

Standard Form Lease

981 Forest Ave Portland Maine

LEASE made this April 1, _____, 2004 by and between Income Property Management ("Landlord"), with a place of business at 200 Anderson Street Portland Maine 04101 and Mark Alan Goodwin & Greg Alan Goodwin, 18 Clifton Street Apt 3 Portland Maine 04101 D/B/A PORTLAND DOG WASH _____ (Tenant") with a place of business at 981 Forest Ave Portland Maine 04103 _____

WITNESSED:

1. PREMISES LEASED. Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, approximately 980+ square feet of space at 981 Forest Ave Portland Maine 04103 ("Leased Premises") and located in Cumberland County, together with the right to the nonexclusive Use in common with others of all such parking areas, driveways, corridors, Sidewalks and loading facilities and other common areas, and facilities as may Be designated by the Landlord.
2. TERM. The term of this Lease shall be for Thirteen Months commencing April 1, 2004, _____
3. RENT. Tenant covenants and agrees to pay a monthly rent on the FIRST day of each month during the term of said lease, without setoff or deduction. For Period 4/1/04 to 4/30/05 \$900.00 per month.

Tenant agrees to pay the rent on the First day of each Month and a \$5.00 per day Late Fee after the Fifth Day and other charges covered under this agreement to Landlord.

- (a) Triple Net Expenses are included in Rent
 - (b) RENT COMMENCEMENT 5/01/04.
 - (c) SECURITY DEPOSIT. Tenant shall deposit with Landlord the sum of \$900.00 which deposit will represent the Security Deposit due under the Lease. Said deposit will be returned to Tenant without interest at the end of the lease term, provided the premises are left in good repair "broom clean" and provided the Tenant is not been in default of the Lease.
4. REAL ESTATE TAXES. Are included in rent.
 5. MAINTENANCE OF COMMON AREAS. Landlord shall cause all common areas including the structure, the exterior areas of the building and the Complex,