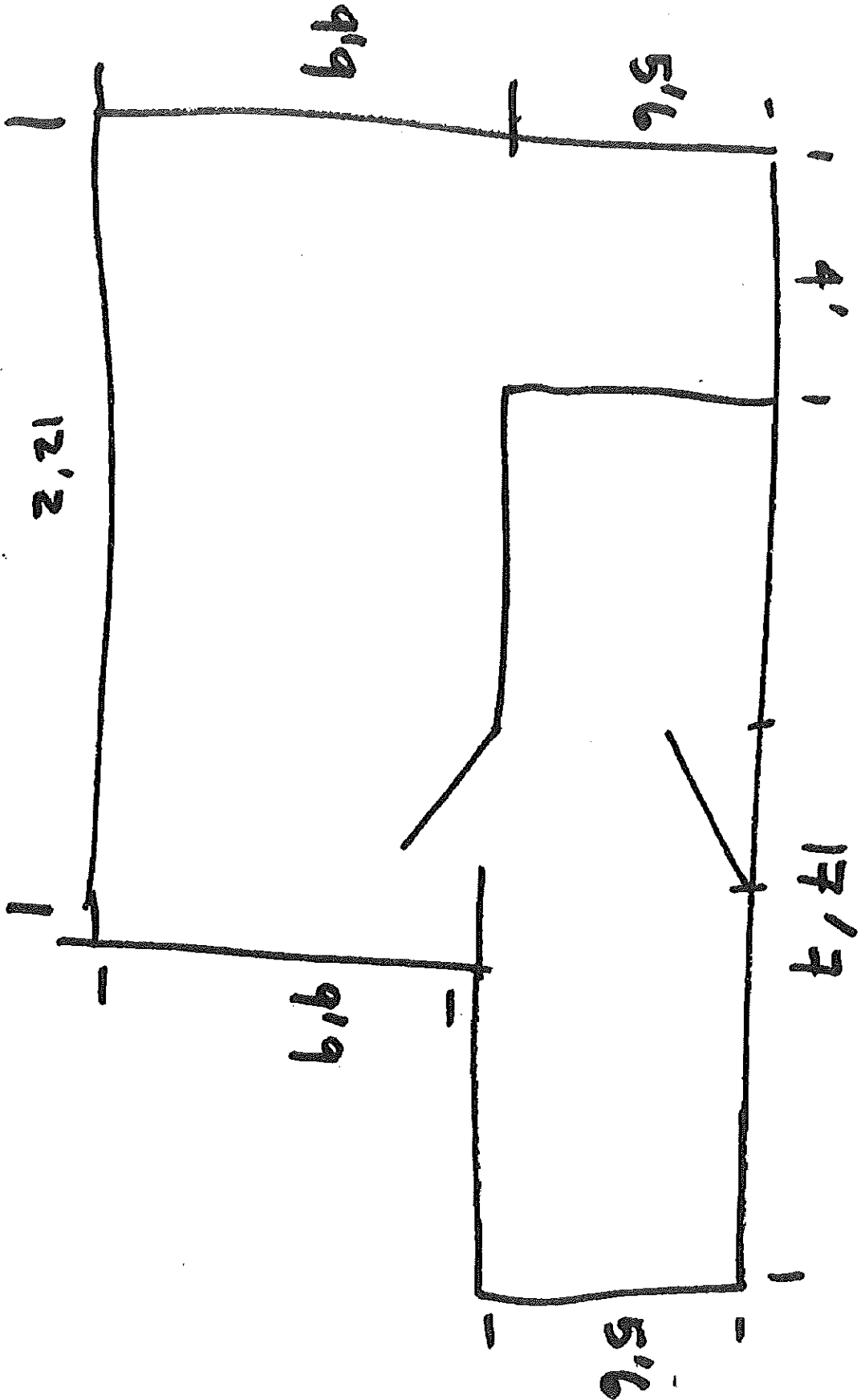




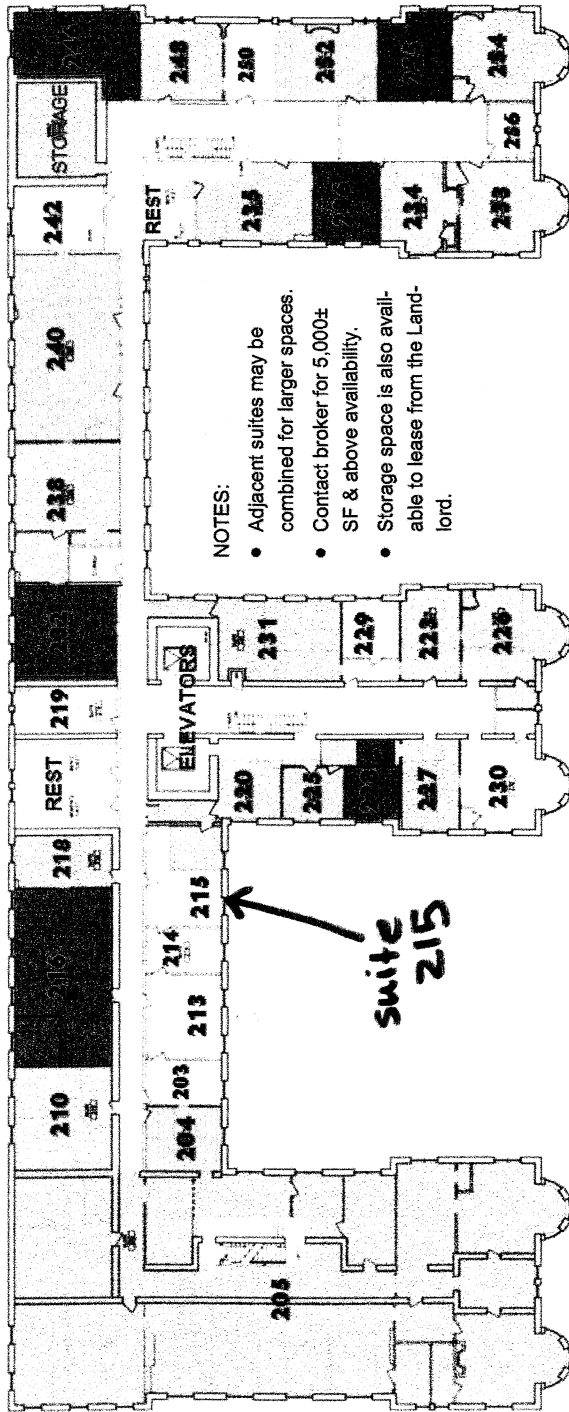
Suite 215
222 St. John Street





Reviewed for Code Compliance
Inspection Division
Approved with Conditions
Date: 01/20/15

PARKING LOT

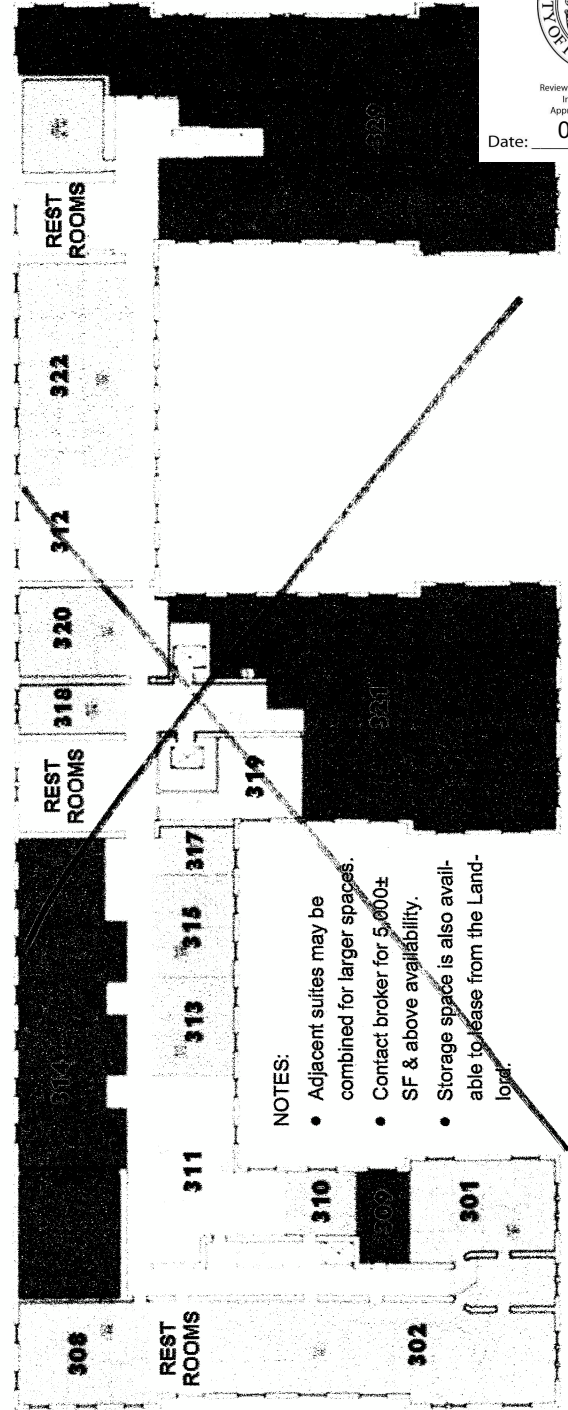


NOTES:

- Adjacent suites may be combined for larger spaces.
- Contact broker for 5,000± SF & above availability.
- Storage space is also available to lease from the Landlord.

St. John street

PARKING LOT

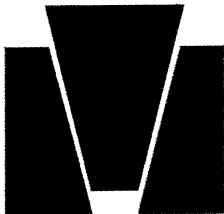


NOTES:

- Adjacent suites may be combined for larger spaces.
- Contact broker for 5,000± SF & above availability.
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3rd Floor

4th Floor



MALONE

Commercial and Investment Real Estate



Broker:

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

peter@malonecb.com
www.malonecb.com



FIRST AMENDMENT TO LEASE

This First Amendment is made, as of the 25 day of March, 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 (1) 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	Monthly Rent
04/01/2013 - 03/31/2014	\$ 375.00

5. AUTOMATIC RENEWAL TERM.

Period	Monthly Rent
04/01/2014 - 03/31/2015	\$ 386.25

6. ELECTRICITY.

Period	Monthly Payment
04/01/2013 - 03/31/2015	\$ 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

Coralie Curran

Coralie Curran, its authorized member

DATE

LANDLORD: COWCATCHER LLC

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

J. Tim Soley
J. Tim Soley, Manager

DATE

3/28/13



Reviewed for Code Compliance
 Inspections Division
 Approved with Conditions
 01/20/15

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: 222 St. John Street, Suite 215		
Total Square Footage of Proposed Structure: 366		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 064a002001	Applicant Name: Coralie Curran Address 181 Harriet Street City, State & Zip South Portland, ME 04106	Telephone: 207-650-0984 Email: ccurran@maine.rr.com
Lessee/Owner Name : East Brown Cow (if different than applicant) Address: 100 Commercial Street City, State & Zip: Portland, ME 04101 Telephone (207) 775-2252 E-mail: info@eastbrowncow.com	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone E-mail:	Cost Of Work: \$ _____ C of O Fee: \$ 125 Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <input type="checkbox"/> <u>Electrolysis</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>aesthetics/spa</u>		
Is property part of a subdivision? <u>yes</u> If yes, please name <u>222 St. John Street</u>		
Project description: Aesthetician and Ectrolysis no change of use adding aesthetician to existing <input type="checkbox"/> Ectrolysis Office. Certificate of Occupancy needed for State License Board		
Who should we contact when the permit is ready: 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 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: C. Curran **Date:** 12/2/14

This is not a permit; you may not commence ANY work until the permit is issued.

