

PROPERTY MANAGEMENT AGREEMENT

THIS PROPERTY MANAGEMENT AGREEMENT (this "Agreement") dated as of June 6, 2023, by and between **121 Main LLC**, a Maryland limited liability company, **Flagship Building LLC**, a Maryland limited liability company, **Carrollton Enterprises Management Company LLC**, a Maryland limited liability company, **Carrollton Properties LLLP**, a Maryland limited liability limited partnership, **Carrollton Center LLC**, a Maryland limited liability company, **Clinton Employment Center Associates LLP**, a Maryland limited liability partnership, **Carrollton-White Marsh LLC**, a Maryland limited liability company, **Carrollton Thurmont LLC**, a Maryland limited liability company, **Hollywood Center LLC**, a Maryland limited liability company, **Laurel Town Center Associates LLC**, a Maryland limited liability company, and **Kettering Plaza LLC**, a Maryland limited liability company (hereinafter referred to as "Owner") and **Mid-Atlantic Property Services, LLC**, a Maryland limited liability company, trading as KLNBS Asset Services (hereinafter referred to as "Managing Agent").

WITNESSETH:

WHEREAS, Owner owns certain improved properties as referenced in attached "**Exhibit B**" (hereinafter collectively referred to as the "Properties"), and

WHEREAS, Managing Agent is a duly licensed management firm which is authorized by law and qualified by experience to collect rents and to manage and operate commercial buildings, and

WHEREAS, Owner wishes to retain the services of Managing Agent to manage and operate the Property and do all and any things necessary and proper in connection therewith, and Managing Agent desires to accept such retainer on the terms and conditions hereinafter set forth,

NOW, THEREFORE, in consideration of the mutual obligations hereinafter set forth, the parties agree as follows:

ARTICLE I

RETAINER OF MANAGING AGENT: TERM

1. Retainer of Managing Agent.

Owner hereby retains Managing Agent to act as the sole and exclusive managing agent for the Property and Managing Agent hereby accepts such retainer upon the terms and conditions hereinafter set forth. Notwithstanding the foregoing, Owner acknowledges and agrees that Managing Agent may provide any of the services described hereunder through Managing Agent's affiliate, Divaris Property Management Corp., a Virginia Corporation. ("Divaris"), and/or through one of Divaris' affiliates.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

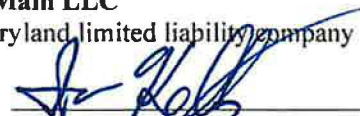
MANAGING AGENT:

Mid-Atlantic Property Services, LLC
a Maryland limited liability company
T/A KLN Asset Services

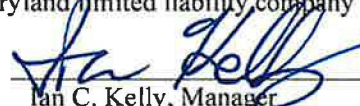
By: 
Gerald S. Divaris, Managing Member

OWNERS:

121 Main LLC
a Maryland limited liability company

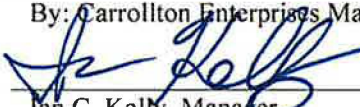
By: 
Ian C. Kelly, Manager

Flagship Building LLC
a Maryland limited liability company

By: 
Ian C. Kelly, Manager

Carrollton Enterprises Management Company LLC
a Maryland limited liability company

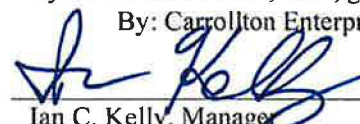
By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Carrollton Properties LLLP
a Maryland limited liability limited partnership

By: AWTTRUST GP, LLC, general partner

By: Carrollton Enterprises Management Services, LLC, its Manager

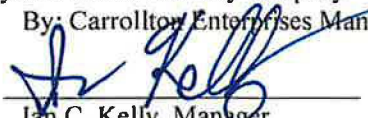
By: 
Ian C. Kelly, Manager

[SIGNATURE PAGE TO CONTINUE ON FOLLOWING PAGE]

Carrollton Center LLC

a Maryland limited liability company

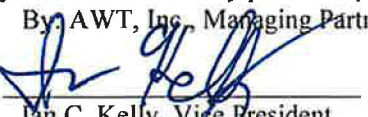
By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Clinton Employment Center Associates LLP

a Maryland limited liability partnership

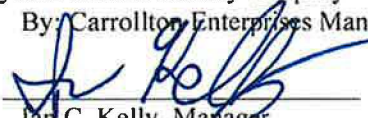
By: AWT, Inc., Managing Partner

By: 
Ian C. Kelly, Vice President

Carrollton-White Marsh LLC

a Maryland limited liability company

By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Carrollton Thurmont LLC

a Maryland limited liability company

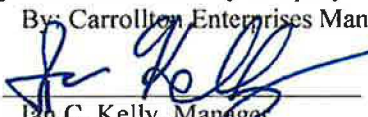
By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Hollywood Center LLC

a Maryland limited liability company

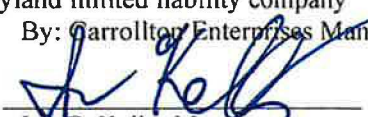
By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Laurel Town Center Associates LLC

a Maryland limited liability company

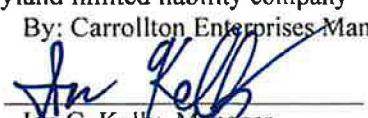
By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager

Kettering Plaza LLC

a Maryland limited liability company

By: Carrollton Enterprises Management Services, LLC, its Manager

By: 
Ian C. Kelly, Manager