

**Small Business Lease**  
**(Tax Services)**

For due consideration received by both parties, Phuong Trang Portland, LLC, a Maine limited liability company with a mailing address of 2455 Sedgwick Ave # 2K, Bronx, NY 10468(hereinafter called the "Landlord"), hereby leases certain premises described below to Byron Anthony Johnson (hereinafter called "Tenant"), having a mailing address of 265 St. John Street, Portland, Maine 04101, and Tenant hereby leases said premises from Landlord, on the following terms and conditions:

**PREMISES:** The premises subject to this Lease consist of Unit #3 in the building (the "Building") owned by Landlord at 265 St. John Street, Portland, ME 04101 and containing approximately 1,065 square feet of space (hereinafter called the "Premises").

**TERM; OPTION TO EXTEND:** The term of this Lease shall be for a period of five years, commencing on March 15, 2015 and ending on May 31, 2020. Tenant will be free of rent until June 1, 2015 and tenant will pay the rent of June 2015 on the date of this lease sign.

**RENT:** Tenant shall pay to Landlord Base Rent at the rates set forth below. The Landlord may assess a late payment fee equal to the greater of Fifty Dollars (\$50.00) or Ten Percent (10%) of the amount due, for each payment not made on or before the date when due. Tenant will be in default immediately if rent is not paid on or before the first day of the month. A \$35.00 fee will be charged on any checks returned for insufficient funds.

PERIOD	ANNUAL BASE RENT	MONTHLY INSTALLMENT
June 1, 2015 - May 31, 2016	\$14,400.00	\$1,200.00
June 1, 2016 - May 31, 2017	\$14,700.00	\$1,225.00
June 1, 2017 - May 31, 2018	\$15,000.00	\$1,250.00
June 1, 2018 - May 31, 2019	\$15,300.00	\$1,275.00