

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MAY STREET WEST LLC

Located At 251 DANFORTH ST

Job ID: 2012-06-4242-ALTCOMM

CBL: 057- B-024-001

has permission to Establish a day care with 12 children ages 2.5-5 yrs old in existing space, no construction provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 7/13/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE Department of Planning and Urban Development Building Inspections Division

Location: 251 DANFORTH ST

CBL: 057- B-024-001

Issued to: MAY STREET WEST LLC

Date Issued: 9/28/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-06-4242-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

FIRST FLOOR WEST, 251B DANFORTH ST.

APPROVED OCCUPANCY

USE GROUP E/R-2
DAY CARE NO MORE THAN 12 CHILDREN - 2.5-5 YEARS
TYPE 5-B
IBC 2009

Approved:

9-28-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Location: 251 DANFORTH ST

CBL: 057- B-024-001

Issued to: Rosemont Nursery School, LLC

Date Issued: 9/10/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-06-4242-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Group Day Care Home; No More Than Twelve Clients

USE GROUP: E/ R-2
TYPE: 5B
IBC, 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on September 28, 2012, pending approval.

Approved:

9/27/12

Inspector

JR for TAM
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-06-4242-ALTCOMM	Date Applied: 6/14/2012	CBL: 057- B-024-001	
Location of Construction: 251 DANFORTH ST	Owner Name: MAY STREET WEST LLC	Owner Address: PMB 299, 50 MARKET STREET SOUTH PORTLAND, ME 04106	Phone:
Business Name: Rosemont Nursery School, LLC	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name: Debra Flynn	Phone: 207-712-4342	Permit Type: BLDG - Building	Zone: B-1
Past Use: Day care	Proposed Use: Same - Day care for 12 children ages - 2 1/2 years to 5 years - no construction	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pirone</i>	Inspection: Use Group: <i>E/R-2</i> Type: <i>SB</i> <i>IBL-2003</i> Signature: <i>[Signature]</i> <i>2/13/12</i>
Proposed Project Description: child care up to 12 children		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition</i> <i>6/26/12</i> <i>AFU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>AFU</i></p>
	CERTIFICATION		

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-25-12 DWM/Steve Cory/Lowallae Debra 712-4342 CO Fall
Provide child proof outlets, remove range outlet, 2 Drum traps, ~~2~~ 1 Master Box Drill
Switch + Disconnect, Fire Extinguisher 2A-10BC, Label 2 lights

9/10/12 Final - Issued Temp. C of O.

- Basement door - self. close
- Basement Elec. BSA will follow-up
- HVAC Permit for Boiler Needed

J. Martell / Rioux / Co Flame

9-28-12 DWM Fire OK closed

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4242-ALTCOMM

Located At: 251 DANFORTH ST

CBL: 057- B-024-001

Conditions of Approval:

Zoning

1. This is not a change of use. Permit #08-0938 changed the use of this space from a Community Policing Center to a daycare center connected to the existing daycare center on the right side of the building. Applicant needs fit up permit for inspections for state license.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
6. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
7. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
9. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
10. All smoke detectors and smoke alarms shall be photoelectric.
11. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
12. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
13. A sprinkler supervisory system shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.

14. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
15. Fire extinguishers are required per NFPA 1.
16. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
17. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
18. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
2. The requirements of the temporary CO from 2008 shall be in compliance prior to the final inspection and issuance of the permanent CO.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



B1

By Mail

2012 06 14 2

60

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.

Location/Address of Construction: <u>257 B Danforth Street Portland 04102</u>		
Total Square Footage of Proposed Structure/Area <u>1,400 square feet (total structure)</u>		Square Footage of Lot <u>.11 acre</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>057 B024001</u> <u>57 B 24</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Debra L.R. Flynn</u> Address <u>47 Runnells St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>773.0599 (H)</u> <u>712.4342 (cell)</u>
Lessee/DBA (If Applicable) <u>Rosemont Nursery School, LLC</u>	Owner (if different from Applicant) Name <u>May Street West LLC</u> Address <u>PMB 299 50 Market St.</u> City, State & Zip <u>South Portland, ME 04106</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Daycare or office - not sure</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Small child care center</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>open child care center, no construction necessary unless required by City or State regulations</u>		
RECEIVED JUN 14 2012		
Contractor's name: _____ Address: _____ City, State & Zip: _____		Dept. of Building Inspections City of Portland Maine Telephone: _____
Who should we contact when the permit is ready: <u>Debra L.R. Flynn</u>		Telephone: <u>712.4342</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: <u>Debra L.R. Flynn</u>	Date: <u>6.4.12</u>
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This is not a permit; you may not commence ANY work until the permit is issue

June 8, 2012

Dear Building Inspections Office:

I am writing to you with the hope of opening a small nursery school at 251B Danforth Street. We are in the process of applying for our State license for 12 children ranging in ages from two and a half to five years. We have had a City Building and Fire Inspector visit the site to identify any major barriers, of which there were none. As the space has very recently been used as a childcare center, we expect that the official inspections will also go well. Please find enclosed the application, a floor plan, and photos of the exterior of the building including the sign hanger and the adjacent parking area we hope to use as a courtyard and primary entrance.

Our goal is to begin the 2012/2013 school year in the new space. You may contact me at the following numbers and e-mail address if you need any further information or materials:

dlrflynn@hotmail.com
773-0599 (home) or 712-4342 (cell)

Thank you for your time and consideration.

Sincerely,

Debra L.R. Flynn
Rosemont Nursery School

Permit 08-0938
 Whole 1st floor
 daycare.
 right side was
 daycare before
 left was
 policy center.

PARTITION TYPES

- NEW 3 1/2" WOOD FRAME CONSTRUCTION. PULL HT. 1/2" GWS BOTH SIDES.
- NEW 3 1/2" WOOD FRAME CONSTRUCTION TO SPECIFIED HT. 1/2" GWS BOTH SIDES.

DOOR SCHEDULE

(D)	MORGAN	44-2011	3'-0" x 7'-0" x 3/4"
(D)	BRONCO	SOLID CORE BIRCH FLUSH	3'-0" x 7'-0" x 3/4"
(D)	BRONCO	2-48 1 HRL RATED FLUSH BIRCH	3'-0" x 7'-0" x 3/4"
(D)	BRONCO	2-48 1 HRL RATED FLUSH BIRCH	3'-0" x 7'-0" x 3/4"

WINDOW SCHEDULE

(A)	ANDERSON	2088	PERMAN-SHIELD INFRAME LINE DOUBLE-HUNG
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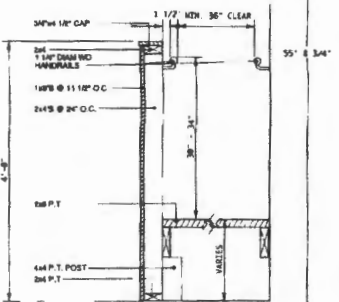
NOTE: ALL WINDOWS TO BE PROVIDED BY OWNER.

FIRE PROTECTION NOTES:

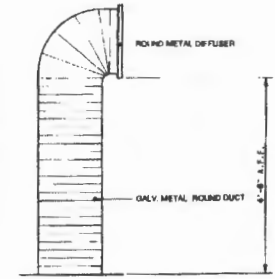
- INSTALL HAND WIND SMOKES AND HRA1 DETECTORS AS INDICATED ON DWG. A-2
- INSTALL EXIT SIGNS AS INDICATED ON DWG. A-2
- INSTALL ZONE FIRE ALARM PANEL WITH MANUAL COMMUNICATOR, P.S.G. DEDICATED PHONE LINE
- ALL CEILING TO PROVIDE 1 HRL SEPARATION

ADA COMPLIANCE NOTES:

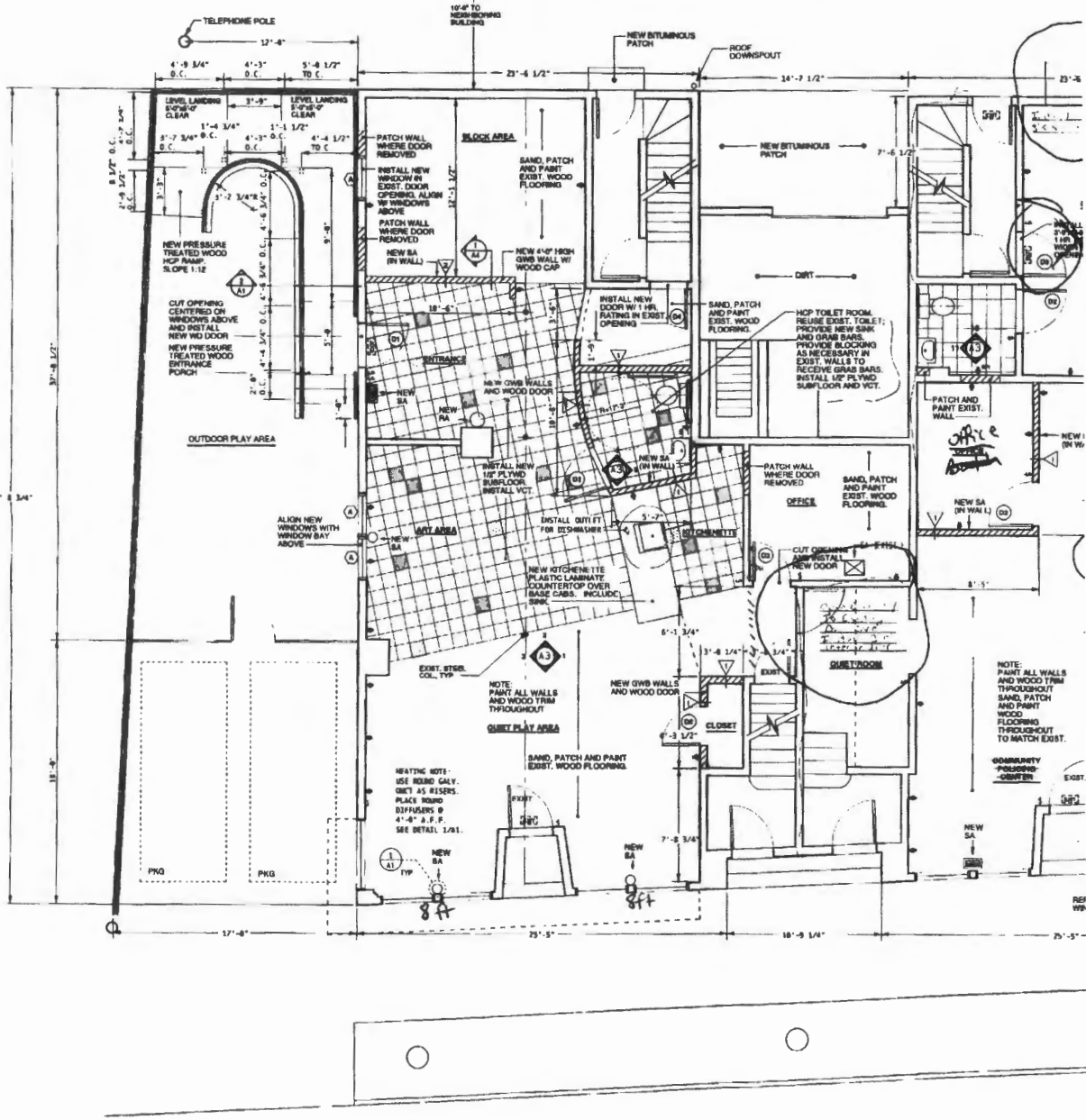
- INSTALL LEMON HANDRAILS ON ALL NEW DOORS
- INSTALL ENTRANCE RAMP W/ MAX. 1:12 SLOPE AS INDICATED ON DWG. A-1
- INSTALL GRAB BARS IN BATHROOMS @ DAY CARE CENTER AND COMMUNITY POLICING CENTER
- INSTALL STROBE LIGHTS AND HORN/SPEAKERS AS INDICATED ON DWG. A-2



2 RAMP/STAIR DETAIL
SCALE: 1/4"=1'-0"



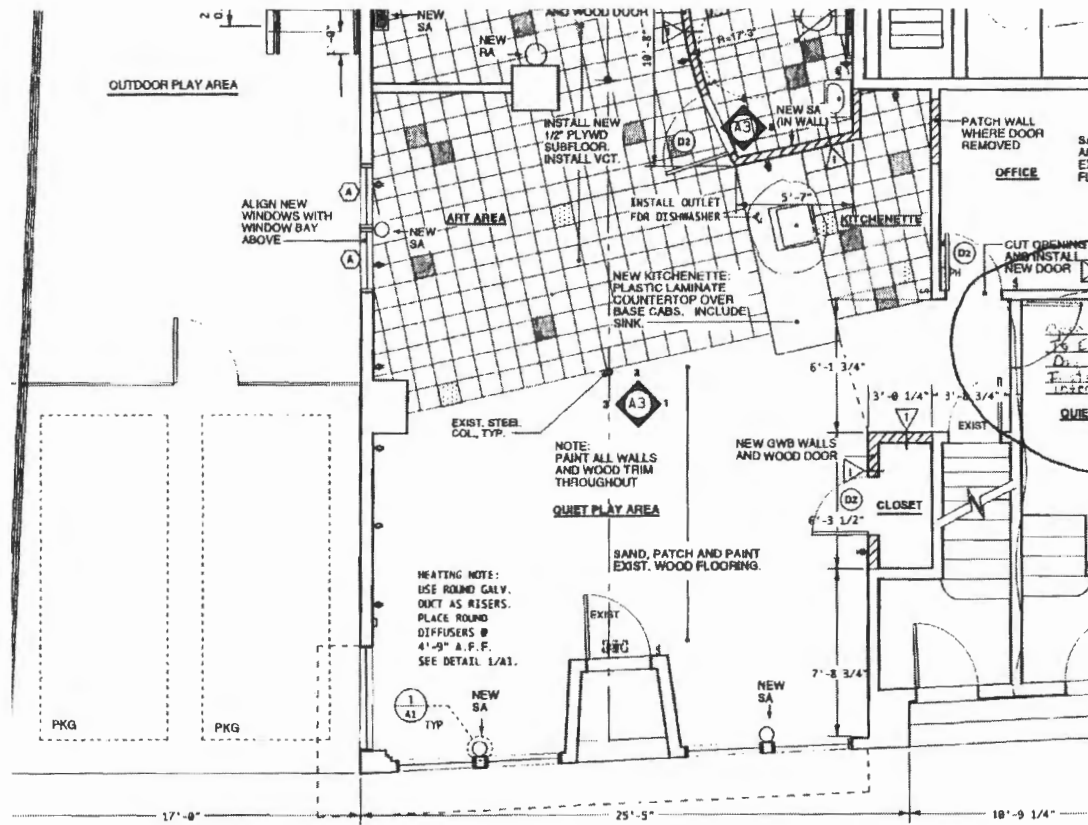
1 HTG. SUPPLY/RETURN @ DAYCARE
SCALE: 3/4"=1'-0"



NOTE: PAINT ALL WALLS AND WOOD TRIM THROUGHOUT. SAND, PATCH AND PAINT WOOD FLOORING THROUGHOUT TO MATCH EXIST.

COMMUNITY POLICING CENTER

REF W/P



251B Danforth Street, Rosemont Nursery School



Front View w/sign holder



Parking area/side entrance to left of building



Front view from Danforth Street



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Receipts Details:

Tender Information: Check , BusinessName: DBA Rosemont Nursery School, Check Number: 1229

Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/14/2012

Receipt Number: 44971

Receipt Details:

Referance ID:	6896	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-06-4242-ALTCOMM - child care up to 12 children			
Additional Comments: Kerry Champeau			

Thank You for your Payment!

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

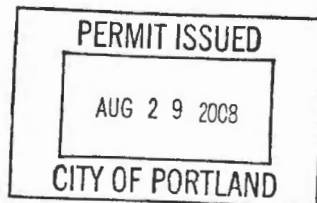
Permit No: 08-0938	Issue Date:	CBL: 057 B024001
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Location of Construction: 251 DANFORTH ST	Owner Name: PORTLAND WEST NEIGHBORH	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Portland West, Inc.	Contractor Address: 181 Brackett St Portland	Phone 2077750105
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Community Policing Center	Proposed Use: Day Care - Change of use from Community Policing Center to Day Care Connecting the Day Care already existing and making one Daycare space on first floor	Permit Fee: \$135.00	Cost of Work: \$4,000.00	CEO District: 2
Proposed Project Description: Change of use from Community Policing Center to Day Care Connecting the Day Care already existing and making one Daycare space on first floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: <i>ER2</i> Type: <i>SB</i> <i>IBC-2003</i> Signature: <i>AMB 8/29/08</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 07/30/2008	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/12/08</i>	Date: <i>8/12/08</i>	Date: <i>8/29/08</i>



CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 251 DANFORTH ST CBL 057 B024001

Issued to PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL Date of Issue 09/15/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0938, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Day Care
Use Group E/R2
Type 5B
IBC 2003

Limiting Conditions:

Temporary Certificate until October 15, 2008. Fire alarm shall be monitored and Knox Box to installed, by October 15, 2008. Occupant Load 40 children.

This certificate supersedes
certificate issued

Approved:

09/15/08 *Michael A. Carlin*
(Date) Inspector *Gambell 202*

Michael A. Carlin
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LEASE

This Lease is made this 2 day of June, 2012, by and between **MAY STREET WEST LLC**, a Limited Liability Company organized to do business in the State of Maine, with a principal place of business located at 291 Spurwink Ave., Cape Elizabeth, Maine, 04107 ("Landlord"), and **ROSEMONT NURSERY SCHOOL, LLC** a limited liability company organized to do business in the State of Maine, with a principal place of business and mailing address of 47 Runnells Street, Portland, Maine 04103 ("Tenant").

WITNESSETH THAT:

ARTICLE I. Leased Premises. In consideration of the rents, and Tenant's and Landlord's covenants and agreements contained herein, the Landlord demises and leases to Tenant and Tenant leases and takes from Landlord approximately ½ of the first floor of the Building located at 255 Danforth Street, Portland, Maine. Said premises are herein called the "Leased Premises" or "Premises". Except as expressly provided in this Lease, Tenant accepts the Leased Premises "as is." The building containing the Leased Premises is referred to herein as the "Building" and the property on which the Building is located is referred to herein as the "Property." Tenant shall also have the right to use, in common with others, the walkways and common areas located on the Property and serving the Building and shall have the exclusive right to use the existing sign holder on the exterior of the Building for Tenant's signage.

In addition to the Leased Premises, the Tenant shall be entitled to exclusive use of the parking area to the left of the Building. Landlord shall be responsible, at its expense, for maintaining and repairing the parking area and the front sidewalk serving the Building, including sweeping, raking, snow removal, sanding and the like; however, the Tenant shall be responsible for sweeping, raking, snow removal and sanding of the parking area and the side of the building as to which the Tenant has primary access.

ARTICLE II. Term and Occupancy.

(a) The term of this Lease (the "Term") will commence on the date that Landlord makes possession of the Leased Premises available to Tenant, free of the occupancy thereof by the existing tenant, which shall in no event be later than July 1, 2012 (the "Commencement Date") and terminate on June 30, 2015 (the "Initial Term") unless extended as provided herein or in writing by agreement of Landlord and Tenant. Tenant may extend the Term of this Lease for three (3) separate, successive one-year periods (each, a "Renewal Term") by providing Landlord with written notice of Tenant's election to so extend the Term by registered or certified mail no later than 120 days before the end of the Initial Term or the then-current Renewal Term, as applicable. If the Tenant fails to provide such notice with respect to any Renewal Term, Tenant's right to extend the Term for that Renewal Term and any remaining Renewal Terms shall be extinguished.

(b) In the event that Tenant does not obtain all necessary permits, licenses, and approvals to conduct Tenant's intended business operations from the Leased Premises on terms and conditions acceptable to Tenant in her sole discretion, Tenant shall have the right to terminate this Lease. To exercise this right, Tenant must give written notice of termination to Landlord prior to September 15, 2012. In the event that Tenant fails to give such a notice of termination prior to such date, Tenant shall be deemed to have waived its right to terminate the Lease as provided in this Section.

* Copy *

without the prior written consent of the Landlord, which shall not be unreasonably withheld, conditioned or delayed. If more than one party executes this Lease as Tenant or Landlord or otherwise succeeds to the interest of Tenant or Landlord, the liability of such parties hereunder shall be joint and several.

ARTICLE XXI. Waiver. The waiver or any breach of any term, covenant or condition herein contained shall 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 contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular rental so accepted.

ARTICLE XXII. Notices. Unless otherwise provided herein, any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be in writing and delivered in person or sent by United States certified mail, postage prepaid, and shall be addressed (a) if to Landlord, to 291 Spurwink Ave., Cape Elizabeth, Maine 04107, or at such other address as Landlord may designate by written notice and (b) if to Tenant, at the Leased Premises, with a copy to 47 Runnells Street, Portland, Maine 04103, or such other address as Tenant may designate by written notice. Any such notice shall be deemed given when hand delivered or when posted with the United States Postal Service in accordance with the foregoing provision.

ARTICLE XXIII. Captions and Article Number. The captions and article numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such articles of this Lease, nor in any way affect this Lease.

ARTICLE XXIV. Severance. Should any term or provision of this Lease, or portion thereof be determined invalid or unenforceable under law, such determination shall not affect the validity or enforceability of the remaining terms and provisions herein.

ARTICLE XXV. Entire Agreement. This instrument contains the entire and only agreement between the parties and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have signed and sealed this Lease as of the day and year first above written.

LANDLORD

MAY STREET WEST LLC

By: [Signature]
Its: PARTNER

TENANT

ROSEMONT NURSERY SCHOOL, LLC

By: [Signature]
Its: DCRF

RECEIVED

JUN 27 2012

Dept. of Building Inspections
City of Portland Maine

Jonathan Rioux - RE: 251 Danforth St.

From: Debra Flynn <dlrflynn@hotmail.com>
To: <jrioux@portlandmaine.gov>
Date: 9/24/2012 2:44 PM
Subject: RE: 251 Danforth St.

Hi Jon-

Yes, everything has been corrected. The electrician finished up last week and Norris completed the fire alarm system.

Best,
Debra

Date: Mon, 24 Sep 2012 14:34:04 -0400
From: JRIOUX@portlandmaine.gov
To: Dlr Flynn@hotmail.com
CC: julie.andersen@maine.gov
Subject: Re: 251 Danforth St.

Debra,

Is everything corrected, i.e. electrical and fire alarm?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Jonathan Rioux 9/10/2012 3:28 PM >>>

Attached is an e-copy of your temporary certificate of occupancy, JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
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