

COMMERCIAL LEASE

1. **Parties.** **OLD VALLE'S LLC**, a Maine limited liability company with a mailing address of c/o Fred Kinney, 263 Blanchard Road, Cumberland, ME 04021 ("LANDLORD"), hereby leases to **BIRCH SHAMBAUGH**, an individual residing in Portland, Maine, with a mailing address of 92 William Street, Portland, ME 04103 ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. **Premises.** The Premises are a portion of the LANDLORD's building situated at 660 Forest Avenue, Portland, Maine 04103, which contains 4,460 +/- square feet in total. The Premises rented to Tenant contains 2,530 square feet, more or less, and are as described on Exhibit A attached hereto and incorporated herein. Parking spaces assigned to the Premises are spaces numbered 13 through 20 on Exhibit A. Spaces 4 through 12 on Exhibit A are reserved for Laundry Depot (or successor tenant). All other spaces at Landlord's property are to be shared between TENANT and Laundry Depot (or successor tenant).

3. **Term.** The initial term of this lease shall be for **ten (10) years** unless sooner terminated as herein provided, commencing on **May 1, 2015** and ending on **April 30, 2025**.

4. **Rent.** The TENANT shall pay base rent during the lease term in the following amounts each month, with each installment due and payable on the first day of each and every month without notice, setoff or demand:

<u>Period</u>	<u>Monthly Payment of Base Rent</u>	<u>Annual Base Rent</u>
[REDACTED]	[REDACTED]	n/a
[REDACTED]	[REDACTED]	n/a
[REDACTED]	[REDACTED]	n/a
[REDACTED]	[REDACTED]	[REDACTED]
5/1/16-4/30/17	[REDACTED]	[REDACTED]
5/1/17-4/30/18	[REDACTED]	[REDACTED]
5/1/18-4/30/19	[REDACTED]	[REDACTED]
5/1/19-4/30/20	[REDACTED]	[REDACTED]
5/1/20-4/30/21	[REDACTED]	[REDACTED]
5/1/21-4/30/22	[REDACTED]	[REDACTED]
5/1/22-4/30/23	[REDACTED]	[REDACTED]
5/1/23-4/30/24	[REDACTED]	[REDACTED]
5/1/24-4/30/25	[REDACTED]	[REDACTED]

Notwithstanding the foregoing, if TENANT opens for business at the Premises prior to August 31, 2015, TENANT shall begin paying rent at the rate of [REDACTED] per month on the date TENANT opens for business, and the rent shall revert to the schedule set forth above on November 1, 2015. Rent for the split month (if any) shall be prorated at the applicable rates and TENANT shall make up any shortfall in the split month when it opens for business.

All payments are to be made to LANDLORD, Old Valle's LLC, c/o Fred Kinney, at 263 Blanchard Road, Cumberland, Maine 04021, commencing May 1, 2015. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the terms of this lease,