







# 3rd Floor

# Ath Floor





### **Broker:**

Peter Harrington (207) 772-0088 direct (207) 772-2422 office

peter@malonecb.com www.malonecb.com



#### FIRST AMENDMENT TO LEASE

Oate: 01/20/15

This First Amendment is made, as of the day of haven, to the Lease dated March 30, 2012 (the "Lease") by and between COWCATCHER LLC (the "Landlord") and SOUTHERN MAINE ELECTROLYSIS LLC (the "Tenant"), for space at 222 St. John Street, Portland, Maine.

The Lease is amended as follows:

- 1. LEASED PREMISES. The Leased Premises is suite 215 at 222 St John Street, Portland, Maine, deemed to contain 366 gross square feet.
- 2. TERM OF LEASE. The term of this lease shall be one (I) year, commencing on April 1, 2013 and ending on March 31, 2014.
- 3. AUTOMATIC RENEWAL: Provided Tenant is not in default of any provision of the Lease, or any extension or amendment thereto, this Lease shall automatically renew for a second consecutive term of One (1) year. Tenant retains the right to decline the Automatic Renewal term by providing Landlord with written notice of its intention to decline the Automatic Renewal term no later than December 31, 2013.
- 4. BASE RENT. Base Rent is amended to state that Tenant shall pay Landlord Gross Base Rent for the period from April 1, 2013 to March 31, 2014 of Four Thousand Five Hundred and 00/100 DOLLARS (\$4,500.00) commencing April 1, 2013 and payable in advance promptly on the first day of each calendar month as follows:

Period

04/01/2013 - 03/31/2014

Monthly Rent

\$ 375.00

5. AUTOMATIC RENEWAL TERM.

Period

04/01/2014 - 03/31/2015

Monthly Rent

\$ 386.25

6. ELECTRICITY.

Period

04/01/2013 -- 03/31/2015

Monthly Payment

\$ 25.00

- 7. EARLY TERMINATION. Notwithstanding any other term of the Lease or Addendum to Lease, Landlord shall have the sole right to terminate the Lease for any reason provided Landlord gives to Tenant written notice six (6) months in advance of the intended termination date.
- 8. The Lease and this First Amendment to Lease constitute the entire agreement between Landlord and Tenant with respect to the subject matter contained herein and there are no understandings or agreements between Landlord and Tenant with respect to the subject matter which are not contained herein. This Lease cannot be amended except by written instrument executed by Landlord and Tenant.
- 9. The submission of this First Amendment or a summary of some or all of its provisions for examination by Tenant does not constitute a reservation of or option for the premises or an offer to lease said premises.
  - 10. Except as amended herein, the aforesaid Lease is in full force and effect,

WITNESS:

TENANT: SOUTHERN MAINE ELECTROLYSIS LLC

Coralic Curran, its authorized member

DATE

LANDLORD: COWCATCHER LLC

By: East Brown Cow Holdings II LLC, its sole member

J. Tim Soley, Manager

DATE

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# **General Building Permit Application**



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

Address/Location of Construction: 222	2 St. John Street, Suite 215	5
<b>Total Square Footage of Proposed Struct</b> 366		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: Coralie Curran	Telephone:
064a002001	Address 181 Harriet Street	207-650-0984
	City, State & Zip South Portland, ME 04106	Email: ccurran@maine.rr.com
Lessee/Owner Name: East Brown Cow	Contractor Name: (if different from Applicant)	Cost Of Work: \$
Address: 100 Commercial Street	Address:	C of O Fee: \$ 125
City, State & Zip: Portland, ME 04101	City, State & Zip:	Historic Rev \$
Telephone (207) 775-2252	Telephone	Total Fees:\$
$_{ ext{E-mail:}}$ info@eastbrowncow.com	E-mail:	
Current use (i.e. single family)  If vacant, what was the previous use?	ctrolysis	
Proposed Specific use: aesthetics/spa		and the second s
Is property part of a subdivision? yes If yes	s, please name 222 St. John Street	
Project description: Aesthetician and	Ectrolysis no change of use adding	g aesthetician to exist
Ectrolysis Office	. Certificate of Occupancy needed	for State License Boar
Who should we contact when the permit is re	ady: coralie curran	
Address: 181 Harriet Street		
City, State & Zip: South Portland, ME 04106		
E-mail Address: ccurran@maine.rr.com		
Telephone: 207-650-0984		

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 <a href="https://www.portlandmaine.gov">www.portlandmaine.gov</a>, 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.	Signature:	Umer	Date: 12/2/14
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This is not a permit; you may not commence ANY work until the permit is issued.

### Portland, Maine



## Yes. Life's good here.

Jeff Levine, AICP, Director Planning & Urban Development Department Tammy Munson, Direc Inspections Divis

01/20/15

## 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, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options: provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014), call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone, hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall, deliver a payment method through the U.S. Postal Service, at the following address: City of Portland, Inspections Division 389 Congress Street, Room 315 Portland, Maine 04101 Once my payment has been received, this then starts the review process of my permit. After all approvals have been met and completed, I will then be issued my permit via e-mail. No work shall be started until I have received my permit. Uluna Applicant Signature: I have provided digital copies and sent them on: Coralie Curran

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

389 Congress Street \* Portland Maine 04101-3509 \* Phone: (207) 874-8703 \* Fax: (207) 874-8716 (rev 06-14-12) http://www.portlandmaine.gov/planning/buildinsp.asp \* E-Mail: buildinginspections@portlandmaine.gov