Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/18/15

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 23rd day of March, 2015

BETWEEN:

Tammy Pooler of 4 James Henry Lane, Westbook, Maine, 04092
Telephone: (207) 615-4079 Fax: _____
(the "Landlord")

OF THE FIRST PART

- AND -

Carlton Webb of 3 Canterbury Lane, Windham, Maine, 04062
Telephone: (207) 329-4033
(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:

   a. Landlord: Tammy Pooler

   b. Address of Tammy Pooler: 4 James Henry Lane, Westbook, Maine, 04092

   c. Tenant: Carlton Webb

   d. Address of Carlton Webb: 3 Canterbury Lane, Windham, Maine, 04062

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e. Operating Name of Carlton Webb: Trims and Fade

f. Commencement Date of Lease: May 1, 2015

g. Base Rent: $850.00, payable per month

h. Permitted Use of Premises: Hair Salon.

i. Advance rent: First months rent in the amount of $850.

j. Security/Damage Deposit: $850.00

Definitions

2. When used in this Lease, the following expressions will have the meanings indicated:

a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;

b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at #9, 352 Warren Ave, Portland, ME, 04092, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;

c. "Common Areas and Facilities" mean:

i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of

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106. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

107. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

108. Time is of the essence in this Lease.

109. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 23rd day of March, 2015.

(Witness) Tammy Pooler (Landlord)

(Witness) Carlton Webb (Tenant)

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