

**COMMERCIAL LEASE**  
**(Gross/Modified Gross)**

This lease sets forth the terms and conditions under which **Steve LeBel and Levi Levesque** (hereinafter referred to as "Tenant") Agrees to enter into a Lease Agreement with **Dakota Bear Properties, LLC** (hereinafter referred to as "Landlord") for Space at the location described below:

PROPERTY LOCATION:           **135 Walton Street**  
   **Portland, Maine 04103**

UNIT DESCRIPTION:           **Unit H– Warehouse Space in IM Zone 2,842 +/- SF. The leased premises are accepted in an "as is" condition except as specifically set forth to the contrary in this Lease. The leased premises are more specifically set forth in the attached Exhibit "A" and identified as Unit H.**

TENANT:                           **Steve LeBel**  
   **159 Marrett Street**  
   **Westbrook, ME 04092-3541**  
   **207-749-8664**  
   **Sdlebel7@gmail.com**

**and**

**Levi Levesque**  
**14 Hemon Cobb Road**  
**Windham, ME 04062**  
**207-615-2042**  
**levesquele@yahoo.com**

LANDLORD:                      **DAKOTA BEAR PROPERTIES, LLC**  
   **45 Some View Drive**  
   **Sweden, Maine 04040**  
   **Rickie Hall**  
   **207-890-9199**

PERMITTED USE:                During the term of this lease the premises shall be used for:  
**Medical Marijuana Caregivers**

LEASE TERM:                    13 Month Lease: **April 1, 2014 – April 30, 2015**  
   **Free Rent Period: 30 Days April 1, 2014 –April 30, 2014**  
   Rent Commencement Date: **May 1, 2014**  
   Termination Date: **April 30, 2015**  
   Occupancy Date: **April 1, 2014**  
   **Last Month Rent and Security Deposit Due Upon Signing**

- Maintenance/Cleaning of Unit H walls, floors and ceiling along with all equipment such as heat, electrical, plumbing, rails, doors shall be the responsibility of the tenant during the terms of this lease.
- The Tenant shall allow access with 24-hour notice to landlord or landlord's realtor for purpose of showing unit to prospective tenants.
- Any unauthorized vehicles that are not work related trucks; vans or employees cars are not to be stored on the premises at any time. No unregistered Vehicles on premises.

**PERSONAL PROPERTY:**

Tenant agrees that it shall be Tenant's own obligation to insure its personal property. The Landlord shall not be liable for any damages to or losses of property of any kind, due to theft, water, fire, or otherwise, while property is on the rented premises. All personal property left by Tenant upon the premises after termination of the tenancy by default or otherwise, shall be presumed abandoned, if it has not been claimed within 2 days of said termination, vacating, or service of a writ of possession.

**ADDENDUM TO LEASE:** Exhibit A: Map and Pictures of Unit H  
 Exhibit B: Details of STANDARD MODIFIED GROSS LEASE TERMS

WITNESS the signatures of the parties to this Agreement.

**TENANT:**

**STEVE LEBEL AND LEVI LEVESQUE**

Steve Lebel  
 By: **STEVE LEBEL**  
 Its: \_\_\_\_\_

By: **LEVI LEVESQUE**  
 Its: Levi Levesque

**LANDLORD:**

**DAKOTA BEAR PROPERTIES, LLC**

Deborah E. Hall  
 By: **Deborah E. Hall**  
 Its: Sole Member

**TENANT PERSONAL GUARANTOR:**

\_\_\_\_\_  
 By: **STEVE LEBEL**

\_\_\_\_\_  
 By: **LEVI LEVESQUE**