

Bill Roak  
874 Washington Ave #1  
Portland, ME 04103

**LEASE AGREEMENT**

This lease agreement is made this 6 day of August, 2018 by and between Bill Roak of Portland (hereinafter called "Landlord") with mailing address at 874 Washington Ave Apt. 1 Portland, ME 04103 and:

James G. Moran  
\_\_\_\_\_  
(Hereinafter referred as "Tenant") with mailing address at:

15 Kensington St Portland ME 04103  
\_\_\_\_\_

**1. CONFIRMATION:** This lease agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of the Lease Agreement.

**2. PREMISES:** The Tenant agrees to rent from the Landlord the use and occupation as a private residence for Tenant and Tenant's immediate family, the following premises: 15 Kensington St, Portland, Maine (hereinafter referred to as the "Premises"). Parking shall be permitted as follows: off street parking. Appliances shall be provided by the landlord as follows: refrigerator, stove, dishwasher, washing machine, and dryer.

**3. RENT PAYMENTS:** The rent for the premises is: \$1200.00 per month. The tenant shall pay the rent for each month on the first (1<sup>st</sup>) day of that month. Rent payments shall be directly deposited into the Landlord's account or mailed to the Landlord at the above address unless otherwise designated, at the Landlord's election. An additional charge of four (4%) percent of the amount due shall be paid to the Landlord in the event that the deposit is not made or the envelope bearing the payment is not postmarked within fifteen (15) days of the rent due date. Late payment charge shall be due upon payment of rent. In the event the lease term begins on a day other than the first (1<sup>st</sup>) of the month or ends on a day other than the thirtieth (30<sup>th</sup>) of the month, rent will be prorated for that period. The Tenant will pay a Fifty Dollar (\$50.00) service fee as additional rent for any rent for any check returned to Landlord by the Tenant's bank for insufficient funds or any other reason.

**4. TERM OF LEASE:** The landlord will rent the premises to the tenants for a term of one year beginning and ending 12 PM. After one year, lease becomes month to month with 60 day notice. Underline before the end of the lease, tenants must give landlord a 60 day notice before tenant vacates. No underline if, through no fault of landlord waymore does unable to deliver possession to the tenant within 10 days of the commencement date of this lease, tenant may cancel this lease by notice to landlord, and neither party will have any further obligation hereunder. Any sums paid under the lease will be refunded to the tenant. Tenant will have no other remedy for the landlord's inability to deliver the premises, unless the failure to deliver is caused by landlord's negligence or wrongful acts. In the event the tenant stays beyond the expiration of the lease the tenant shall be deemed to be a tenant at will. The other terms and conditions of this lease will remain in full force and effect. Tenant May be evicted without notice at the end of the term if landlord commences in the eviction action within seven (7) days of the end of the term.

**5. Security Deposits:** The tenant shall deposit with the landlord \$ 1,200.00 as a security deposit at the commencement of the lease. The security deposit is in addition to rental payments and shall not be used by the tenant as a substitute for unpaid rent the security deposit will be used by the landlord after the tenancy is terminated to repair damage to the residence, if any; for the actual cost of any unpaid rent; other charges owed to the landlord, and the cost of moving, storing and disposing of any unclaimed property. The security deposit will not be used to pay for routine cleaning or painting of the premises caused by normal wear and tear. In the event the landlord retains all or a portion of the security deposit, the landlord will provide the tenant an itemized list of charges and return the balance of the security deposit to the tenant within 30 days after the termination of the tenancy by mailing it to the tenants last known address. If landlord uses any of the security deposit money to fulfill obligation of tenant hereunder, tenant will deposit sufficient monies so that said security deposit let all times be equal to the full deposit identified above.

**6. Co-Tenants:** In the case of cotenant's, the obligations and commitments contained in this lease will be joint and several, and each of the cotenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any performance by a cotenant. Any default or breach of the terms of this lease by any cotenant will cost to do a default or breach by all cotenant. The cotenant's agree that they will work out the details of dividing any refund of a security deposit amongst themselves in the delivery of any personal property left on the premises after all cotenant vacate. The landlord may pay the refund or deliver personal property to any person identified as a tenant under this lease agreement.

**7. Tenants' Responsibilities, Use of Premises:**

**A. Use:** The tenant agrees that the premise will be used only as a personal residence, except for the incidental use in trade or business such as telephone solicitation or sale or arts and crafts created for profit. Such incidental uses shall be allowed as long as they do not violate local zoning laws, damage the premises, disturb neighbors, or affect the landlord's ability to obtain liability insurance. The total number of persons residing in the premises will not exceed the parties named herein and their children. Guest shall not remain with the tenant for more than seven (7) consecutive days or more than a total of fourteen (14) days in any twelve (12) month period without the consent of the landlord.

least maybe terminated, without further notice, by landlords commencement of an eviction action in the Maine District Court. Landlord may also be entitled to injunctive relief as set forth in title 14 Maine revise statues annotated, section 6030:

-In the event of minor damage to the premises or property caused by tenant, tenants guests or invitees, landlord shall provide seven (7) days to repair and if not corrected by tenant within this time provided, was thereafter as breach can reasonably be cured, the tenant shall be in default without further notice.

**C. OTHER VIOLATIONS OF THE LEASE:** In the event any other term of this lease is violated and the tenant has not cured the violations within seven (7) days' notice of the violation as provided to the tenant by the landlord at the premises, the tenant shall be in default of the lease, without any further notice, the least maybe terminated by commencing in addition action in the Maine District Court.

**D. TERMINATION OF LEASE BY TENANTS:** If the landlord fails to cure the violation of any landlords responsibilities under this lease within seven (7) days after the tenant has mailed the notice of violation, or as thereafter as the breach can reasonably be cured, the tenant may terminate the lease without any additional notice by vacating the premises and surrendering the keys to the landlord.

**E. PAYMENT OF RENT AFTER TERMINATION:** Tenant acknowledges and agrees that landlord's acceptance of rent after date of termination of this lease shall not be considered to avoid the termination nor preclude the landlord from enforcing its rights including the right to evict the tenant. Such payment shall be for the tenants use and occupancy of the premises and shall not be considered as rent.

**15. NOTICE:** All notices required to be made by either party under this lease shall be made by any of the following methods;

**A. TO TENANT:**

1. Certified mail, return receipt requested, at the mailing address of tenant set forth on page 1 of this lease, in which case the effective date of delivery is when the letter is received, refused, with a first attempt at delivery is made.
2. Hand delivery to tenant, or by leaving copies with any person of suitable age and discretion been residing at the premises;
3. or after three good-faith attempts to hand-deliver, but both mailing the notice by first-class mail to the tenants mailing address as set forth on page 1 of this lease, and by leaving the notice at the premises, in which case he effective date of delivery is when the notice is left at the premises.

**B. TO LANDLORD:**

Notice to landlord shall be accomplished by hand delivery or certified mail, return receipt requested at the address of landlord where rent is delivered. The effective date of delivery is the date of hand-deliver he or she of the certified mail.

**16. ANIMALS:** Tenant agrees that no dogs, cats, or other animals are to be kept on the premises without the express written consent of the landlord.

**17. RIGHTS OF MORTGAGEE:** Landlord reserves the right to subordinate this lease at all times to the lien of any mortgage now or hereafter placed upon the premise and the tenant agrees to execute and deliver, upon request, any documents subordinating this lease to the lien of such mortgage as she'll be requested by the landlord and any mortgagee.

**18. Insurance and liability:** The tenant shall provide "renters insurance" on the premise protecting their personal property and shall not hold the landlord harmless from any damage incurred except damage resulting from the landlord's violation of landlord responsibilities under the terms of this lease agreement. Landlord may request evidence of such insurance. Tenant agrees to indemnify and hold harmless the landlord and landlords agents from any loss or damage arising by reason of any injury to persons or property or any claim on account thereof, or claim which landlord may incur and any costs or expenses to which landlord maybe put resulting from the tenants use of the premises, except when loss or damage was occasioned by the negligence of the landlord or landlords agents.

**19. DAMAGED PREMISES:** If the premises are damaged so that they cannot be lived in, the damage is not the result of the misconduct of the tenant, the tenants family, invitees or guests, the tenant will not be liable for rent from the date of the damage, or partially unusable, rent shall be reduced for the length of time in which the premises are to be repaired. Either landlord or tenant may cancel the lease on reasonable notice if the damage is not promptly repaired by the landlord.

**20. SUB-LETTING AND ASSIGNMENT:** The subletting or signing over of this lease is not permitted without the written consent of the landlord, or his agent. In the event of a sublease or sublet, the tenant shall remain liable on the lease obligations unless released by landlord in writing.

**21. WAIVER:** The waiver by the landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition of any of that subsequent breach, or any other term, covenant or condition herein no matter how long it may continue. The subsequent acceptance of rent by the landlord under this provision will not be deemed to be a waiver of any preceding breach by the tenant of any term, covenant or condition of this lease, other than the tenant's failure to pay the particular rent so accepted by landlord.

**22. LEAD PAINT:** Pursuant to federal law, if the premises were constructed prior to 1978, a lead based paint disclosure statement must be us executed by the parties, and a lead based paint pamphlet must be delivered by landlord to tenant. The parties acknowledge compliance with this requirement.

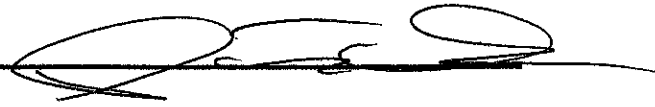
**23. GENERAL:** This lease shall benefit and be binding upon the respective fears, executors, administrators, successors and assigns of the parties. The lease is made in accordance to the laws of the state of Maine. If there is more than one landlord or tenant under this lease, the word landlord or tenant shall include the plural. The provisions of this lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate. Any other provision under this lease and all other

provisions shall remain in full force and effect. In particular and without limitation, it is not the intention of the parties that any provision of this lease be construed to require tenant to waive any non-waverable rights established under title 14 of the being revised statues annotated, section 6001 and subsequent sections. The headings or captions in this document shall not be taken into account and construing the meaning of their respective provisions.

**24. RULES AND REGULATIONS:** Landlord may have an effect or may adopt or men reasonable rules and regulations to be followed by the tenant, concerning the wise use and efficient operation of the premises, such as parking, trash removal, declaration of units, etc.

**25. SIGNATURES:** The tenant and landlord have each sign and received identical copies of this lease.  
Dated this 6 day of August 2015

**LANDLORD-** BILL ROAK   
\_\_\_\_\_

**TENANT-** James T Gannon Sr.   
\_\_\_\_\_

**TENANT-**  
\_\_\_\_\_

**TENANT-**  
\_\_\_\_\_

**TENANT-**  
\_\_\_\_\_

William & Carly Roak  
874 Washington Ave Apt. 1  
Portland, ME 04103

**LEASE AGREEMENT**

This lease agreement is made this 1 day of July, 2015 by and between William and Carly Roak of Portland (hereinafter called "Landlord") with mailing address at 874 Washington Ave Apt. 2 Portland, ME 04103 and:

Cassidy Adams Jessica Allen Meghan Coursey  
(Hereinafter referred as "Tenant") with mailing address at:

**1. CONFIRMATION:** This lease agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of the Lease Agreement.

**2. PREMISES:** The Tenant agrees to rent from the Landlord the use and occupation as a private residence for Tenant and Tenant's immediate family, the following premises: 874 #2 Washington Ave Maine (hereinafter referred to as the "Premises"). Parking shall be permitted as follows: off street parking. Appliances shall be provided by the landlord as follows: refrigerator, stove, dishwasher.

**3. RENT PAYMENTS:** The rent for the premises is: \$1600.00 per month. The tenant shall pay the rent for each month on the first (1<sup>st</sup>) day of that month. Rent payments shall be directly deposited into the Landlord's account or mailed to the Landlord at the above address unless otherwise designated, at the Landlord's election. An additional charge of four (4%) percent of the amount due shall be paid to the Landlord in the event that the deposit is not made or the envelope bearing the payment is not postmarked within fifteen (15) days of the rent due date. Late payment charge shall be due upon payment of rent. In the event the lease term begins on a day other than the first (1<sup>st</sup>) of the month or ends on a day other than the thirtieth (30<sup>th</sup>) of the month, rent will be prorated for that period. The Tenant will pay a Fifty Dollar (\$50.00) service fee as additional rent for any rent for any check returned to Landlord by the Tenant's bank for insufficient funds or any other reason.

**4. TERM OF LEASE:** The landlord will rent the premises to the tenants for a term of one year beginning and ending 12 PM. Underline before the end of the lease, tenants must give landlord a 60 day notice before tenant vacates. No underline if, through no fault of landlord waymore does unable to deliver possession to the tenant within 10 days of the commencement date of this lease, tenant may cancel this lease by notice to landlord, and neither party will have any further obligation hereunder. Any sums paid under the lease will be refunded to the tenant. Tenant will have no other remedy for the landlord's inability to deliver the premises, unless the failure to deliver is caused by landlord's negligence or wrongful acts. The other terms and conditions of this lease will remain in full force and effect. Tenant May be evicted without notice at the end of the term if landlord commences in the eviction action within seven (7) days of the end of the term.

**5. Security Deposits:** The tenant shall deposit with the landlord \$ 1,600.00 as a security deposit at the commencement of the lease. The security deposit is in addition to rental payments and shall not be used by the tenant as a substitute for unpaid rent the security deposit will be used by the landlord after the tenancy is terminated to repair damage to the residence, if any; for the actual cost of any unpaid rent; other charges owed to the landlord, and the cost of moving, storing and disposing of any unclaimed property. The security deposit will not be used to pay for routine cleaning or painting of the premises caused by normal wear and tear. In the event the landlord retains all or a portion of the security deposit, the landlord will provide the tenant an itemized list of charges and return the balance of the security deposit to the tenant within 30 days after the termination of the tenancy by mailing it to the tenants last known address. If landlord uses any of the security deposit money to fulfill obligation of tenant hereunder, tenant will deposit sufficient monies so that said security deposit let all times be equal to the full deposit identified above.

**6. Co-Tenants:** In the case of cotenant's, the obligations and commitments contained in this lease will be joint and several, and each of the cotenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any performance by a cotenant. Any default or breach of the terms of this lease by any cotenant will cost to do a default or breach by all cotenant. The cotenant's agree that they will work out the details of dividing any refund of a security deposit amongst themselves in the delivery of any personal property left on the premises after all cotenant vacate. The landlord may pay the refund or deliver personal property to any person identified as a tenant under this lease agreement.

**7. Tenants' Responsibilities. Use of Premises:**  
**A. Use:** The tenant agrees that the premise will be used only as a personal residence, except for the incidental use in trade or business such as telephone solicitation or sale or arts and crafts created for profit. Such incidental uses shall be allowed as long as they do not violate local zoning laws, damage the premises, disturb neighbors, or affect the landlord's ability to obtain liability insurance. The total number of persons residing in the premises will not exceed the parties named herein and their children. Guest shall not remain with the tenant for more than seven (7) consecutive days or more than a total of fourteen (14) days in any twelve (12) month period without the consent of the landlord.  
**B. Damage:** Tenant agrees not to damage the premises, the building or grounds. Damage other than normal wear and tear caused by tenant, the tenant's family, invitees or guests shall be repaired in a good and workmanlike manner by the

tenant at the tenant's expense. Tenant will promptly notify landlord in writing of any and all deterioration, damage or other condition requiring repair to the premises, of which tenant has or should have knowledge, and tenant shall be liable for any such repairs or maintenance arising out of or caused by tenant's failure to notify the landlord.

**C. Alterations:** No alterations, additions or improvements to the premise, the building or property shall be made by the tenant without prior written consent of the landlord.

**D. Vehicles:** Tenant will not be permitted to keep or maintain any inoperable or unlicensed vehicles trailers boats motorcycles in the parking lot or any other portion of the property, or store any materials on the exterior of the premise or in common areas without prior written consent of the landlord. If Tenant breaches this condition, the tenant understands that the landlord may dispose of any such vehicle or item at the tenant's expense.

**E. Smoking:** Smoking is not permitted within the tenants dwelling unit. Smoking is prohibited in any common areas of the building, including outdoor space on the property.

**8. ALLOCATION OF SERVICES PROVIDED BY THE LANDLORD AND TENANTS:**

Tenant shall be responsible to pay for the following utilities on the premise and establish accounts in tenants own name. For utilities provided by the landlord, tenant agrees to take the risk and reasonable steps to conserve.

|                  | Landlord     | Tenant       |
|------------------|--------------|--------------|
| Electricity      | _____        | <u>  X  </u> |
| Heating Oil/Gas  | _____        | <u>  X  </u> |
| Water+Sewer      | <u>  X  </u> | _____        |
| Trash Removal    | _____        | <u>  X  </u> |
| Yard Maintenance | <u>  X  </u> | _____        |
| Snow Removal     | <u>  X  </u> | _____        |

**9. MAINTENANCE:** Tenant shall be responsible for normal maintenance of the premises including the appliances. When what shall be responsible for any capital repairs of the appliances, of the premises, the building and utility services unless repairs or replacement are attributable to damage caused by neglect or abuse of the tenant, in which case the tenant shall be responsible for the repairs or replacements. When lawyer's responsibilities in regard to providing the above services shall be limited to repair and replacement and shall not include any consequential damages.

**10. LANDLORD'S RESPONSIBILITIES:** Landlord agrees not to interfere with tenant's legal use of the premises and promises that the premises will be fit to live in, and will not be dangerous to health or safety of the tenant. Landlord's responsibilities in this respect shall not apply in the event that the damage is due to the misconduct of the tenant or the tenant's family, invitees or guests. When more shall pay real estate taxes assessed on the premises and personal property taxes on the appliances the landlord furnishes to the tenants. Landlord's responsibility shall cease upon the sale or transfer of the premise, except for landlords prior negligence, which has resulted in damage or loss occurring prior to the sale or transfer.

**11. LANDLORD'S ENTRY INTO THE PREMISES:** Except for emergencies, the landlord or landlords agents may enter the premises only during reasonable hours and after reasonable notice. 24 hours advance notice is presumed to be reasonable. The tenant may not unreasonably withhold consent to the landlord or landlord's agents to enter the premises. Entry is permitted in order to inspect the premises, make necessary or agreed upon repairs, decorations, alterations of improvements, supply necessary or agreed-upon services or show the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors.

**12. KEYS:** The tenant may not change the locks to unit. In the event that tenant changes the locks to premise, tenant shall provide keys to landlord within 48 hours or will be in default. If tenant changes the locks and does not provide duplicate keys to landlord, in the event of emergency, landlord may gain admission to the premise through whatever means necessary and charge the tenant reasonable cost for any resulting damage. Tenant is liable for all expenses incurred by landlord to rekey the premise to conform with building standards. Duplicate keys are not to be made and distributed.

**13. DISTURBING THE PEACE:** The tenant agrees not to cause or allow on the premise or property any nuisance noise or other activity which disturbs the peace and quiet of neighbors or violates any state law or local ordinance.

**14. TERMINATION OF LEASE:**

**A. TERMINATION FOR NON-PAYMENT OF RENT:** In the event that rent payments are not received by the landlord on or before seventh (7<sup>th</sup>) day of the month, together with any late payment due, the tenant shall be in default of the lease. The lease may then be terminated by the landlord, upon seven (7) days' notice. If tenant pays within seven (7) days of the notice, this lease will be reinstated. Tenant shall only be entitled to one (1) written warning of the fault for nonpayment. In the event of a second (2<sup>nd</sup>) fault for nonpayment within seven (7) days of the due date, the tenancy may be terminated without further notice. Payments of rent due after seven (7) days of notice do not reinstate this lease unless specifically agreed to in writing. Acceptance of payment does not void or wave landlords right to evict.

**B. TERMINATION IN THE EVENT OF NUISANCE OR DAMAGE:** In the event that the tenant breach tenants obligations not to create a nuisance, tenant shall be in the fault of the lease. No notice of the fault is required if written warnings have previously been given to tenant for the conduct complained of, or two (2) in the event of the threat or occurrence of substantial damage to the premises or threat of or actual harm to landlord or neighbors. In those events, the lease may be terminated, without further notice, by landlords commencement of an eviction action in the Maine District Court. Landlord may also be entitled to injunctive relief as set forth in title 14 Maine revise statues annotated, section 6030:

-In the event of minor damage to the premises or property caused by tenant, tenants guests or invitees, landlord shall provide seven (7) days to repair and if not corrected by tenant within this time provided, was thereafter as breach can reasonably be cured, the tenant shall be in default without further notice.

**C. OTHER VIOLATIONS OF THE LEASE:** In the event any other term of this lease is violated and the tenant has not cured the violations within seven (7) days' notice of the violation as provided to the tenant by the landlord at the premises, the tenant shall be in default of the lease, without any further notice, the lease may be terminated by commencing in addition action in the Maine District Court.

**D. TERMINATION OF LEASE BY TENANTS:** If the landlord fails to cure the violation of any landlords responsibilities under this lease within seven (7) days after the tenant has mailed the notice of violation, or as thereafter as the breach can reasonably be cured, the tenant may terminate the lease without any additional notice by vacating the premises and surrendering the keys to the landlord.

**E. PAYMENT OF RENT AFTER TERMINATION:** Tenant acknowledges and agrees that landlord's acceptance of rent after date of termination of this lease shall not be considered to avoid the termination nor preclude the landlord from enforcing its rights including the right to evict the tenant. Such payment shall be for the tenants use and occupancy of the premises and shall not be considered as rent.

**15. NOTICE:** All notices required to be made by either party under this lease shall be made by any of the following methods;

**A. TO TENANT:**

1. Certified mail, return receipt requested, at the mailing address of tenant set forth on page 1 of this lease, in which case the effective date of delivery is when the letter is received, refused, with a first attempt at delivery is made.
2. Hand delivery to tenant, or by leaving copies with any person of suitable age and discretion been residing at the premises;
3. or after three good-faith attempts to hand-deliver, but both mailing the notice by first-class mail to the tenants mailing address as set forth on page 1 of this lease, and by leaving the notice at the premises, in which case the effective date of delivery is when the notice is left at the premises.

**B. TO LANDLORD:**

Notice to landlord shall be accomplished by hand delivery or certified mail, return receipt requested at the address of landlord where rent is delivered. The effective date of delivery is the date of hand-deliver he or she of the certified mail.

**16. ANIMALS:** Tenant agrees that no dogs, cats, or other animals are to be kept on the premises without the express written consent of the landlord.

**17. RIGHTS OF MORTGAGEE:** Landlord reserves the right to subordinate this lease at all times to the lien of any mortgage now or hereafter placed upon the premise and the tenant agrees to execute and deliver, upon request, any documents subordinating this lease to the lien of such mortgage as she'll be requested by the landlord and any mortgagee.

**18. Insurance and Liability:** The tenant shall provide "renters insurance" on the premise protecting their personal property and shall not hold the landlord harmless from any damage incurred except damage resulting from the landlord's violation of landlord responsibilities under the terms of this lease agreement. Landlord may request evidence of such insurance. Tenant agrees to indemnify and hold harmless the landlord and landlords agents from any loss or damage arising by reason of any injury to persons or property or any claim on account thereof, or claim which landlord may incur and any costs or expenses to which landlord maybe put resulting from the tenants use of the premises, except when loss or damage was occasioned by the negligence of the landlord or landlords agents.

**19. DAMAGED PREMISES:** If the premises are damaged so that they cannot be lived in, the damage is not the result of the misconduct of the tenant, the tenants family, invitees or guests, the tenant will not be liable for rent from the date of the damage, or partially unusable, rent shall be reduced for the length of time in which the premises are to be repaired. Either landlord or tenant may cancel the lease on reasonable notice if the damage is not promptly repaired by the landlord.

**20. SUB-LETTING AND ASSIGNMENT:** The subletting or signing over of this lease is not permitted without the written consent of the landlord, or his agent. In the event of a sublease or sublet, the tenant shall remain liable on the lease obligations unless released by landlord in writing.

**21. WAIVER:** The waiver by the landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition of any of that subsequent breach, or any other term, covenant or condition herein no matter how long it may continue. The subsequent acceptance of rent by the landlord under this provision will not be deemed to be a waiver of any preceding breach by the tenant of any term, covenant or condition of this lease, other than the tenant's failure to pay the particular rent so accepted by landlord.

**22. LEAD PAINT:** Pursuant to federal law, if the premises were constructed prior to 1978, a lead based paint disclosure statement must be us executed by the parties, and a lead based paint pamphlet must be delivered by landlord to tenant. The parties acknowledge compliance with this requirement.

**23. GENERAL:** This lease shall benefit and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties. The lease is made in accordance to the laws of the state of Maine. If there is more than one landlord or tenant under this lease, the word landlord or tenant shall include the plural. The provisions of this lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate. Any other provision under this lease and all other provisions shall remain in full force and effect. In particular and without limitation, it is not the intention of the parties that any provision of this lease be construed to require tenant to waive any non-waverable rights established under title 14 of the

being revised statues annotated, section 6001 and subsequent sections. The headings or captions in this document shall not be taken into account and construing the meaning of their respective provisions.

**24. RULES AND REGULATIONS:** Landlord may have an effect or may adopt or men reasonable rules and regulations to be followed by the tenant, concerning the wise use and efficient operation of the premises, such as parking, trash removal, declaration of units, etc.

**25. SIGNATURES:** The tenant and landlord have each sign and received identical copies of this lease.

Dated this 1 day of July 2015.

**LANDLORD-** WILLIAM & CARLY ROAK

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**TENANT-** *Cassandra Adams*

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**TENANT-** *Jessica L. Allen*

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**TENANT-** *Meghan W. Courtney*

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**TENANT-**

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