

This lease is made on the 27th day of May 2015, for the apartment at 17 Morrill St. Portland ME 04103, by and between Jeff Crider, and Adam Roy and Alyssa Vieira who jointly agree to rent the aforementioned apartment under the following conditions:

1. Length of Lease:

- | | |
|------------------------------------|---------------------|
| A. Initial rental period | 12-months |
| B. Beginning date of lease | June 1, 2015 |
| C. Ending date of lease 12:00 noon | May 31, 2016 |

If Tenant intends to terminate this lease and vacate the apartment at or after the end of this lease term, Tenant must submit to Landlord an advanced 30-day written notice to move out.

2. Payments and Charges:

- A. The monthly rental payment for said property shall be \$1300 due and payable in advance of the first (1st) day of every month.
- B. Landlord is in possession of a security deposit of \$1200. Said deposit shall be returned to Tenant in full within thirty (30) days from the termination of the tenancy, however it may also be used by Landlord for repairs or other amounts owed. (See Section 6.) If Tenant continues to occupy the apartment as a Tenant-at-will then Landlord will hold the security deposit until after Tenant actually vacates the apartment.
- C. Tenant is specifically liable for all rent due and payable during this term; early termination by Tenant will not relieve him/her of this obligation to pay all rent hereunder.
- D. In the event of a dispute between Tenant and Landlord, Tenant shall not be permitted to withhold all or any part of the rental payment then due unless and until a forum of appropriate jurisdiction has so ruled.
- E. Termination for Nonpayment of rent: If Tenant fails to pay the rent within seven days of the due date, this lease shall be deemed to be breach and Landlord may terminate this lease upon five days notice in writing. If Tenant does not pay the full amount of the rent within the five (5) day period, the Lease shall be terminated and Tenant must vacate the premises and return the keys to the Landlord.

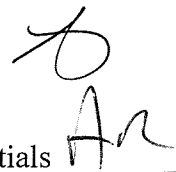
3. Services Provided:

The Landlord will pay water.

Since the Landlord is paying for water Tenant agrees to take all reasonable measures to conserve usage. This includes but not limited to; no use of pools, sprinklers, or watering the lawn.

4. Occupants:

Only the Tenants Adam Roy and Alyssa Vieira may reside in or regularly use this apartment. For any additional tenants a fifty (50) dollar per month charge will be added to the rent. This does not include the birth of a new child by the Tenants. Tenant shall not assign this agreement or sublet the dwelling unit. Tenant may have guests; however guests shall not remain with the Tenant for more than seven consecutive days or ten days aggregate per month during the lease term without consent of the landlord. Tenant is responsible for conduct of all household members and guests. Any disturbance or damage caused by a guest, or a household member shall be treated by the Landlord as if performed by the Tenant.



5. Pets:

No pets are permitted in or around the premises without prior express approval of Landlord. Any violations of this provision shall be grounds for eviction upon five (5) days written notice and shall subject Tenant to a liquidated damage obligation for an amount equal to one month's rent.

Pets that are allowed by the landlord at the time of the signing of the lease are:

Any damage caused to the dwelling unit, common area or grounds of the property by the Tenant's pet(s) will be considered a violation of the lease and the lease shall be deemed to be breached, the term hereof forfeited, and the Tenant, without further demand or notice, shall be subject to eviction, as well as suit for damages.

6. Return of Security Deposit:

The security deposit may be used by the Landlord after the tenancy has ended to repair damage to the residence, and for the actual cost of the unpaid rent or the other charges owed to the Landlord by the Tenant, including storage and/or disposal of unclaimed property left in the residence or on the premises or for any and all other costs or expenses allowable by statute, Title 14 M.R.S.A. § 6031, et seq. Damages exceeding the amount of the security deposit will be charged to the Tenant. The Landlord will return the security deposit to the Tenant within thirty (30) days from the termination date of the lease if the following conditions are met:

- A. The apartment is in good condition except for normal wear and tear. Damages will be assessed and Tenant will be provided a copy of all receipts for repairs. All miscellaneous labor is charged at \$50.00 per hour.
- B. Tenant does not owe any rent, utility or other charges agreed to in this lease with the Tenant was required to pay either directly to the Landlord or on behalf of the Landlord to a public utility, including but not limited to water/sewer, taxes, electricity, gas, etc., as applicable.
- C. Tenant has not caused Landlord expenses for storage and disposal of unclaimed property.
- D. Tenant has given Landlord the required notice of intent to vacate, as advised in section 1,7, and/or 8.
- E. Tenant has paid any other charges for which the Landlord could be responsible for, including all labor and materials charges.
- F. The apartment is left clean; including but not limited to under the range, exhaust fans, under the refrigerator, closets moldboards, walls and cabinets. Carpeted apartments shall be free of dirt and odor, and carpets are to be cleaned. Inside windows are to be cleaned; refrigerator is to be defrosted, cleaned, then turned off and door left open. If the Landlord deducts monies from the Tenant's security deposit, the Landlord will provide the Tenant an itemized list of these charges within thirty (30) days, along with the balance of security deposit, if applicable. The Landlord has thirty (30) days to return the security deposit.

7. Extended Stay:

If the Tenant has not moved out of the residence by 12:00 noon on the day of the lease ends, and has not signed a new lease, with the Landlord, then this lease and tenancy are terminated. However, if the Lease term ends and Landlord and Tenant agree to continue the tenancy, Tenant shall lease from the Landlord a periodic tenancy on a month to month basis with all of the terms of the lease remaining in effect except for those terms specifically modified in writing. Either party may terminate this continuing periodic month-to-month Lease and tenancy by giving to the other party the proper thirty (30) day advance written notice of termination of tenancy, as described in Section 1(C) of this lease. Said notice must be delivered to the other party no less than thirty (30) day in advance, and the tenancy may only be terminated on the last day of any calendar month. Note that if a Tenant

stays one additional day past the end of the month, that Tenant is responsible for one additional month's rent in the amount of \$1300.

8. Notice of Intent to Vacate:

The Tenant must give the Landlord the proper written notice of his/her intent to vacate the apartment, as described in section 1(C) of this Lease. Said notice must be delivered to the Landlord no less than thirty (30) days prior to the end of the lease term if the Tenant is going to end tenancy at the end of the lease. If the apartment is vacated without the proper written notice to the Landlord, Tenant is still responsible for one additional month's rent.

9. Tenant Residential Responsibilities:

The following Tenant residential responsibilities are important to all Tenants. If Tenant violates any of these responsibilities this lease shall be deemed breached, the term hereof forfeited and Tenant, without further demand of notice, shall be subject to eviction, as well as suit for damages.

- A. Tenant agrees that the unit will be used only as a residence, except for incidental use in trade or business.
- B. Tenant agrees not to damage the residence, the buildings, the grounds, common areas, or the property of the landlord. Damage as a result of cigarette smoke, such as film on or discoloration of painted surfaces as well as unpleasant odor as determined by Landlord and/or other Tenants, is considered cause for eviction and damage caused by pet, such as urine saturation, destruction of woodwork is also considered a cause for eviction upon five (5) days written notice
- C. Tenant agrees not to interfere with the rights of other Tenants to live in peace and quiet, as determined by the Landlord. Odors, including cigarette smoke and pet urine or feces smell, which interfere with the quiet enjoyment of the building by other Tenants is cause for eviction upon five (5) days written notice.
- D. Tenant agrees that damage caused by Tenant, Tenant's family, guest, or invitees, shall be repaired at the Tenant's expense. Failure to perform or pay for these repairs after notice from the Landlord shall be deemed a violation of this lease and subject to eviction upon five (5) days written notice.
- E. Tenants agree to keep the shared back yard cleaned up to the Landlords approval. You may leave items outside such as grills and bikes. But there should be no trash and toys should be neatly stored.
- F. Tenant agrees not to alter, add to, or improve the residence without the written permission of the Landlord. This includes painting of the unit.
- G. Tenant agrees that he/she is responsible for the conduct of all family, guests, and invites welcomed or not. The conduct of the persons shall not interfere with the rights of other Tenants to live in peace and quiet nor shall the conduct be of a dangerous manner that would put any other person on premises in jeopardy. All conduct of family, guests and invitees shall be deemed to be conduct by Tenant for purposes of this lease and any violation of this paragraph shall be cause for eviction upon five (5) days written notice to Tenant.
- H. Smoke Detectors. Tenant agrees to never remove or dismember the smoke detectors in their apartment. Tenant agrees to either replace the battery in the smoke detectors when beeping or notify Landlord so that we know to replace the battery. If a smoke detector is removed or dismembered the Tenant will be charged a flat fee of \$100.00 per smoke detector for the first occurrence to cover the cost of reinstallation. If the Tenant removes or dismembers a smoke detector a second time then that is grounds for termination of the lease and tenancy upon 24 hours notice.

10. Landlord Entry into the Apartment:

The Landlord and/or its agent may enter and inspect the apartment after twenty-four (24) hours written, Verbal, or telephonic notice to Tenant, provided, however, that Landlord or its agent shall have the right to enter the premises in an emergency without notice to Tenant, pursuant to Title 14 M.R.S.A. § 6025. A message on a telephone answering machine shall be deemed sufficient notice to Tenant of the Landlord's intentions. The Tenant may not unreasonably withhold consent to the Landlord to enter the dwelling unit. If Tenant interferes with Landlord's ability to rent the dwelling unit or if Tenant does not provide proper notice of their intent to vacate, and therefore that unit is not rented for the month after the Tenant vacates the unit, the Tenant will be responsible for one month's rent or until the property is re-rented, whichever is the latest to occur.

11. Abandoned Property:

Upon termination of the lease, all remaining belongings shall become property of the Landlord at the time, shall be disposed of by the Landlord at the Tenant's expense, as provided by law. Upon discovering obvious signs that the Tenant no longer occupies the apartment, the Landlord may remove all of the former Tenants' belongings, and store at the Tenant's expense, for a time period of 14 days, after that time Landlord may dispose of the belongings as the law provides at Title 14 M.R.S.A. § 6013 and Title 33 M.R.S.A. § 1954.

12. Conflict with State Law:

If any provision of this lease conflicts with the laws of the state of Maine, then such laws will take precedence.

If any one provision in this lease is deemed or ruled invalid by State court, then the rest of the lease will survive separate and individually, and shall be binding on both parties less the invalid provisions.

Any violation of the provisions of this Agreement by the Tenant shall be deemed to be a breach of lease, and remaining term shall be forfeited upon five (5) days written notice to Tenant, and Tenant shall be subject to eviction, as well as suit for damages.

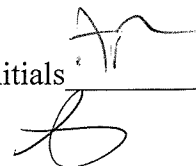
13. Maintenance:

Maintenance repairs and/or malfunctions must be reported immediately to Jeff Crider; phone # 207-838-3124

If lose of key's, damage to locks, or request of lock change, Tenant is responsible for the cost.

14. In addition to other rights to terminate this Lease, the Landlord shall also have the right to terminate this lease as follows:

- A. Eviction for Failure to Pay Rent. If Tenant is seven (7) Days or more late paying the rent, the Landlord may send a notice that states that the lease will end in five (5) days unless Tenant pays all overdue rent or late charges, before that five (5) day period ends. If Tenant fails to pay the rent the lease term automatically terminates and Tenant will leave the residence and return the keys to the Landlord.
- B. Eviction for Damage, Nuisance, and/or Illegal Acts. If the Tenant, the Tenants family or an invitee of the Tenant has caused substantial damage to the demised premises which the Tenant has not repaired nor caused to be repaired, has caused a nuisance within the premises, has caused or permitted an invitee to cause the dwelling unit to become unfit for human habitation or has violated or permitted a violation of the law regarding the tenancy/Lease, the Lease may be terminated by the Landlord by five (5) day notice in writing to the Tenant.
- C. Eviction for Dangerous Acts. If the Tenant's actions pose an immediate threat to the health or safety of other residents of the Landlord or Landlord's employees, or to the physical structure of the residence, then the lease can be immediately terminated without prior warning.



D. Change of Locks. Tenant shall not change the locks to the premises. If Tenant changes the locks and does not provide the Landlord with a duplicate key, in the case of an emergency, the Landlord may gain admission through whatever reasonable means necessary and charge the Tenant reasonable costs for any resulting damage. If the Tenant changes the locks and refuses to provide the Landlord with a duplicate key, the Landlord may terminate the Lease and tenancy with a 7-day notice.

E. Notice of Termination. The Landlord must notify the Tenant in writing when the Lease is terminated. This notice must be served on the Tenant by sending a prepaid first class properly addressed letter to the Tenant at the residence or by delivering a copy of the notice to the residence (by leaving a copy attached to the door or slipped under the door or other reasonable means) or to a person of suitable age and discretion residing within the residence or to the Tenant. Any notice sent by mail is effective two (2) days after it is mailed.

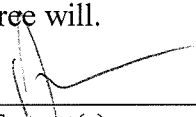
15. Attorney's Fees:

The prevailing party shall be entitled to an award of attorney's fees after a contested hearing to enforce the lease in cases of wanton disregard of the terms of the lease in accordance with 14 M.R.S.A. § 6030(3).

16. Pest Infestation.


It shall be cause for the Landlord to terminate the Tenant's lease if the Tenant causes or allows to be caused with the infestation of pests and/or insects of the Tenant's unit or other Tenants' units. The Tenant shall be liable for the full amount of the costs incurred by the Landlord in rectifying and ridding the premises of such infestation. Such costs will be billed to the Tenant and if the Tenant does not pay the costs within ten (10) days of receipt of said statement, the Landlord shall have the option of treating said payment as rent and shall be able to terminate the Tenant's lease for non-payment of rent as otherwise provided in the lease.

This lease agreement is effective on the date listed on Page 1 of the lease, when executed by the Tenant and Jeff Crider. In signing this lease agreement Tenant agrees that he/she has read a provision and enters into this agreement of his/her free will.



Tenant(s)

5/27/15
Date



Landlord(s)

5/27/15
Date

30

4/17/14

Jeffrey Crider
14 Union St. Gorham, ME 04038

This lease is made on the 3rd day of July 2012, for the apartment at 112 Bell St. Portland ME 04103, by and between Jeff Crider, and Jessica Caterina who jointly agree to rent the aforementioned apartment under the following conditions:

1. Length of Lease:

- A. Initial rental period **12-months**
- B. Beginning date of lease **May 1, 2014**
- C. Ending date of lease 12:00 noon **April 30, 2015**

If Tenant intends to terminate this lease and vacate the apartment at or after the end of this lease term, Tenant must submit to Landlord an advanced 30-day written notice to move out.

2. Payments and Charges:

- A. The monthly rental payment for said property shall be \$1372 due and payable in advance of the first (1st) day of every month.
- B. Landlord is in possession of a security deposit of \$1200 and a \$300 pet deposit. Said deposit shall be returned to Tenant in full within thirty (30) days from the termination of the tenancy, however it may also be used by Landlord for repairs or other amounts owed. (See Section 6.) If Tenant continues to occupy the apartment as a Tenant-at-will then Landlord will hold the security deposit until after Tenant actually vacates the apartment.
- C. Tenant is specifically liable for all rent due and payable during this term; early termination by Tenant will not relieve him/her of this obligation to pay all rent hereunder.
- D. In the event of a dispute between Tenant and Landlord, Tenant shall not be permitted to withhold all or any part of the rental payment then due unless and until a forum of appropriate jurisdiction has so ruled.
- E. Termination for Nonpayment of rent: If Tenant fails to pay the rent within seven days of the due date, this lease shall be deemed to be breach and Landlord may terminate this lease upon five days notice in writing. If Tenant does not pay the full amount of the rent within the five (5) day period, the Lease shall be terminated and Tenant must vacate the premises and return the keys to the Landlord.

3. Services Provided:

The Landlord will pay for the sewerage, water, electricity, and natural gas.

Since the Landlord is paying for utilities Tenant agrees to take all reasonable measures to conserve usage. This includes but not limited to; no use of pools, sprinklers, or watering the lawn. Only (1) air conditioner is allowed. Heat must be set no higher than 75 degrees.

4. Occupants:

Only the Tenants Jessica Caterina and her 3 children may reside in or regularly use this apartment. ~~For any additional tenants a fifty (50) dollar per month charge will be added to the rent.~~ This does not include the birth of a new child by the Tenants. Tenant shall not assign this agreement or sublet the dwelling unit. Tenant may have guests; however guests shall not remain with the Tenant for more than seven consecutive days or ten days aggregate per month during the lease term without consent of the landlord. Tenant is responsible for conduct of all household members and guests. Any disturbance or damage caused by a guest, or a household member shall be treated by the Landlord as if performed by the Tenant.

RC

5. Pets:

No pets are permitted in or around the premises without prior express approval of Landlord. Any violations of this provision shall be grounds for eviction upon five (5) days written notice and shall subject Tenant to a liquidated damage obligation for an amount equal to one month's rent.

Pets that are allowed by the landlord at the time of the signing of the lease are:

(1) Cat

Any damage caused to the dwelling unit, common area or grounds of the property by the Tenant's pet(s) will be considered a violation of the lease and the lease shall be deemed to be breached, the term hereof forfeited, and the Tenant, without further demand or notice, shall be subject to eviction, as well as suit for damages.

6. Return of Security Deposit:

The security deposit may be used by the Landlord after the tenancy has ended to repair damage to the residence, and for the actual cost of the unpaid rent or the other charges owed to the Landlord by the Tenant, including storage and/or disposal of unclaimed property left in the residence or on the premises or for any and all other costs or expenses allowable by statute, Title 14 M.R.S.A. § 6031, et seq. Damages exceeding the amount of the security deposit will be charged to the Tenant. The Landlord will return the security deposit to the Tenant within thirty (30) days from the termination date of the lease if the following conditions are met:

- A. The apartment is in good condition except for normal wear and tear. Damages will be assessed and Tenant will be provided a copy of all receipts for repairs. All miscellaneous labor is charged at \$50.00 per hour.
- B. Tenant does not owe any rent, utility or other charges agreed to in this lease with the Tenant was required to pay either directly to the Landlord or on behalf of the Landlord to a public utility, including but not limited to water/sewer, taxes, electricity, gas, etc., as applicable.
- C. Tenant has not caused Landlord expenses for storage and disposal of unclaimed property.
- D. Tenant has given Landlord the required notice of intent to vacate, as advised in section 1,7, and/or 8.
- E. Tenant has paid any other charges for which the Landlord could be responsible for, including all labor and materials charges.
- F. The apartment is left clean; including but not limited to under the range, exhaust fans, under the refrigerator, closets moldboards, walls and cabinets. Carpeted apartments shall be free of dirt and odor, and carpets are to be cleaned. Inside windows are to be cleaned; refrigerator is to be defrosted, cleaned, then turned off and door left open. If the Landlord deducts monies from the Tenant's security deposit, the Landlord will provide the Tenant an itemized list of these charges within thirty (30) days, along with the balance of security deposit, if applicable. The Landlord has thirty (30) days to return the security deposit.

7. Extended Stay:

If the Tenant has not moved out of the residence by 12:00 noon on the day of the lease ends, and has not signed a new lease, with the Landlord, then this lease and tenancy are terminated. However, if the Lease term ends and Landlord and Tenant agree to continue the tenancy, Tenant shall lease from the Landlord a periodic tenancy on a month to month basis with all of the terms of the lease remaining in effect except for those terms specifically modified in writing. Either party may terminate this continuing periodic month-to-month Lease and tenancy by giving to the other party the proper thirty (30) day advance written notice of termination of tenancy, as described in Section 1(C) of this lease. Said notice must be delivered to the other party no less than thirty (30) day in advance, and the tenancy may only be terminated on the last day of any calendar month. Note that if a Tenant

stays one additional day past the end of the month, that Tenant is responsible for one additional month's rent in the amount of \$1372.

8. Notice of Intent to Vacate:

The Tenant must give the Landlord the proper written notice of his/her intent to vacate the apartment, as described in section 1(C) of this Lease. Said notice must be delivered to the Landlord no less than thirty (30) days prior to the end of the lease term if the Tenant is going to end tenancy at the end of the lease. If the apartment is vacated without the proper written notice to the Landlord, Tenant is still responsible for one additional month's rent.

9. Tenant Residential Responsibilities:

The following Tenant residential responsibilities are important to all Tenants. If Tenant violates any of these responsibilities this lease shall be deemed breached, the term hereof forfeited and Tenant, without further demand of notice, shall be subject to eviction, as well as suit for damages.

- A. Tenant agrees that the unit will be used only as a residence, except for incidental use in trade or business.
- B. Tenant agrees not to damage the residence, the buildings, the grounds, common areas, or the property of the landlord. Damage as a result of cigarette smoke, such as film on or discoloration of painted surfaces as well as unpleasant odor as determined by Landlord and/or other Tenants, is considered cause for eviction and damage caused by pet, such as urine saturation, destruction of woodwork is also considered a cause for eviction upon five (5) days written notice
- C. Tenant agrees not to interfere with the rights of other Tenants to live in peace and quiet, as determined by the Landlord. Odors, including cigarette smoke and pet urine or feces smell, which interfere with the quiet enjoyment of the building by other Tenants is cause for eviction upon five (5) days written notice.
- D. Tenant agrees that damage caused by Tenant, Tenant's family, guest, or invitees, shall be repaired at the Tenant's expense. Failure to perform or pay for these repairs after notice from the Landlord shall be deemed a violation of this lease and subject to eviction upon five (5) days written notice.
- E. Tenants agree to keep the shared back yard cleaned up to the Landlords approval. You may leave items outside such as grills and bikes. But there should be no trash and toys should be neatly stored.
- F. Tenant agrees not to alter, add to, or improve the residence without the written permission of the Landlord. This includes painting of the unit.
- G. Tenant agrees that he/she is responsible for the conduct of all family, guests, and invites welcomed or not. The conduct of the persons shall not interfere with the rights of other Tenants to live in peace and quiet nor shall the conduct be of a dangerous manner that would put any other person on premises in jeopardy. All conduct of family, guests and invitees shall be deemed to be conduct by Tenant for purposes of this lease and any violation of this paragraph shall be cause for eviction upon five (5) days written notice to Tenant.
- H. Smoke Detectors. Tenant agrees to never remove or dismember the smoke detectors in their apartment. Tenant agrees to either replace the battery in the smoke detectors when beeping or notify Landlord so that we know to replace the battery. If a smoke detector is removed or dismembered the Tenant will be charged a flat fee of \$100.00 per smoke detector for the first occurrence to cover the cost of reinstallation. If the Tenant removes or dismembers a smoke detector a second time then that is grounds for termination of the lease and tenancy upon 24 hours notice.

10. Landlord Entry into the Apartment:

The Landlord and/or its agent may enter and inspect the apartment after twenty-four (24) hours written, Verbal, or telephonic notice to Tenant, provided, however, that Landlord or its agent shall have the right to enter the premises in an emergency without notice to Tenant, pursuant to Title 14 M.R.S.A. § 6025. A message on a telephone answering machine shall be deemed sufficient notice to Tenant of the Landlord's intentions. The Tenant may not unreasonably withhold consent to the Landlord to enter the dwelling unit. If Tenant interferes with Landlord's ability to rent the dwelling unit or if Tenant does not provide proper notice of their intent to vacate, and therefore that unit is not rented for the month after the Tenant vacates the unit, the Tenant will be responsible for one month's rent or until the property is re-rented, whichever is the latest to occur.

11. Abandoned Property:

Upon termination of the lease, all remaining belongings shall become property of the Landlord at the time, shall be disposed of by the Landlord at the Tenant's expense, as provided by law. Upon discovering obvious signs that the Tenant no longer occupies the apartment, the Landlord may remove all of the former Tenants' belongings, and store at the Tenant's expense, for a time period of 14 days, after that time Landlord may dispose of the belongings as the law provides at Title 14 M.R.S.A. § 6013 and Title 33 M.R.S.A. § 1954.

12. Conflict with State Law:

If any provision of this lease conflicts with the laws of the state of Maine, then such laws will take precedence.

If any one provision in this lease is deemed or ruled invalid by State court, then the rest of the lease will survive separate and individually, and shall be binding on both parties less the invalid provisions.

Any violation of the provisions of this Agreement by the Tenant shall be deemed to be a breach of lease, and remaining term shall be forfeited upon five (5) days written notice to Tenant, and Tenant shall be subject to eviction, as well as suit for damages.

13. Maintenance:

Maintenance repairs and/or malfunctions must be reported immediately to Jeff Crider; phone # 207-838-3124

If lose of key's, damage to locks, or request of lock change, Tenant is responsible for the cost.

14. In addition to other rights to terminate this Lease, the Landlord shall also have the right to terminate this lease as follows:

- A. Eviction for Failure to Pay Rent. If Tenant is seven (7) Days or more late paying the rent, the Landlord may send a notice that states that the lease will end in five (5) days unless Tenant pays all overdue rent or late charges, before that five (5) day period ends. If Tenant fails to pay the rent the lease term automatically terminates and Tenant will leave the residence and return the keys to the Landlord.
- B. Eviction for Damage, Nuisance, and/or Illegal Acts. If the Tenant, the Tenants family or an invitee of the Tenant has caused substantial damage to the demised premises which the Tenant has not repaired nor caused to be repaired, has caused a nuisance within the premises, has caused or permitted an invitee to cause the dwelling unit to become unfit for human habitation or has violated or permitted a violation of the law regarding the tenancy/Lease, the Lease may be terminated by the Landlord by five (5) day notice in writing to the Tenant.
- C. Eviction for Dangerous Acts. If the Tenant's actions pose an immediate threat to the health or safety of other residents of the Landlord or Landlord's employees, or to the physical structure of the residence, then the lease can be immediately terminated without prior warning.

D. Change of Locks. Tenant shall not change the locks to the premises. If Tenant changes the locks and does not provide the Landlord with a duplicate key, in the case of an emergency, the Landlord may gain admission through whatever reasonable means necessary and charge the Tenant reasonable costs for any resulting damage. If the Tenant changes the locks and refuses to provide the Landlord with a duplicate key, the Landlord may terminate the Lease and tenancy with a 7-day notice.

E. Notice of Termination. The Landlord must notify the Tenant in writing when the Lease is terminated. This notice must be served on the Tenant by sending a prepaid first class properly addressed letter to the Tenant at the residence or by delivering a copy of the notice to the residence (by leaving a copy attached to the door or slipped under the door or other reasonable means) or to a person of suitable age and discretion residing within the residence or to the Tenant. Any notice sent by mail is effective two (2) days after it is mailed.

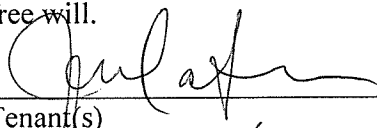
15. Attorney's Fees:

The prevailing party shall be entitled to an award of attorney's fees after a contested hearing to enforce the lease in cases of wanton disregard of the terms of the lease in accordance with 14 M.R.S.A. § 6030(3).

16. Pest Infestation.


It shall be cause for the Landlord to terminate the Tenant's lease if the Tenant causes or allows to be caused with the infestation of pests and/or insects of the Tenant's unit or other Tenants' units. The Tenant shall be liable for the full amount of the costs incurred by the Landlord in rectifying and ridding the premises of such infestation. Such costs will be billed to the Tenant and if the Tenant does not pay the costs within ten (10) days of receipt of said statement, the Landlord shall have the option of treating said payment as rent and shall be able to terminate the Tenant's lease for non-payment of rent as otherwise provided in the lease.

This lease agreement is effective on the date listed on Page 1 of the lease, when executed by the Tenant and Jeff Crider. In signing this lease agreement Tenant agrees that he/she has read a provision and enters into this agreement of his/her free will.



Tenant(s)

4/13/14
Date



Landlord(s)

4/17/14
Date