

COMMERCIAL LEASE (GROSS/MODIFIED GROSS LEASE)

1. PARTIES:

508 Riverside Street, LLC, ("LANDLORD"), hereby leases to Seagull's, LLC d/b/a Boots Bounty Redemption Center ("TENANT"), and TENANT hereby leases from LANDLORD the below described leased premises:

2. LEASED PREMISES:

The leased premises are deemed to contain 2,400 ± square feet. The leased premises are located at 508 Riverside Street, Portland, Maine. In addition to the leased premises, Tenant will also be permitted to use, at no cost, the parking area immediately in front of the leased premises and the paved area immediately to the side of the leased premises. Tenant's use of the parking areas referenced herein shall in no way impede the adjacent Tenant's use of its parking areas and further will not interfere with access to the property by any of the building's tenants.

Tenant will have rights to park storage trailer/units on left side of building "alleyway" Units/trailer to be approved by Landlord prior to installation or parking.

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 the TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

Please see the attached Exhibit A for a description of TENANT'S WORK. All work completed at the leased premises shall be completed by qualified professionals unless otherwise agreed to. All work shall be done in a first class and workmanlike manner.

Please see the attached Exhibit B for a depiction and description of TENANT'S parking and traffic flow plans.

3. TERM:

The Term of this lease shall be for 5 years, unless sooner terminated as herein provided, commencing on July 1, 2013, (the "Commencement Date") and ending on June 30, 2018. LANDLORD shall deliver possession of the leased premises to TENANT on July 1, 2013 (prior to the Commencement Date); provided however, that all of TENANT'S obligations under this Lease shall apply from the possession date notwithstanding that the term and rent may commence after the possession date.

4. RENT:

Rent shall commence October 1, 2013. Upon rent commencement, Tenant will pay to Landlord three (3) months rent (\$3,750.00) to equal pre-payment for Oct, Nov, Dec 2013 rent, next rent payment would be due Jan 01, 2014. The TENANT shall pay to the LANDLORD the following base rent:

<u>Lease Year(s)</u>	<u>\$/SF</u>	<u>Annual Rent</u>
1	\$6.25/SF MG	\$15,000.00
2	\$6.50/SF MG	\$15,600.00
3	\$6.75/SF MG	\$16,200.00