

Residential Lease

This lease is made between Frank Turek & Jennifer Lunden (hereinafter referred to as "the Landlords" and [REDACTED] (hereinafter referred to as "Tenant"). There shall be no other persons residing in the rented premises unless specifically listed herein under a separate paragraph.

1. Premises

The Tenant agrees to rent from the landlords the use and occupation as a private resident the following premises: 74 Grant St., #1, Portland, Maine 04101.

2. Rent Payments

The rent for the residence is \$925.00 per month and includes heat, hot water, a washer and dryer. The Tenant shall ensure the rent reaches the Landlords on or before the 1st day of each month. Payments should be given or mailed to **Frank Turek, 74 Grant St., #2, Portland, Maine 04101**. An additional charge of 4% of the amount shall be paid to the Landlords in the event that the rent is not delivered within seven days of the rent due date. Late payment charges will be due upon payment of rent. In the event that the lease begins on a date other than the first or ends on a date other than the last day of the month, the rent will be prorated.

3. Length of the Lease

This lease begins on Feb 1, 2015 and ends on Feb 1, 2016. If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term.

4. Possession

Tenant shall be entitled to possession starting Feb 1, 201~~2~~¹⁵ and shall yield possession to the Landlords on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of this Lease, Tenant shall remove his/her goods and effects and peaceably yield up the Premises to the Landlords in as good a condition as when delivered to Tenant, ordinary wear and tear excepted. Any possessions left by Tenant will be stored by the Landlords for up to 30 days, all charges to be paid by Tenant. After 30 days, if Tenant has not taken the possessions, the Landlords may dispose of such possessions.

5. Renewal Terms

This Lease shall terminate at the end of lease period. At that time the Tenant may remain as a tenant at will except that Tenant must give a notice of at least thirty (30) days to the last day of the month before vacating the premises.

To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend the Landlords from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, that the Landlords may suffer or incur in connection with Tenant's possession, use, or misuse of the Premises, except the Landlords' own act or negligence. Any personal property that Tenant keeps on Premises is at Tenant's risk of loss from fire, vandalism, theft, or other loss. Tenant shall be responsible to maintain his/her own "renter's insurance" on such property, for a value of not less than \$25,000, and shall hold the Landlords harmless from any damage incurred except damage resulting from the Landlords' violation of their responsibilities under the term of the Lease.

22. Rules and Regulations

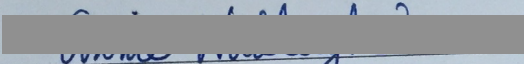
This Lease is subject to the following rules and regulations, which will be enforced by the Landlords:

- 1) Tenant must furnish and change his/her own light bulbs;
- 2) No smoking in the building or on the property;
- 3) Tenant shall keep the premises clean at all times and properly dispose of trash at his/her own expense;
- 4) Tenant is responsible for his/her own snow plowing and removal;
- 5) Tenant must remove snow from the back roof deck after snowstorms;
- 6) Neither Tenant, nor Tenant's guests, may park cars on the right side of the driveway at any time;
- 7) Unregistered vehicles are not permitted on the premises. Also, there shall be no boats, snowmobiles, all terrain vehicles, or other motorized vehicles without express written consent of the Landlords;
- 8) Tenant shall not have on the Premises anything of a dangerous, flammable, or explosive character, unless prior written consent of the Landlords is obtained, and proof of adequate insurance protection is provided by Tenant to Landlords. For purposes of this provision, dangerous materials include firearms. No firearms shall be allowed on Premises without express written consent of the Landlords.
- 9) Tenant will not put any inappropriate items in garbage disposal. If disposal needs repairs, and it is determined to be caused by such an item, Tenant will be responsible for the cost of the repairs;
- 10) Tenant shall not install an air conditioning unit in the premises without the consent of the Landlords.
- 11) Nails or screws will not be driven into the woodworks or walls without permission from the Landlords;
- 12) Additional locks or changing of locks requires the permission of the Landlords;
- 13) Neither Tenant nor his/her family or friends shall make any unlawful, noisy, or otherwise offensive use of the Lease premises;
- 14) Tenant will return all keys to the Landlords upon vacating the premises. Failure to do so will result in a charge prorated daily of the monthly rent;
- 15) Tenant shall not permit any disturbances or nuisances on the Premises at any time, and between the hours of 10PM and 8AM shall not permit the playing of radio, television, etc., loud enough so as to disturb others;
- 16) An assessment of \$15 per day will be charged on any checks that are returned for insufficient funds;

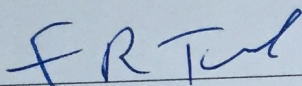
- 5) The kitchen, including refrigerator and stove, has been completely cleaned;
- 6) The entire unit has been cleaned, including floors, windows and walls;
- 7) There are no holes in the walls;
- 8) All rent is paid and there are no additional charges;
- 9) All keys are returned;
- 10) A forwarding address is provided.

Signatures

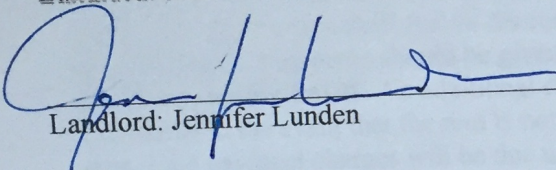
By signing the Lease, the Tenant and the Landlords acknowledge and agree to all terms and conditions as well as rules and regulations of this Lease.



Tenant 12/21/14
Date



Landlord: Frank Turek Dec. 21, 2014
Date



Landlord: Jennifer Lunden Dec. 21/14
Date