

MODIFIED GROSS LEASE

501 Forest Avenue, Portland, Maine

This LEASE AGREEMENT (the "Lease") is dated as of August ___, 2017 between Gateway Community Services, LLC, a Maine corporation (the "Landlord"), and Bashir Shuriye of Iftin Driving school, a resident of 18 Barbara Ave, Scarborough ME 04074

Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord the Leased Premises described below in accordance with the terms and conditions hereinafter set forth and the attached Standard Lease Terms in the buildings (the "Building") located at 501 Forest Avenue, Portland, ME with ancillary parking areas off of Forest Avenue only, in the City of Portland, Maine (the "Property") and being more particularly described and depicted in Exhibit A.

BASIC LEASE TERMS

1. **Property Name:** 1 office room (#1) and space beside the bathroom at 501 Forest Avenue, Portland, Maine.
2. **Leased Premises:** The Leased Premises is on the First Floor of the Building known as 501 Forest Avenue, Portland, Maine.
3. **Base Rent:** Tenant agrees to pay Landlord a Base Rent in the annual amount of \$8,700.00, payable in monthly installments of \$650.00 for the first 3 months and \$750.00 after that each in advance on the first day of the calendar month.
4. **Initial Term:** One (1) years, commencing on August 1, 2018.
5. **Occupancy Date:** September 1, 2017.
6. **Options to Extend:** One (1) renewal option for an additional three (3) years, which option must be exercised by written notice from Tenant and delivered to Landlord at least six (6) months prior to the end of the initial Lease Term. The Base Rent shall be at Market Rate's and as indicated in the Standard Lease Terms, but no less than the Base Rent from the previous Term. Any previous right of first refusal to purchase the Leased Premises is hereby terminated.
7. **Modified Gross Lease.**

Landlord shall generally be responsible for the costs of real estate taxes, property insurance on its real property, driveway and parking area maintenance, plowing, and repair, lawn and landscaping maintenance, and capital repairs and replacements all unless caused by the acts or neglect of Tenant, all as further set forth in the Basic Lease Terms attached hereto.
8. **Security Deposit:** \$650.00
9. **Permitted Use:** Tenant shall use the demised premises for administrative office and driving classes. Tenant is responsible for obtaining applicable governmental licenses, use permits and approvals and for operating in full compliance therewith.
10. **Addresses for Notices:**

Landlord:
501 Forest Avenue
Portland, ME 04101
Attn: Abdullahi Ali, CEO

Tenant:
18 Barbara Ave 1007
Scarborough, ME 04074
Attn: Bashir Shuriye

All payments payable under this Lease shall be sent to the Landlord's address identified above or such other address as Landlord may designate.

11. Signatures. Electronic copies of the parties' signatures that are transmitted by fax or by scanning and emailing shall be binding.

IN WITNESS WHEREOF, the parties hereto have executed this Lease, consisting of the foregoing provisions and Sections 1 through 29 which follow, together with Exhibits A, B and C incorporated herein by this reference, as of the date first above written.

"Landlord"
Gateway Community Services

By: Abdullahi Ali
its Manager

"Tenant"
Bashir Shuriye

by: Bashir Shuriye
its _____