

**First Maine Investment Properties, Inc.
Standard Lease Agreement**

Date: April 22, 2013

Landlord: Five Hundred Forest Avenue Associates

Tenant: Nu P Nguyen t/a Express Nail Supply

Description of Space: Front portion left side of 1st floor at 500 Forest Avenue and as indicated on the floor plan attached.

Term of Lease: Three years (36 months) beginning April 1, 2013 and ending March 31, 2016.

Initial Rent: \$1,435.00 per month

Notice to and from Landlord and Tenant: Notice may be hand delivered or mailed by Receipted Delivery to the following locations:

Landlord: Five Hundred Forest Avenue Associates
% First Maine Investment Properties, Inc
5th Floor
477 Congress Street
Portland, ME 04101

Tenant: Nu P Nguyen T/A Express Nail Supply
500 Forest Avenue
Portland, ME 04101

Annual Increase: Beginning April 1, 2014 the monthly rent will be increased to \$1,470.00 and beginning April 1, 2015 the monthly rent will be increased to \$1,510.00

Late Fee: In the event the Tenant's rent is received more than 5 days past the first of the month in which it is due, there shall be a late fee, payable to the Landlord, equal to 1.5% of the balance due. This fee may be assessed each month on the outstanding balance.

Security Deposit: The Tenant shall deposit with the Landlord \$1,435.00 at the signing of the lease. The deposit may be used, at the Landlords sole discretion, to cure any default by the tenant, including costs for damages to the premises, cleaning, late fees, or any other expense incurred by the

N.N. [Signature]