

LEASE

This Lease made this twenty fourth day of January, 2014, and between Shekinah Realty, L.L.C., having a principal place of business at 468 Allen Avenue, Portland, Maine 04103-3719, (hereinafter referred to as the "Landlord"), and Halima M. Abu d/b/a/ Jazecra Market, having a principal place of business at 652 Congress Street, Portland, Maine (hereinafter referred to as the Tenant).

WITNESSETH AS FOLLOWS:

1. PREMISES. The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, upon and subject to the terms and provisions of this Lease, premises as described: store front, 625 Forest Avenue, Portland, Maine.

2. TERM. The term of this Lease shall be for a period of five (5) years and two (2) months. beginning on March 1, 2014, and ending on April 30, 2019.

3. BASE RENT. The Tenant during the term of this Lease shall pay to the Landlord rent for the demised premises at the following described rent. Said rent shall be paid in advance without notice or demand on the first day of each month. Base rent shall commence on May 1, 2014. The May, 2014 rent of \$1500.00 and security deposit of \$1500.00 shall be paid upon Lease signing.

| RENT PERIOD | RENT PAYMENT |
|--------------------------------|--------------|
| March 1, 2014 – April 30, 2014 | -0- |
| May 1, 2014 – April 30, 2015 | 1500.00 |
| May 1, 2015 – April 30, 2016 | 1530.00 |
| May 1, 2016 – April 30, 2017 | 1561.00 |
| May 1, 2017 – April 30, 2018 | 1592.00 |
| May 1, 2018 – April 30, 2019 | 1624.00 |

Tenant will have option to renew for one (1) additional five (5) year term with same terms and conditions except for base rent. Tenant will give Landlord three (3) months written notice of intent to renew. The base monthly rent will continue with two (2) percent annual increases.

This is a MODIFIED GROSS lease. No additional rent shall be charged for real estate taxes, insurance or operating expenses, however, Tenant will be responsible for its proportionate share of increases of such over base year. The base calendar year will be 2014 based upon 15% of annual increases and will be billed to Tenant by Landlord on or before ninety (90) days after December 31 of each calendar year and to be paid to Landlord by Tenant within thirty (30) days.

There shall be a late charge of \$10.00 per day for monthly rentals paid more than seven (7) days after due date.

4. IMPROVEMENTS.

The Landlord shall provide the following improvements to the space: none

The Tenant is authorized to make the following improvements to the space: none

request Tenant to remove, in the same condition as they were at the commencement of the term, or as they were put in during the term hereof, reasonable wear and tear and damage by fire or other casualty excepted. In the event of the Tenant's failure to remove any of the Tenant's property from the premises, the Landlord is hereby authorized, without liability to the Tenant for loss or damage thereto, and at the sole risk of the Tenant, to remove and store any of the property at the Tenant's expense, or to retain the same under the Landlord's control or to sell at public or private sale, without notice any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

21. NO WAIVER. No failure of the Landlord to exercise any power conferred hereunder, or to insist upon strict compliance by the Tenant of any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of the Landlord's right to demand exact compliance with the terms hereof. All rights, powers and privileges conferred hereunder upon the parties hereto shall be cumulative but not restrictive to those otherwise provided by law.

22. ATTORNEYS' FEES. If it is necessary for the Landlord to institute legal proceedings against the Tenant for breach of any covenant or condition of this Lease, then, in such event, the cost of such proceeding, including attorneys' fees shall be deemed to be an additional rent as hereby reserved, and the Landlord shall have the same rights and remedies as though such additional rent were part of the base rental due the Landlord under this Lease.

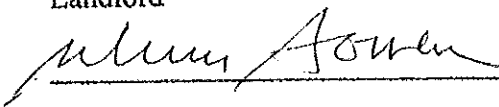
23. DEPOSIT. The Landlord acknowledges receipt from the Tenant of a security deposit of \$ 1500.00. At the end of the lease terms the deposit will be returned to Tenant provided the premises are left "broom clean" and provided Tenant has not been in default of this Lease.

24 DEFINITION. The terms "Landlord" and "Tenant" as used herein shall include their respective successors, assigns, agents and servants, where the context so admits.


IN WITNESS WHEREOF, The Landlord and Tenant have caused this Lease to be executed in duplicate on the day and year first above written.

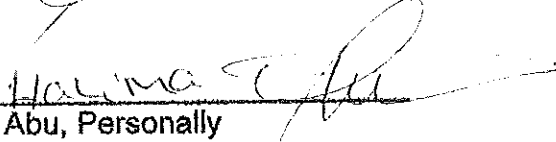
SIGNED, SEALED AND DELIVERED

SHEKINAH REALTY, L. L. C.
Landlord



Halima M. Abu d/b/a JAZEERA MARKET
Tenant




Halima M. Abu, Personally

shall provide the following improvements to the space: none
The Tenant is authorized to make the following improvements: _____ within seven (7) days