

COMMERCIAL LEASE (NET LEASE)

1. PARTIES (fill in) 1283 Properties LLC, with a mailing address of P.O. Box 10855, Portland, ME 04101, ("LANDLORD"), hereby leases to Toan Dang, with a mailing address of 48 Chestnut Street, South Portland, Me 04106, ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. LEASED PREMISES (fill in and include, if applicable, suite number, floor number, and square feet) The leased premises are deemed to contain 2236 square feet. The leased premises are located at 1283 Congress Street, Portland, ME 04103 together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. During the term of this Lease and for payment of additional monthly rent to LANDLORD in the amount of (\$ NA) per parking space, which additional rent shall be due each month along with payment of base rent, TENANT also shall have the right, in common with LANDLORD and others, to use up to (0) [NONE IF LEFT BLANK] undesignated parking spaces in the parking lot located at NA. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM (fill in) The term of this Lease shall be for 5 Years, unless sooner terminated as herein provided, commencing on June 1, 2015 (the "Commencement Date") and ending on May 31, 2020. LANDLORD shall deliver possession of the leased premises to TENANT on or before April 1, 2015 which is prior to the Commencement Date; provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT (fill in) Commencing on the Commencement Date, TENANT shall pay to LANDLORD the following base rent:

<u>Lease Year</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
<u>1</u>	<u>\$ 22,360.00</u>	<u>\$ 1,863.33</u>
<u>2</u>	<u>\$ 22,360.00</u>	<u>\$ 1,863.33</u>
<u>3</u>	<u>\$ 23,030.80</u>	<u>\$ 1,919.23</u>
<u>4</u>	<u>\$ 23,721.72</u>	<u>\$ 1,976.81</u>
<u>5</u>	<u>\$ 24,433.38</u>	<u>\$ 2,036.11</u>

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated 1283 Properties LLC.

If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

29. MISCELLANEOUS If TENANT is more than one person or party, TENANT'S obligations shall be joint and several. Unless repugnant to the context, "LANDLORD" and "TENANT" mean the person or persons, natural or corporate, named above as LANDLORD and TENANT respectively, and their respective heirs, executors, administrators, successors and assigns. LANDLORD and TENANT agree that this Lease shall not be recordable but each party hereto agrees, on request of the other, to execute a Memorandum of Lease in recordable form and mutually satisfactory to the parties. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease and the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. The submission of this Lease or a summary of some or all of its provisions for examination by TENANT does not constitute a reservation of or option for the premises or an offer to lease said premises, and this document shall become effective and binding only upon the execution and delivery hereof by both LANDLORD and TENANT. Employees or agents of LANDLORD have no authority to make or agree to make a lease or any other agreement or undertaking in connection herewith. All negotiations, considerations, representations and understandings between LANDLORD and TENANT are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between LANDLORD and TENANT, and no act or omission of any employee or agent of LANDLORD shall alter, change, or modify any of the provisions hereof. Time is of the essence of this agreement. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only, and shall not be considered a part of this Lease.

30. BROKERAGE
(fill in)

Landlord
TD
(initials)

TENANT warrants and represents to LANDLORD that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises other than Chris Craig ("TENANT'S BROKER"). TENANT agrees to pay TENANT'S BROKER any commission due upon execution of this Lease, and in the event of any brokerage claims against LANDLORD by TENANT'S BROKER, TENANT agrees to defend the same and indemnify LANDLORD against any such claim. LANDLORD warrants and represents to TENANT that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises other than Juliana Tonini ("LANDLORD'S BROKER"). LANDLORD agrees to pay LANDLORD'S BROKER any commission due upon execution of this Lease, and in the event of any brokerage claims against TENANT by LANDLORD'S BROKER, LANDLORD agrees to defend the same and indemnify TENANT against any such claim.

Landlord agrees to pay
Magnusson Balfour a commission
upon execution of this Lease. The person entitled to a commission under the foregoing sentence is an intended third-party beneficiary of the foregoing sentence and may enforce the commission payment obligation.

31. OTHER PROVISIONS
(fill in or delete)

It is also understood and agreed that:
Tenant will pay all utilities and all NNN expenses during the free rent period starting on or before April 1, 2015.
Parking: Tenant will have access to all on site parking.
Tenant to provide Landlord in writing with any additional alterations made to the building including but not limited to holes in the floors.

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 4th day of March, 2015.

TENANT:

LANDLORD:

Toan Dang
Legal Name of Tenant

1283 Properties LLC
Legal Name of Landlord

Signature

Signature

Toan Dang
NAME/TITLE

W. Jeffrey Kinney, Member
NAME/TITLE

Witness to Tenant

Witness to Landlord