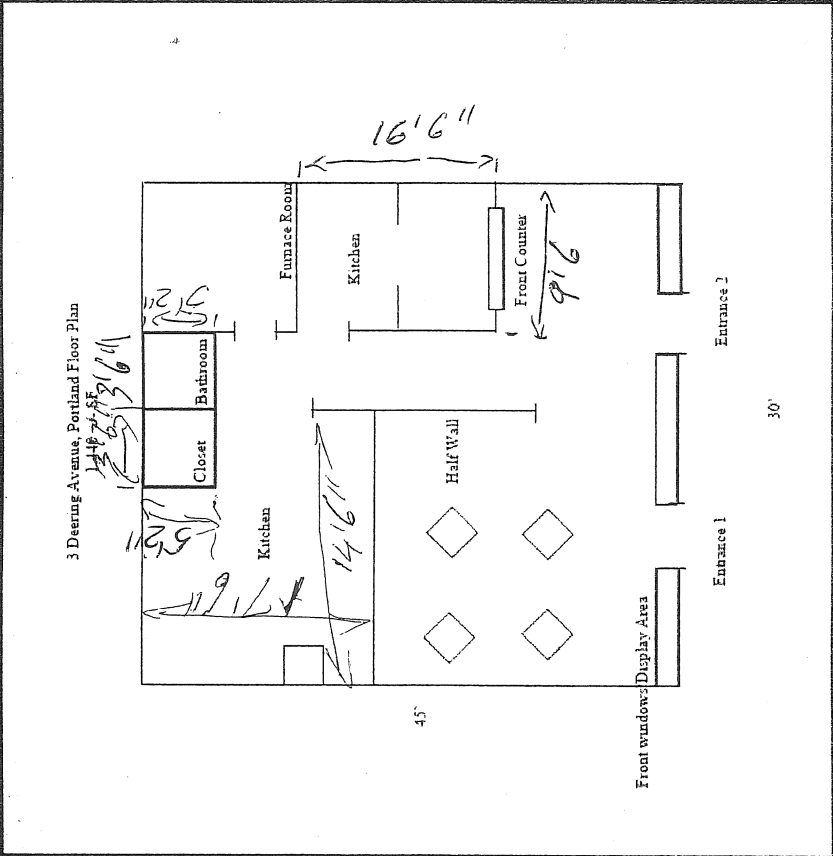
3 Deering Avenue, Portland Floor Plan



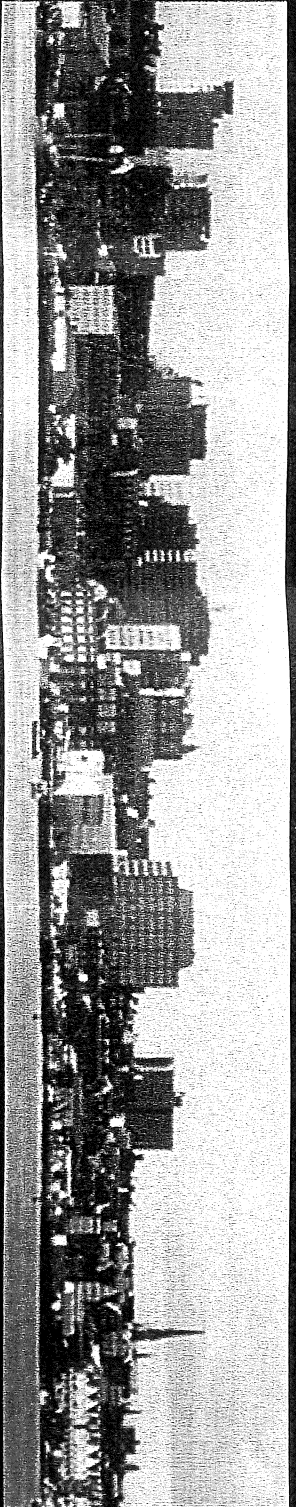


FOR LEASE: 3 DEERING AVENUE, PORTLAND

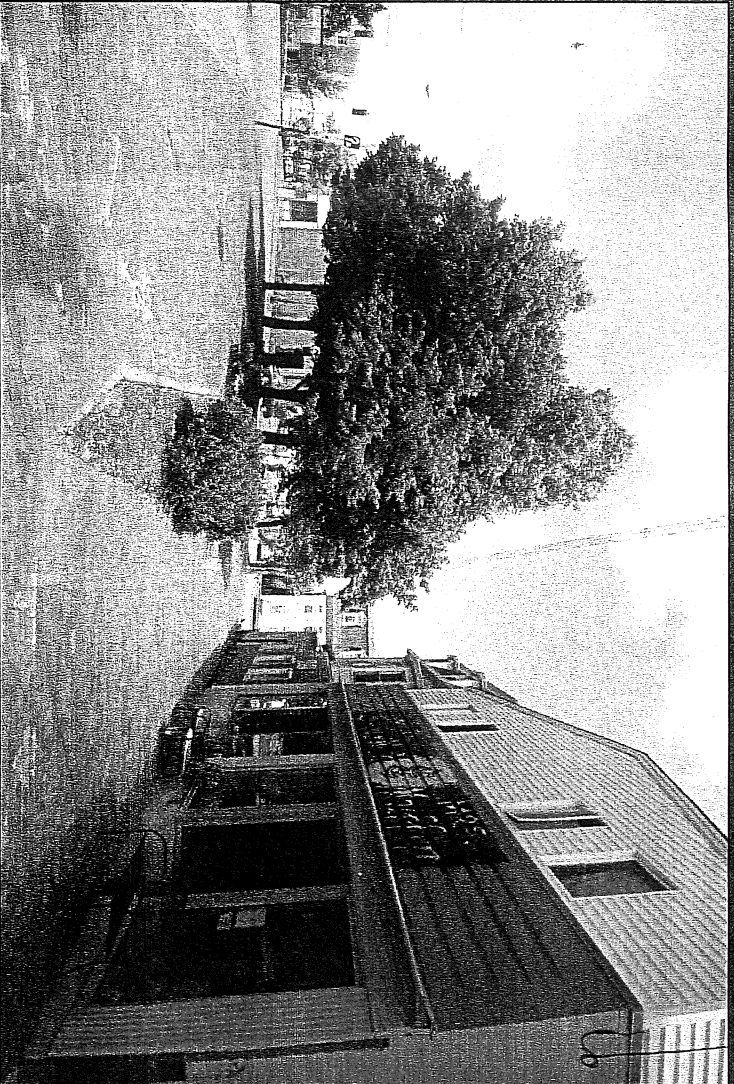
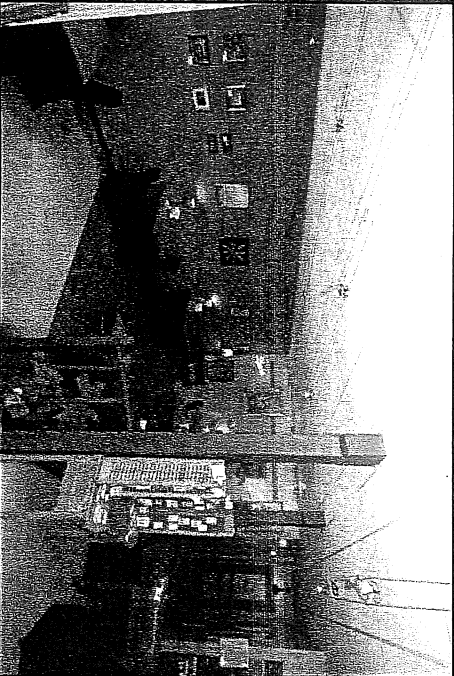
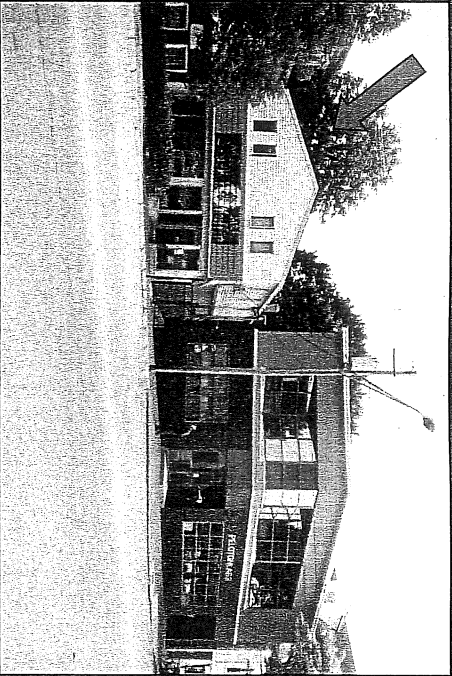
PROPERTY VITALS	
LOCATION	3 DEERING AVENUE, PORTLAND
OWNER	DRONAMIRAJU RAMESH & RAMA DRONAMIRAJU JTS
MAP LOT BLOCK	21368/140
BUILDING SIZE	2880 ± SF
AVAILABLE SPACE	1,440± SF (FIRST FLOOR)
ZONE	B2b BUSINESS COMMUNITY
SPRINKLER	YES
OFFICES	N/A
RESTROOM	1 PRIVATE
HEAT	OIL FORCED HOT AIR
A/C	TENANT EXPENSE
PARKING	OFF STREET
LEASE TYPE	MODIFIED GROSS
LEASE LENGTH	3 - 5 YEARS
LEASE RATE	\$1,600/MO MODIFIED GROSS
AVAILABLE	NOW

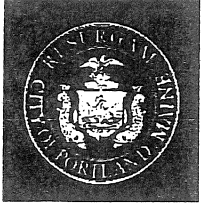


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**FOR LEASE: 3 DERING AVENUE,
PORTLAND**





PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: _____

Date: X 10/09/13

I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.