

**Letter of Intent**

Option to Rent Agreement by and between

**ALPINE REALTY**  
**380 WARREN AVE.**  
**PORTLAND, ME 04103**

and

Jabbar Esse, 3 Riverton Dr, Portland, Maine (Renter)

the rental property located at  
710 Forest Ave Portland Maine  
in the County of Cumberland, State of Maine

under the following terms and conditions:

Lease Term: 3 years (36 months) with first option to renew

Lease rate: \$1800/month

Security: \$1800

Other Conditions:

1. Renter hereby pays to Owner the sum of \$1000 in consideration for this option, which option payment shall be credited to the first, last or security payment if the option is exercised.
2. This option shall remain in effect for sixty days from the date of option, and thereupon expires unless this option is sooner exercised and secured with a lease agreement.
3. To exercise this option, Renter requests from the Owner:
  - 1) Access to the building for health and safety inspections, contractor reviews and other professional reviews required to assess if the building can be used for Used Car Dealer use.

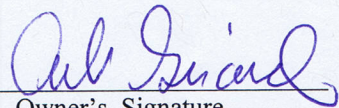
This agreement to enter into a lease is further subject to Buyer obtaining:

- 1) A satisfactory health and safety inspection for property to be used as a Used Car Dealer
- 2) A Permit received from the City of Portland and from the State of Maine for property to be used as a Used Car Dealer
- 3) An approval for financing not to exceed customary terms within 45 days of agreement; and
- 4) The Closing on Financing not to exceed customary terms within 60 days from date of approval.

From: \_\_\_\_\_

Renter's Signature

Accepted and agreed upon this 29 day of Jan, 2012

  
Owner's Signature