



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 130 St. Joh St (068-D-008)

Issued to Back Cove Children's Center

Date of Issue October 9, 1998

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. 930492, 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

APPROVED OCCUPANCY

Entire

Day Care Center

### Limiting Conditions:

Re Issuance pursuant to 1993 approval & inspection of premises by Marland Wigg and Lt. McDougall on 10/7 & 8/98

This certificate supersedes  
certificate issued

Approved:

10/9/98  
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(Date)

*Inspector*

*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.

GOLDBERG FAMILY LEASE AND  
BRAMLIE CORPORATION STANDARD LEASE  
ARTICLE I - REFERENCE DATA

1.01 Subjects Referred To:

Each reference in this Lease to any of the following subjects shall be construed to incorporate the data stated for that subject in this Article:

LANDLORD and LANDLORD'S ADDRESS:	J & S PROPERTIES LLC c/o BRAMLIE CORPORATION 138 St. John Street Portland, Maine 04102
TENANT and TENANT'S ADDRESS:	Back Cove Children's Center 130 St. John Street Portland, Maine 04102
SCHEDULED TERM COMMENCEMENT DATE:	October 1, 1998
SCHEDULED RENT COMMENCEMENT DATE:	November 1, 1998
TENANT'S SPACE:	Approximately 3000 square feet of space as shown as the cross hatched portion of the building described on the attached Exhibit A.
TERM:	Five (5) years, ending on September 30, 2003
OPTION(S):	One (1) three (3) year renewal option - See Exhibit B
ANNUAL BASE RENT:	Years 1 and 2 - \$27,000 per year Years 3, 4, and 5 - \$28,500 per year
MONTHLY BASE RENT:	Years 1 and 2 \$2,250 per month Years 3, 4, and 5 \$2,375 per month
SECURITY DEPOSIT:	\$2,250
RENTABLE FLOOR AREA OF TENANT'S SPACE:	Approximately 3000 square feet
TOTAL RENTABLE FLOOR AREA OF THE BUILDING:	5000 sq. ft.
TENANT'S PROPORTIONAL SHARE OF GROSS RENTABLE FLOOR SPACE IN BUILDING:	.60%
PERMITTED USES:	Tenant will use the demised Premises for educational purposes
COMPREHENSIVE GENERAL LIABILITY COMBINED SINGLE LIMIT INCLUDING BROAD FORM COMPREHENSIVE GENERAL LIABILITY COVERAGE:	\$1,000,000

JEFFREY  
CODE  
750-2682



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to Waterpeace Learning Center

LOCATION 130-134 St. John Street

Date of Issue July 30, 1993

This is to certify that the building premises, or part thereof, at the above location, built — altered — changed to use under Building Permit No. 93-0492, 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

APPROVED OCCUPANCY

entire

day care center

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7/30/93 McLone  
(Date) Inspector

Inspector of Buildings

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