Inspections Division
Date: 12/07/15

11/18/15

LEASE AGREEMENT entered into on and as of this 18th day of November 2015, by and between Neptune Properties, LLC a Maine Limited Liability Company, ("Landlord"), and Float Harder Relaxation Center, LLC ("Tenant") a Maine Limited Liability Company.

1. SUBJECTS REFERRED TO: Each reference in this Lease to any of the following subjects shall be construed to incorporate the data stated for that subject in this Article:

a) Landlord: Neptune Properties, LLC
120 Exchange Street
Portland, ME 04101

b) Tenant: Float Harder Relaxation Center, LLC TIN# _____
500 Washington Ave.
Portland, ME 04103

c) Premises: A portion of 500 Washington Ave on the 1st floor consisting of 2099 +/- SF historically "Suds up Laundromat".

d) Occupancy Commencement Date: November 1, 2015

e) Term & Rent Commencement Date: April 1, 2016

f) Term: 5 years

g) Option Term: Two (2) renewal term of five (2) years. Rent to be mutually agreed upon by both parties within thirty (30) days of Tenant providing notice of its intent to renew. Tenant to provide nine (9) months prior written notice.

h) Parking: On site 4 spaces

i) Annual Rent:

Year	Base Rent	Monthly	Yearly
1	$14.00s.f.	$2,448.83	$29,386.00
2	$14.28s.f.	$2,497.81	$29,973.72
3	$14.57s.f.	$2.548.54	$30,582.43
4	$14.87s.f.	$2,601.01	$31,212.13
5	$15.15s.f.	$2,649.99	$31,399.85