



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.

Location/Address of Construction: <u>500 Forest Ave.</u>		
<input checked="" type="checkbox"/> Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>116 E 001</u>	<input checked="" type="checkbox"/> Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Nu Nguyen</u> Address <u>500 Forest Ave</u> City, State & Zip <u>Portland ME 04101</u>	Telephone:
<input checked="" type="checkbox"/> Lessee/DBA (If Applicable) <u>Express Nail Supply</u> <u>500 Forest Ave</u> <u>Portland ME 04101</u>	<input checked="" type="checkbox"/> Owner (if different from Applicant) Name <u>Five Hundred Forest Avenue Associates</u> Address <u>For Mr. David Glasser</u> City, State & Zip <u>477 Congress St</u> <u>Portland ME 04101</u>	Cost Of Work: \$ <u>30 -</u> C of O Fee: \$ <u>75 -</u> Total Fee: \$ <u>105 -</u>
Current legal use (i.e. single family) <u>market arts studio</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>retail</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use from defense market art studio to</u> RECEIVED <u>N/A. no construction</u> MAR 25 2013		
Contractor's name: <u>N/A.</u>		
Address: _____ City, State & Zip _____ Telephone: _____		
<input checked="" type="checkbox"/> Who should we contact when the permit is ready: <u>Nu Nguyen</u>		Telephone: <u>420-4955</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Nu Nguyen * Date: 3-25-13

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

**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]

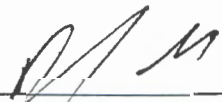
equipment and supplies. Providing nail and beauty services is strictly prohibited.

Responsibility upon vacating: The landlord shall bring all rent current under the entire term of the lease, leave the space in broom clean condition, with tile floors cleaned of all paint, scuff marks and other blemishes (other than those existing at the initial occupancy), the carpet professionally cleaned and the walls and ceiling in a condition no worse than the condition upon the initial occupancy ordinary wear and tear excepted.

Additional Provisions:

1. The space is taken as is. The tenant may take occupancy of the space on March 23, 2013 and be responsible for the space as if the lease began on said date. The landlord waives rent for April 2013.
2. The landlord pays for all utilities and provides heat to the space.
3. The landlord will have the cracked side light next to the door replaced at the landlords expense.
4. The tenant will be selling chemicals normally used in the nail salon business from the location. It is the responsibility of the tenant to take extraordinary care that the tenant and its employees comply with all Federal, State, and local laws and regulations governing the handling of said chemicals. If there is an accidental or other spilling of the chemicals which may cause damage or extraordinary inconvenience to the other tenants of the building or adjacent area, the tenant assumes all responsibility to defend the landlord from any claims. The tenant should insure that its liability policy covers such incidents.
5. The landlord shall turn the space over to the tenant with all mechanical and plumbing fixtures in good order. If the Air Conditioner can not be tested because of weather, it is the landlords responsibility to turn over a working unit when weather permits.
6. The tenant has been advised to use lettering similar to the lettering that other tenants on the 1st floor use for its business name on the space provided above the door. The tenant may also put up temporary banners to announce the opening of the business during the months of April and May 2013 as long as they comply with all city ordinances.

Five hundred Grand Ave Assoc
Landlord


by David S. Glaser
Partner

3-22-12
Date

N.N. MS

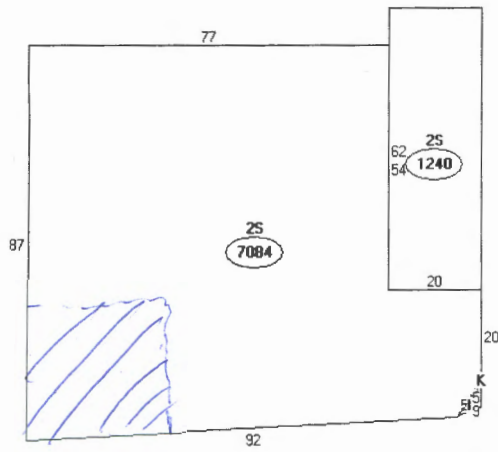
N/A P Nguyen
Tenant T/A Expressbill Supply

[Signature]
by

3-22-13
Date

version 8/1/12

N.N [Signature]



Noyes St.

Descriptor/Area	Area
A: 086	1240 sqft
B: 034	8324 sqft
C: STORE FRONT/AV MET F	sqft
D: 053	8336 sqft
E: PORCH COVERED	13 sqft
F: CENTRAL AIR CONDITIONING	3400 sqft
G: 25	7084 sqft
H: 25	1240 sqft
I: 15/OPEN	12 sqft
J: PA1	7200 sqft
K: FN1	400 sqft

Forest.

8'

5'

STUDIO 2

STUDIO 1

4/ 1,435 gsf

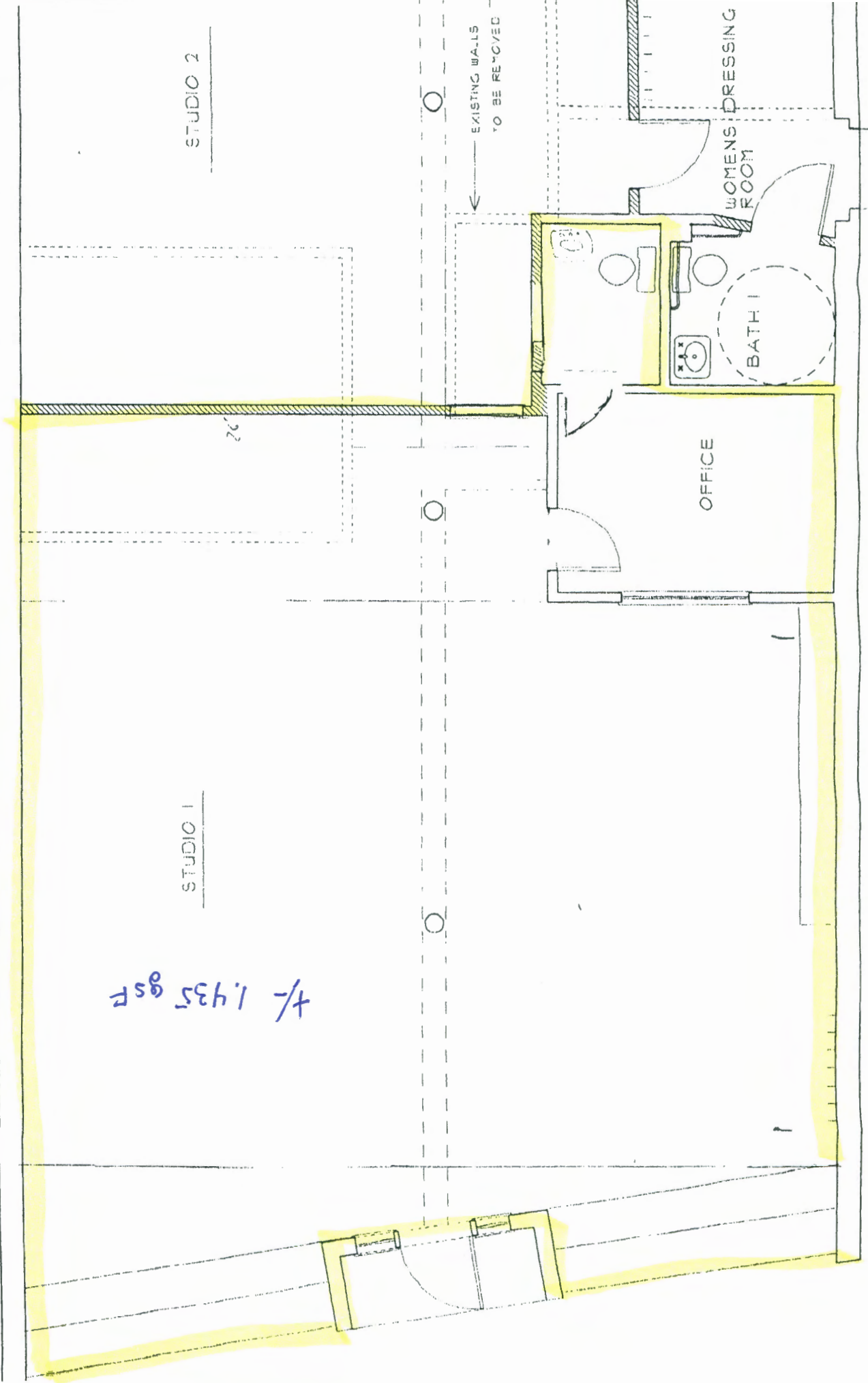
EXISTING WALLS
TO BE REMOVED

WOMENS DRESSING ROOM

BATH 1

OFFICE

25' overall





RETAIL OR OFFICE SPACE FOR LEASE: 500 FOREST AVENUE SUITE 3, PORTLAND



- HIGH TRAFFIC COUNTS
- 1,500 ± SF RETAIL OR OFFICE SPACE
- CLOSE TO INTERSTATE-295
- FIRST FLOOR
- STREET ACCESS AND VISIBILITY
- ON-SITE PARKING
- \$1,500/ MONTH GROSS

All information furnished is from sources deemed reliable. No warranty or representation, expressed or implied is made as to the accuracy of information contained herein. All information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawals, prior to sale or lease or to any special condition, imposed by our principals. All informa-

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Lee@FishmanRealty.com





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FISHMAN
REALTY GROUP

**FOR LEASE: 500 FOREST AVENUE SUITE 3,
PORTLAND**

