

## COMMERCIAL LEASE AGREEMENT

# TOWN OF CAPE ELIZABETH

This Commercial Lease Agreement (Lease) is entered into on this 01 day of April, 2017, by and between TOWN OF CAPE ELIZABETH (Landlord) and BEHAVIORAL HEALTH RESOURCES INC. (Tenant). Landlord is the owner of land and improvements whose address is: BUILDING #326, FORT WILLIAMS PARK, CAPE ELIZABETH, MAINE. Landlord makes available for lease a portion of the Building designated as (Leased Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

### Term.

The Initial Term of the Lease shall begin on the 1st day of June, 2017, and end on the 31 day of May, 2020. Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

At the end of the Initial Term, Tenant may renew the Lease for an extended term of TWO (2) YEARS. Tenant shall exercise such renewal option, if at all, by providing written notice to Landlord not less than sixty (60) days prior to the expiration of the Initial Term. The rent for the renewal term shall be mutually agreed upon by the parties (but shall not increase more than two and a half percent (2.5%) above the 2020 level set forth below) and otherwise the renewal term shall be governed by the same covenants, conditions and provisions as contained in this Lease.

Rent.

Tenant shall pay to Landlord during the Leased period, the following amounts:

Effective        June 1, 2017 \$1,935.00 per month lease payment with utilities included  
                      June 1, 2018 \$1,971.00 per month lease payment with utilities included  
                      June 1, 2019 \$2013.00 per month lease payment with utilities included

- This agreement replaces all other agreements currently in place.

Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at the following address:

The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

Leased Space Description.

The rental space consists of the building located on Officer's Row, known as Building #326 situated in Fort Williams Park, Cape Elizabeth, Maine. The leased space consists of 2954 square feet of Building #326 encompassing space on the first and second floors of the right side of the building, large storage area in the basement level and small storage area in the basement level. The tenant, its agents, employees, permitted subtenants/assignees and/or invitees, has the right of access to Fort Williams Park (via the common entry roads, driveways and footways), vehicle parking in the graveled area to the rear and additional handicapped parking to the left side of the building.

Prohibited Uses.

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

Sublease and Assignment.

Tenant shall have the right with Landlord's consent, to assign this Lease to a business with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

### Repairs.

On the lease inception date, the premises will be provided to the tenant in good habitable condition. During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

### Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right, upon obtaining Landlord's consent, to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that Tenant shall repair, at Tenant's expense, all damage to the Leased Premises caused by such removal.

### Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

### Insurance.

If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amount as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Landlord shall maintain a policy of comprehensive general liability insurance with respect to the Building with premium thereon fully paid on or before due date. Tenant shall be responsible for his own professional liability insurance. Landlord's insurance policy shall be issued by and binding upon an insurance company approved by Landlord, and shall afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof.

Utilities.

Tenant shall pay all charges for telephone, internet access and other services used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. The Landlord will provide heating, water and electricity as a set fee included within this agreement.

Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, over load the wiring or interfere with electrical services to other tenants.

Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at a locations selected by landlord, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises. Landlord acknowledges that the Tenant is operating a medical practice on the Leased Premises and that confidential client information will be located in the Leased Premises. Therefore, except in emergency situations, Landlord will not enter the Leased Premises without the Tenant being present or alternatively, with the Tenant's approval. Notice of entry shall be given twenty-four (24) in advance, with the exception in the case of an emergency, to the Tenant, to make necessary repairs to the Leased Premise, or other areas to the facility requiring access to the Leased Premise. Common area access will not require advanced notice to the Tenant.

### Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. Access to the leased facility is based on the hours of operations posted for Fort Williams Park. Access to the leased facility after the posted hours is allowed but no vehicle traffic will be allowed once the main gate is closed. Vehicles may exit the park after the main gate is closed but no vehicle reentry is allowed. After hour parking is located at the secondary gate and parking area.

### Damage and Destruction.

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects, such damage or defects not being the result of any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

### Default.

In the event of a default made by Tenant in the payment of rent when due to Landlord, Tenant shall have fifteen (15) days after receipt of written notice thereof to cure such default. In the event of a default made by Tenant in any of the other covenants or conditions to be kept, observed and performed by Tenant, Tenant shall have thirty (30) days after receipt of written notice thereof to cure such default. In the event that the Tenant shall fail to cure any default within the time allowed under this paragraph, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

Snow plowing.

The Town of Cape Elizabeth is responsible for plowing snow from the common entry roads, driveways and designated parking areas to/for the leased space. Effective winter snow season of 2017 and forward the landlord will take on the responsibility of clearing porches, walkways, and ramps for the property. The tenant will be charged back the cost for this service at a rate based on square footage of leased space.

Security Deposit.

Landlord shall retain the original Security Deposit (in the amount of \$1000.00) previously delivered by the Tenant as continuing security for the performance of Tenant's covenants and obligations under this Lease. Upon the expiration of the term, Landlord shall return the Security Deposit to the Tenant in accordance with Maine law.

Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Landlord: TOWN OF CAPE ELIZABETH  
Attn: Director of Facilities and Transportation  
320 Ocean House Road  
Cape Elizabeth, Maine 04107

Tenant: Behavioral Health Resources, Inc.  
#326 Officer's Row  
Fort Williams Park  
Cape Elizabeth, Maine 04107

Mailing: Behavioral Health Resources, Inc.  
Fort Williams Park  
1000 Shore Road  
#326 Officers Row  
Cape Elizabeth, Maine 04107

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

Brokers.

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.



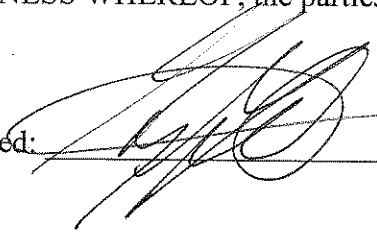
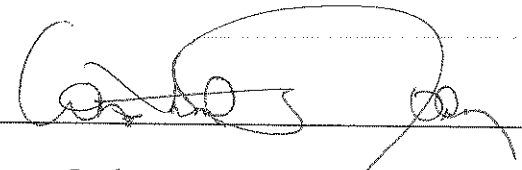
Compliance with Law.

Tenant and Landlord each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Witnessed:  \_\_\_\_\_ Tenant:  \_\_\_\_\_  
Constance Jordan, President  
Behavioral Health Resources, Inc.

Witnessed: \_\_\_\_\_ Landlord: \_\_\_\_\_  
Matthew Sturgis, Town Manager  
Town of Cape Elizabeth  
Cape Elizabeth, Maine