

MARYLAND COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is entered into as of **June 25, 2026**, by and between **2302 Whittier Ave LLC** ("Landlord") and **ICARRe Foundation LLC** ("Tenant"), for the commercial premises located at **3003 Arunah Ave, Baltimore, Maryland 21216** (the "Premises").

1. PREMISES

Landlord hereby leases the Premises to Tenant in AS IS condition.

2. TERM

The term of this Lease shall be twelve (12) months commencing on **July 1, 2026** and ending on **June 30, 2027**, unless earlier terminated in accordance with this Lease.

3. RENT

Tenant shall pay monthly rent of **\$1,800.00**, due on or before the first (1st) day of each month. Any rent not received by the fifth (5th) day of the month shall be subject to a late fee of five percent (5%).

4. MOVE IN PAYMENTS

Tenant shall pay a total of **\$3,600.00** before move-in, which represents the first month's rent (\$1,800.00) and a one (1) month security deposit (\$1,800.00) prior to occupancy.

5. PERMITTED USE

The Premises may be used for lawful commercial purposes, including structured shared living and/or independent housing operations, and may include the occupancy of residents. Tenant shall operate in compliance with all applicable federal, state, and local laws, zoning ordinances, and licensing requirements.

6. UTILITIES

Tenant shall be responsible for all metered utilities, including electric, gas, water, and internet. Landlord shall remain responsible for trash service and exterior maintenance.