

TEMPORARY LEASE AGREEMENT
Property: 202 Warren Avenue, Portland, Maine 04103, Suite #1

Landlord: Teri Berenson
Tenant(s): Tricia Parry

RENTAL TERMS

1. Lease runs from June 1, 2013 - month to month – for approximately 800 sq feet of space noted as Unit #1, 202 Warren Avenue, Portland, Maine.
2. Monthly rental amount is \$725.00 due on the first day of each month.
3. Late fee of \$5.00 will be assessed if monthly rent is not received by 15th of month.
4. Either party can terminate lease with 30 days notice with or without cause.

UTILITIES

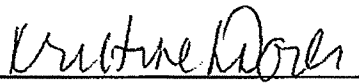
1. Tenant will be responsible for percentage of utilities for CMP, Unitil and PWD which is included in monthly rent as indicated above. Because usage of utilities is only estimated, rent may be adjusted during the year depending on actual usage of water, natural gas and electricity.
2. Additional charge of \$100 will be added to monthly rent during months of November through March to cover increased cost of Unitil natural gas bill for heating season.


REPAIRS

1. Landlord and tenant will discuss and come to terms for any further repairs or updates to property.
2. Tenant will be responsible to notify landlord within 12 hours if any unsafe or dangerous situation arises on property. Landlord and tenant will come to terms to repair situation.


OTHER ITEMS

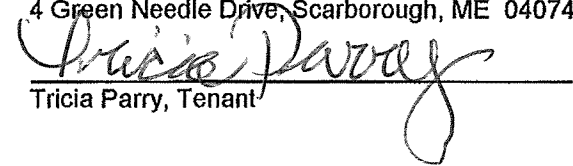
1. Tenant took possession of property as of June 1, 2013.
2. Tenant has installed permanent renovations to unit that will remain part of the property. Credit of three months rent (June, July and August 2013), or \$2175.00, will be given in return for these improvements. Tenant will begin to pay rent to landlord as of September 1, 2013.
3. Tenant will be responsible to secure any required permits, licenses and insurance coverage for the business conducted in unit.
4. Tenant will be responsible for any collection costs incurred by Landlord for payment of back rent or intentional damage to property.
5. More detailed lease agreement will be executed with 30 days of this lease and conditions of the permanent lease will override terms of this temporary lease.


witness


Teri Berenson, Landlord
4 Green Needle Drive, Scarborough, ME 04074

6-27-13
dated (207)883-9724 (207) 939-4164


witness


Tricia Parry, Tenant

6-27-13
dated

witness

_____, Tenant

dated