

Maine Properties, LLC

P.O. Box 368 • Scarborough, ME 04070-0368
(207) 883-3753

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Residency and Financials

1.1 LEASED PREMISES.

This residential Lease Agreement is made and entered into this day, 03/02/2016, between CHEVERUS HIGH SCHOOL ("Landlord"), and Tyler D. Hall, Amanda Hall, (jointly and severally the "Tenant"). In consideration of the rent payments and the promises contained herein, the Landlord and Tenant agree as follows:

LEASED PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the Premises at

235 Ocean Ave
Portland, ME 04103

This Lease Agreement includes all appliances located in the Premises and one assigned parking space. The use of any common areas may be limited or restricted in the sole discretion of Landlord ("Premises").

1.2 TERM.

The lease term begins 03/03/2016 and terminates 06/30/2016 at 12:00 midnight. All terms and conditions of this Lease shall remain in effect during the lease term and any holdover by Tenant will result in a rent increase by Fifty Percent (50%) during any such holdover. Landlord and Tenant may agree to extend or otherwise modify this Lease Agreement during the lease term. The Tenant shall receive no less than forty-five days' notice of any rent increase. The Tenant shall provide no less than a sixty day intent to vacate notice.

1.3 RENT PAYMENTS.

The Tenant promises to pay to the Landlord without notice, demand, or set off unless specifically permitted by Maine law, the sum of \$ 6941.67, which, as a convenience to Tenant, may be paid in equal monthly installments of \$ \$1,750.00, commencing 03/03/2016. The first month's rent and/or prorated rent amount of \$1,691.67 shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month.

We have an on-line Portal available for you to use in making your rent payment. You can pay by check or credit card. If you pay by check through the portal, there is NO additional cost. If you use your debit card, the system will assume it's a credit card resulting in a processing fee, which is charged by Appfolio (our software company). If you choose to mail your rent payment, please make your check payable to: Maine Properties, LLC and deliver to: Maine Properties, LLC, P.O. BOX 368, Scarborough, Maine, 04070-0368.

Should the Landlord in its sole discretion accept any late payment of rent, the Landlord may assess a late charge of four percent (4%)

of one month's rent. The late charge may not be assessed if the rental payment is made within fifteen (15) days from the day the rental payment is due. Noting herein shall be deemed a consent by Landlord to accept a late payment and the accrual or payment of a late charge shall not constitute a waiver by Landlord of the Tenant's default.

1.4 SECURITY DEPOSIT.

The Tenant shall pay the Landlord \$1,750.00 as a security deposit at the time of execution of this Lease which security deposit is not held as a rental payment, final or otherwise, for the full and faithful performance of all terms and conditions of this Lease. Should the Landlord retain the security deposit or any portion thereof, the Landlord shall provide the Tenant with a written statement itemizing the reasons for the retention of the security deposit or any portion thereof within thirty (30) days following the later of either the termination of the Lease or the time the Tenant gives up possession of the Premises. The written statement itemizing the reasons for the retention of any portion of the security deposit will be accompanied by a full payment of the difference between the security deposit and the amount retained. The written statement shall be mailed to the Tenant's last known address. The Landlord may retain the security deposit or a portion thereof as a result of, among other things, unpaid rent, storing and disposing of unclaimed property, monies spent by the Landlord to return the Premises to a habitable condition which may include costs for cleaning unless such expenses were necessitated by actions of the Landlord, and non-payment of utility charges that the Tenant was required to pay directly to the Landlord.

1.5 SERVICES PROVIDED BY THE LANDLORD.

Utilities and services as applicable shall be paid by the parties as follows:

Electricity:	Tenant
Heating:	Tenant
Cold Water:	Tenant
Hot Water:	Tenant
Cable TV :	Tenant
Internet:	Tenant
Telephone:	Tenant
Trash Removal:	City
Yard Care:	Landlord
Snow Removal:	Landlord

1.6 ASSIGNMENT AND OCCUPANCY.

Tenant shall not assign this Lease, or any interest under it, or sublet the Premises or any part thereof during the term of this Lease. Tenant covenants and agrees that only the following persons will occupy the Premises:

Tyler D. Hall, Amanda Hall

In the event a child is born or adopted to Tenant during any term of this Lease, hereby increasing the number of persons occupying the Premises so that the number of occupants in the Premises exceeds the number permitted by local zoning or other municipal Ordinances or reasonable standards of human health, safety or sanitation, the provisions of Paragraph 2 shall no longer apply and this Lease shall automatically terminate on the last day of the month following the day such child was born or adopted.

Occupancy by anyone except the individuals specifically identified above shall be a default under this Lease Agreement. The Landlord shall not be deemed to have waived such default regardless of the amount of time the unauthorized individual occupies the Premises. Tenant acknowledges occupancy, among other things, is a safety issue. The determination of unauthorized occupancy by an individual other than the individuals identified above to occupy the Premises shall be determined at the sole discretion of the Landlord.

Nothing herein shall be deemed to authorize or otherwise permit any individual not identified above to occupy the Premises and any such unauthorized occupant shall not be deemed a Tenant, Tenant-At-Will, but shall upon election by Landlord be deemed a trespasser upon the Premises and shall be subject to removal without notice and without judicial process.

X TH X AH
Tyler D. Hall Amanda Hall

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Policies and Procedures

2.1 USE OF PREMISES.

Tenant and Tenant’s guests shall occupy and use the Premises solely as a private residence and for no other purposes, including without limitation, any commercial or business activities. Tenant and Tenant’s guests shall keep the Premises in a clean and sanitary condition and shall not commit or permit any use of the Premises which directly or indirectly is forbidden by law, ordinance or governmental regulation. Tenant and Tenant’s guests shall not commit or permit any use of the Premises which directly or indirectly is dangerous to life, limb or property, which will or may tend to injure the reputation of the Premises and/or the property wherein the Premises are located, which will be offensive, insulting or obnoxious to any tenant of the building, Lessor or residences of the neighborhood. Tenant and Tenant’s guests shall not use or occupy the Premises in any manner which may invalidate or increase the premium cost of any policy of insurance carried by Landlord. Tenant and Tenant’s guests shall not operate or permit to be operated a radio, stereo equipment, television set, CD player, DVD player, musical instrument, or any other equipment which may disturb or tend to disturb other tenants or Landlord. Tenant and their guests shall not in any manner interfere with the quiet enjoyment of the building and/or any other unit located on the property by any other tenant, guests of such tenant, Landlord or

Landlord’s guests and shall not in any manner harass, annoy or otherwise bother the aforesaid.

2.2 ALTERATIONS AND REPAIRS.

No alteration, addition or improvement of any type or kind shall be made to the Premises by the Tenant without the prior written consent of the Landlord. Tenant shall notify Landlord immediately of any repair to the Premises necessary to keep the Premises in the same condition, order and repair as the Premises were in on the date of the execution of this Lease, reasonable wear and tear excepted. In the event repair or maintenance work becomes necessary as a result of damage caused by the Tenant or guests of the Tenant, Tenant shall pay Landlord any additional costs incurred by Landlord in connection with such maintenance or repairs within five (5) business days from receipt by Tenant of a request for payment.

No painting, installation of flooring, wall papering, refinishing, plastering, nailing, boring or screwing on or into the woodwork, walls, floors, windows, window frames or sills, ceilings, plaster or otherwise shall be done without written consent of Landlord. Tenant may hang picture frames, mirrors and the like in a reasonable and responsible manner. but solely by the use of picture hangers or hooks and not nails, screws, tape, adhesives or similar fasteners.

Tenant shall at all times maintain the heat at a sufficient temperature to prevent freezing and/or breaking of pipes. Tenant expressly releases Landlord from any damages, injuries, or other losses of any nature arising from any utilities servicing the leased premises unless such damages, injuries or other losses were caused by the negligence of the Landlord or any agent of the Landlord.

Tenant shall continuously maintain at their own expense the leased premises during the term of this Lease, including any extension thereof, in as good, clean and satisfactory a condition as when the Tenant took possession, reasonable wear and tear expected. At the expiration of the Lease or the repossession of the leased premises by the Landlord, the premises shall be delivered to Landlord in such good, clean and satisfactory condition, reasonable wear and tear excepted and subject to move out instructions as provided by Landlord. Should Tenant, at any time during or after the term of this Lease, restore the leased premises in such good, clean and satisfactory condition, in order to fulfill the Tenant's obligations herein, the Tenant shall be responsible for all costs associated therewith.

Tenant shall notify Maine Properties, LLC, (Agent for Landlord) IMMEDIATELY BY:

TELEPHONE: 1-207-883-3753
EMAIL: rentals@mepropllc.com
IN WRITING: P.O. BOX 368, SCARBOROUGH, ME
04070-0368

of any repair to the premises necessary to keep the premises in the same condition, order and repair as the premises were in on the date of this Lease, reasonable wear and tear excepted. Tenant shall not perform or cause to be performed any repairs to the premises without express written consent of the Landlord, which consent shall be in the Landlord's sole discretion. In the event repair or maintenance work becomes necessary due to Lessee negligence and is performed by the Lessor, Lessee shall pay Lessor any such additional charges within five (5) business days from receipt of the bill.

2.3 ACCESS BY LANDLORD TO PREMISES.

Landlord reserves the right to enter the building and the Premises, or any part thereof, upon reasonable notice, at all reasonable hours for inspection, repairs, alterations or additions; to exhibit the Premises to prospective tenants, purchasers or others; to enter the building and Premises for any purpose whatsoever related to the safety, protection, preservation or improvement of the Premises or the building and to retain and use passkeys to the Premises and building. Twenty-four hours is presumed to be a reasonable notice. Furthermore, the Landlord shall not be required to provide such notice in the case of emergency or if it is impracticable to do so.

Should Tenant in any manner hinder or otherwise impede the Landlord's ability to enter or lease the Premises or any other unit in the building, by, among other things unreasonably withholding consent to the Landlord to enter into the Premises or failing to maintain the Premises as required by the Lease then the Tenant shall be liable to Landlord for liquidated damages in the amount of one (1) month's rent.

All further matters pertaining to access shall be governed by 14 M.R.S. 6025, as amended.

2.4 RULES.

The Tenant shall obey all rules relating to the Premises or building describing Tenant conduct and responsibilities. A written copy of these rules shall be given to the Tenant at the time Tenant executes this Lease Agreement and said rules shall be incorporated into this Lease Agreement. Landlord reserves the right to modify, add, alter or otherwise amend any rules pertaining to the Premises or building at any time without notice to Tenant. Landlord will notify the Tenant of any modifications, additions, alterations or amendments to the rules which shall become a part of this Lease upon delivery by Landlord to Tenant in writing of such modifications, additions, alterations or amendments.

2.5 PETS.

No pets or animals of any kind are allowed in or about the Premises without landlord express written consent. (See **pet deposit agreement**).

2.6 CONDITION OF PREMISES.

Prior to executing this Lease, the Landlord and Tenant inspected the Premises. Tenant acknowledges the Premises are safe, clean and in a reasonable and acceptable condition of habitability for their intended use.

X JH
Tyler D. Hall

X AH
Amanda Hall

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General Clauses

3.1 RIGHTS OF LANDLORD UPON DEFAULT.

If Tenant fails to pay any installment of rent or any part thereof when due, or if Tenant or Tenant's guests violate any other term, condition, covenant, rule or regulation of this Lease or abandon the Premises, Landlord may terminate this Lease without any notice to Tenant. Landlord in addition to and not in derogation of any other rights or remedies in law or in equity may enter upon and take possession of the Premises and expel the Tenant and those claiming by, through or under Tenant and remove Tenant's property all in accordance with the laws of the State of Maine. Landlord is obligated to mitigate damages.

3.2 WAIVER.

No act of Landlord shall be deemed an agreement to accept the surrender of the Premises and termination of Tenant's liability to Landlord unless expressly so stated in writing by Landlord. Failure of the Landlord to re-enter and repossess the Premises or to exercise any right upon default shall not prevent the Landlord from the exercise of any such rights during the continuation of such default or upon any subsequent default. Acceptance of past-due rent will in no way act as a waiver of Landlord's rights to terminate the Lease for non-payment of rent when due and acceptance of rent shall not be a waiver of any other default herein.

3.3 SUBORDINATION.

This Lease shall be subject and subordinate at all times either to any existing mortgages or any mortgages which may hereafter attach to the Premises and building. The Tenant shall execute promptly any instrument evidencing such subordination as requested by Landlord. Tenant irrevocably appoints Landlord as his/her/their attorney in fact to execute any such instrument.

3.4 INTERPRETATION.

All captions and titles shall be disregarded in connection with the interpretation of this Lease. Such captions and titles are for convenience only. When applicable, the singular of any word shall also mean or apply to the plural and the masculine shall mean and also apply to the feminine.

3.5 ENTIRE AGREEMENT.

This Lease contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether written or oral. This Lease may be modified or amended only in writing if executed by Landlord and Tenant.

3.6 PARTIAL INVALIDITY.

If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

3.7 GOVERNING LAW.

The Lease shall be construed in accordance with the laws of the State of Maine.

3.8 JOINT AND SEVERAL.

The undersigned Tenant jointly and severally agrees to all the terms of this Lease and are jointly and severally responsible to Landlord for each such term.

3.9 DEFINITIONS.

The term "guest" as used herein includes, without limitation, the Tenant's agents, servants, invitees or any other person in or about the Premises and building with the permission, expressed or implied or the consent, expressed or implied of Tenant.

3.10 INSURANCE.

Tenant shall provide Landlord or Landlord's agent, proof of "renter's insurance" upon execution of this Lease Agreement in form and substance satisfactory to Landlord. Such insurance shall be maintained at all times during Tenant's occupancy of the Premises and Tenant shall provide Landlord, or Landlord's agent, upon request, evidence of such insurance.

3.11 INDEMNITY.

Tenant will defend and indemnify Landlord, its employees, agents, management companies, servants, successors or assigns and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorneys' fees) in connection with a loss of life, personal injury or damage to property or business arising from, related to or in connection with the occupancy or use by Tenant or Tenant's guests of the Premises except to the extent such injury, loss, claim, damage, liability or expense is caused by the negligence of the Landlord or Landlord's agents.

3.12 DEATH OF LANDLORD OR TENANT.

This Lease shall remain in effect, notwithstanding Landlord's death, unless Tenant is notified in writing within 60 days of such death, of the termination of this Lease. The lease termination shall be effective 30 days from the date of the termination notice.

This Lease shall remain in effect, notwithstanding the death of all Tenants to this Lease, unless Landlord is notified in writing within 60 days of such death(s) of the termination of this Lease. The lease termination shall be effective 30 days from the date of the termination notice. The death(s) of fewer than all Tenants to this Lease shall not affect the joint and several liability of the deceased Tenant(s) or any surviving Tenant.

3.13 ATTORNEYS FEES.

Reasonable attorneys' fees and costs may be awarded to either the Landlord or Tenant as a prevailing party following a contested hearing to enforce this Lease in case of wanton disregard of the terms of the Lease.

3.14 ADDENDA

The Tenant acknowledges receipt of each of the following attachments to this Agreement, each of which is integrated into this Agreement as if set forth in full:

- Energy Efficiency Disclosure Form for Rental Units in Maine
- Lead Based Paint Disclosure
- Smoking Policy
- Bedbug Addendum
- Radon Disclosure
- Rules and Regulations

3.15 AGENT ACKNOWLEDGEMENT

Maine Properties, LLC is the agent for the Landlord in connection with the Premises and has the authority to execute this Lease including any amendments or extensions thereto and act on behalf of the Landlord in all matters pertaining to the Lease.

X TJ X AH
Tyler D. Hall Amanda Hall

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Rules & Regulations

4.1 RULES & REGULATIONS.

1. The Premises and the building are smoke-free. Therefore, neither Tenant nor Tenant's guests under any circumstances are permitted to smoke in or about the Premises or the building, parking areas or any other location owned by the Landlord and adjacent to the Premises.
2. Any additions or improvements to the Premises with the written consent of the Landlord as set forth in the Lease shall at the option of the Landlord either be removed by the Tenant at Tenant's expense and returned to the condition prior to such addition or improvement or remain at the Premises and become the property of Landlord.
3. Tenant shall keep the Premises in a neat, clean and orderly condition by regular vacuuming of carpets, washing of floor, cleaning of appliances and otherwise maintaining the cleanliness of the Premises.
4. Landlord may at their expense clean the carpeting and Tenant shall be responsible for moving furniture or other items of personal property to facilitate such carpet cleaning.
5. Tenant shall not dispose of any waste or rubbish of any kind other than in trash containers. Any trash or rubbish not removed by the Association shall be the Tenant's responsibility and cost to remove to the appropriate site.
6. Tenant shall not flush down the toilet any paper towels, disposable cloths and feminine hygiene products or any other items that do not dissolve or break down. These items eventually get stuck in the waste disposal pipes and pumps and can cause a sewer backup into your unit resulting in costly repairs.

7. No distressed, unregistered or inoperable vehicle of any kind shall be kept on the property.
8. Air conditioning units of any kind are not permitted.
9. Waterbeds are not permitted.
10. Exercise equipment including without limitation treadmills, rowing machines, weight benches and similar equipment are not permitted without Owners consent.
11. Common areas in the building are not to be used by Tenant or Tenant's guests for storage of any kind. For safety reasons the halls must be clear at all times.
12. All exterior locks to the building must be kept locked at all times. Tenant may not change any locks to the Premises without first providing notice to the Landlord and providing Landlord duplicate keys within 48 hours of the changing of the locks.
13. Tenant shall maintain all screens, doors, windows, mini-blinds, curtain rods and similar items in good repair and condition (normal wear and tear excepted).
14. The Tenant shall not use bedspreads, sheets, rags, tablecloths, or other similar items over windows in lieu of curtains.
15. Tenant shall notify management IMMEDIATELY if any smoke or carbon monoxide detectors are not working properly. Tenant and Tenant's guests shall not move, alter, tamper in any way, and refrain from disabling any smoke & carbon monoxide detectors or fire extinguishers located in or about the Premises and building. Tenant shall keep BOTH smoke & carbon monoxide detectors in working condition by keeping them connected to the electrical service, keeping charged batteries in the detectors and periodically testing the detectors. At move-out, tenant will be charged the replacement cost for any missing detectors during their tenancy.
16. Prior to the immediate surrender of possession of the Premises, Tenant shall clean or cause to be cleaned the Premises thoroughly and in the event of failure to so clean, Tenant shall pay Landlord the cost of having same done.
17. The Security Deposit shall not be used as rent for the last month of the Lease.
18. All keys shall be returned to the Landlord at time Tenant vacates the Premises.
19. Tenant shall provide Landlord with their forwarding address and phone numbers to allow Landlord to contact Tenant.
20. Electric grills, subject to approval by Landlord, may be used by a Tenant. Any such grill approved by the Landlord shall be used in a safe and responsible manner and maintained so as to eliminate any risk or hazard to property or person. No other grill of any type or kind is permitted.

The Tenant by executing below acknowledges he/she has read and fully understands these rules and regulations and understands these rules and regulations are incorporated into the Lease Agreement. A violation of any rule or regulation as set forth herein or subsequently amended shall be a default under the Lease.

X TH X AH
 Tyler D. Hall Amanda Hall

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Administrative Fee Addendum

5.1 RENT COLLECTION PROCESS

The process of "collecting" rent each month creates an unnecessary financial and administrative burden on Management. Rent is due and payable each month in accordance with the terms of your Lease. It should not be necessary for us to pursue payment of your rental obligation. Therefore, be advised that we will not be offering the simple "Right to Cure"

The process will be as follows:

If rent is not paid when due you will receive a Notice of Termination of Tenancy with a right to cure, this will include an additional Administrative Fee of \$50.00. If the full amount of rent and this fee are not paid in full within seven (7) days of service of the Notice, we will proceed to terminate your tenancy through court action.

If you do cure the violation, no further action will be taken.

X TH X AH
 Tyler D. Hall Amanda Hall

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Bedbug Addendum

6.1 BEDBUG ADDENDUM

Bed Bug Addendum

The goal of this Addendum is to protect the quality of the rented unit's environment from the affects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Resident acknowledges that they have received and read the pamphlet "Don't Let the Bed Bugs Bite" which outlines how to detect bed bugs, how they spread, how to prevent bed bugs, pest management, preparation for pest management and responsibilities of resident, landlord and the pest management professional.
- Resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
- Resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this addendum.

Resident hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.

2. Resident shall report any problems immediately to Owner/ Agent. Even a few bed bugs can rapidly multiply to create a major infestation that spread to other units.

3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:

- Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
- Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
- Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
- Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.

Wash all machine-washable bedding, drapes and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.

Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

1. Resident agrees to reimburse the Owner/Agent for expenses including but not limited to attorney

fees and pest management fees that Owner/Agent may incur as a result of infestation of bed bugs in the apartment.

5. Resident agrees to hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.

6. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the resident as a result of an infestation of bed bugs. Resident agrees to have personal property insurance to cover such losses.

X JH X AH
 Tyler D. Hall Amanda Hall

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Energy Efficiency Disclosure Form

7.1 ACKNOWLEDGEMENT

The Tenant by executing below acknowledges he/she has read and fully understands the previously provided Energy Efficiency Disclosure Form for Rental Units in Maine.

X JH X AH
 Tyler D. Hall Amanda Hall

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Lead Paint Disclosure

8.1 LEAD PAINT DISCLOSURE.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and EPA Brochure on How to Protect Your Family from Lead in Your Home

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure:

(A) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Landlord (Check 1 or 2 below):

(i) Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Landlord has no reports or records, pertaining to lead-based paint and/or lead-based hazards in the housing.

C. Tenant has received copies of all information listed above.

D. Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

X JH X AH
Tyler D. Hall Amanda Hall

X - Inside all common areas, such as hallways or laundry rooms[1]

X - Outside within 25 feet of the building

X - Outside on porches, patios, and yards adjacent to the units

Other: _____

____ Smoking is allowed in designated outdoor smoking area, located: _____

____ Smoking is permitted on the entire premises, excluding indoor common areas[2]

[1] Maine law prohibits smoking in indoor common areas, such as hallways, laundry rooms and recreation rooms

[2] Maine law prohibits smoking in indoor common areas, such as hallways, laundry rooms and recreation rooms

Acknowledgements:

I have read and understanding the smoking policy described above and agree to comply with the smoking policy at (address):

235 Ocean Ave
Portland, ME 04103

X JH X AH
Tyler D. Hall Amanda Hall

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Smoking Policy Addendum

9.1 SMOKING POLICY DISCLOSURE

The Maine Smoking Policy Awareness Law (Public Law 2011, chapter 199) requires that landlords disclose the "...policy regarding smoking on the premises..."

"Smoking" is defined as carrying or having in one's possession a lighted cigarette, cigar, pipe or other object giving off tobacco smoke.

This form provides written disclosure of the smoking policy at (address):

235 Ocean Ave
Portland, ME 04103

The smoking policy for this property is:

Smoking is not allowed on the entire premises

X Smoking is not allowed in:

X - Inside all units

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Sign and Accept

10.1 SIGNATURES.

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X *Tyler D Hall*

Lessee

IP Address: 24.97.161.44
03/02/2016 01:55pm EST

X *Amanda Hall*

Lessee

IP Address: 24.97.161.44
03/02/2016 02:03pm EST

X *Abby Kimball*

Lessor

IP Address: 24.198.140.96
03/02/2016 02:13pm EST