

LEASE AGREEMENT

THIS LEASE AGREEMENT, made this 21st day of October, 2025 by and between **Justin Verner**, hereinafter called "Landlord," and **Joseph Shapiro, Spencer Blair, Malachi Emmanuel**, hereinafter called "Tenant".

WITNESSETH:

In consideration of the rents and covenants hereinafter set forth, Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, premises at 3407 Elliott Street in Baltimore City, Maryland, (hereinafter referred to as the "Building"). This Lease shall be for the term, upon the rents, and subject to the terms and conditions hereinafter set forth as follows:

1. LEASED PREMISES.

The portion of the space being leased hereunder is hereinafter referred to as the "Leased Premises" and contains aa house known as 3407 Elliott Street, Baltimore City, Maryland 21224.

2. TERM.

The term of this Lease shall commence November 1, 2025- October 31, 2026 .

3. RENT.

Tenant covenants and agrees to pay to Landlord, as base rental for the Leased Premises, a rental, at a rate of \$3,450.00 per month.

Rent payable under this Section 3 may be increased annually commencing with the second year and each successive year thereafter during the term of this Lease at a rate of no more than five percent (5%) annually.

All rentals payable by Tenant to Landlord under this Agreement shall be paid to Landlord at the office of Landlord herein designated by it for notices. Tenant will promptly pay all rentals herein prescribed when and as the same shall become due and payable, without notice, demand, abatement, deduction, or set-off. Tenant shall pay a "late charge" not in excess of five percent (5%) of any installment of rental (or any other charge or payment as may be considered additional rental under this Lease) when paid more than five (5) days after the due date thereof, to cover the extra expense involved in handling delinquent payments. In addition to the five percent (5%), Tenant agrees to pay , court costs or other costs incurred by Landlord as a result of the Tenant's delinquent payment of rent. If Landlord shall pay any monies, or incur any expenses in correction of violation of covenants herein set forth, the amount so paid or incurred shall, at Landlord's option, and on written notice to Tenant, be considered additional rental payable by Tenant with the first installment of rental thereafter becoming due and payable, and may be collected or enforced as by law provided in the respective rentals.

All additional costs and monies required to be paid by Tenant to Landlord under the terms of this Lease, are interpreted and understood to constitute additional rent for purposes of this Lease Agreement under the provisions of the Real Property Article of the Annotated Code of Maryland.

4. USE.

The Leased Premises are leased to Tenant for residential living. Tenant shall not use or permit the Leased Premises or any part thereof to be used for any purpose or purposes other than the purpose set forth herein. No use shall be made or permitted to be made of the Leased Premises or acts done which will increase the existing rate of insurance on the Building or the Building Area or cause the cancellation of any insurance policy covering the Building or the Building Area or any part thereof, nor shall Tenant sell or permit to be kept, used or sold in or about the Leased Premises any article which may be prohibited by the standard form of fire insurance policies. Tenant shall not commit or suffer to be committed any waste upon the Leased Premises or any public or private nuisance or any other act or thing which may disturb the quiet enjoyment of any other tenant in the Building. Tenant shall not use the Leased Premises or permit the same to be used in whole or in part for any purpose or use that is deemed to

be in violation of any of the laws, ordinances, regulations or rules of any public authority or organization at any time. Tenant shall have access to space 24 hours, 7 days a week, 365 days a year.

5. SECURITY DEPOSIT TO EQUAL \$3,450.00. The deposit was posted in the original 2023 lease agreement.

N/A

6. REAL ESTATE TAXES.

Landlord shall be responsible for and shall pay to each and all appropriate taxing authorities or third parties, all taxes with respect to the Building. "Taxes" shall mean with respect to the Building (including all land, buildings and improvements shown on Exhibits A and B, attached hereto) all present and future real estate taxes, assessments, ad valorem charges front foot benefit charges and all other governmental impositions and/or levies, whether or not now customary or within the contemplation of the parties hereto and regardless of whether the same shall be extraordinary or ordinary, general or special, foreseen or unforeseen, or similar or dissimilar to any of the foregoing.

7. UTILITIES.

Tenant pays gas and electric via BGE and water via Baltimore City.

8. INSURANCE.

Landlord shall maintain at all times during the term of this Agreement appropriate policies of insurance for the Building, which shall cover the improvements to the Leased Premises, but which shall not include Tenant's personal property or any other type of property of the Tenant located upon the Leased Premises or within the Building. The insurance maintained by Landlord will include fire and extended insurance coverage, rental insurance, umbrella liability insurance, and any other insurance that may, from time to time, be required by Landlord's mortgagee or lender.

9. PUBLIC LIABILITY INSURANCE.

Not applicable per this agreement.

10. RULES AND REGULATIONS.

N/A.

11. HAZARDOUS AND INFECTIOUS WASTE.

Tenant hereby agrees that (1) no activity will be conducted on the Leased Premises that will produce any Hazardous Substance; (2) the Leased Premises will not be used in any manner for the storage, generation or production of any Hazardous Substances; (3) no portion of the Leased Premises will be used as a landfill or a dump; (4) Tenant will not install any underground tanks of any type; (5) Tenant will not allow any surface or surface conditions to exist or come into existence that constitute, or with the passage of time may constitute, a public or private nuisance; (6) Tenant will not permit any Hazardous Substance to be brought into the Leased Premises; (7) Tenant shall provide at its expense for proper disposal of all infectious wastes from all parts of the Leased Premises, and (8) Tenant shall cause all infectious wastes to be segregated from all other trash and refuse, and shall comply with all requirements reasonably imposed by the Landlord or by law regarding the storage and disposal of such infectious wastes. If any Hazardous Substance is so brought or found in or on the Leased Premises, it shall be immediately removed by Tenant, with proper disposal, and all required cleanup procedures shall be diligently undertaken pursuant to all Environmental Laws, by Tenant, at Tenant's sole expense. The Tenant shall indemnify, defend, and hold Landlord harmless from and against and shall reimburse Landlord with respect to, any and all expenses, losses, claims, demands, suits, actions, damages and liability (including, but not limited to, costs and expenses of defending against all of the aforesaid) arising (or alleged to arise) from (1) Tenant's failure to store or dispose of infectious wastes in a safe and careful manner or to comply with all federal, state and local laws regarding such matters, (2) Tenant's breach of any of its obligations under this section or (3) if the Leased Premises are found to contain any Hazardous Substances, The foregoing indemnification shall survive the expiration of earlier termination of this Lease. The term "Hazardous Substances," as used in this Lease, shall mean pollutants, contaminants, toxic or hazardous wastes, or any other substances, the removal of which is required or the use or storage of which is restricted, prohibited, regulated or penalized by any "Environmental Law," which term shall

mean any federal, state and local laws, ordinance or regulation relating to pollution or protection of the environment.

12. ALTERATIONS BY TENANT.

Subject to the prior written consent of Landlord, Tenant at Tenant's expense, may make alterations, additions or improvements which are nonstructural and which do not affect utility services or plumbing and electric lines, in or to the interior of the Leased Premises. All alterations, improvements or additions shall remain upon the Leased Premises at the expiration of this Lease and become the property of Landlord unless Landlord shall, prior to such expiration or termination, have given Tenant not less than fifteen (15) days prior written notice to remove the same, in which event Tenant shall at its expense forthwith remove such alterations, improvements and additions. Tenant may remove any of its trade fixtures installed at its expense. Upon removal of any trade fixtures from the premises or upon removal of any removal of any alterations, additions or improvements as may be required by Landlord, Tenant shall immediately and at its expense, repair and restore the Leased Premises to the condition existing prior to installation and repair any damage to the Leased Premises or the Building due to such removal. Tenant shall be responsible to pay all costs associated with any alteration, construction or reconstruction of the Leased Premises required by any governmental authority in order to comply with the provisions of the Americans with Disability Act of 1990. All property permitted or required to be removed by Tenant at the end of the term remaining in the Leased Premises after Tenant's removal shall be deemed abandoned and may, at the election of Landlord, either be retained as Landlord's property or may be removed from the premises by Landlord at Tenant's expense. Tenant agrees to carry and shall cause Tenant's contractors and sub-contractors to carry such workman's compensation, general liability, personal and property damage insurance as Landlord may require. If any mechanic's lien is filed against the Leased Premises, or the Building of which the same forms a part for work claimed to have been done for, or materials furnished to Tenant whether or not pursuant to this Section, the same shall be discharged by Tenant within ten (10) days thereafter. Failure to discharge any such lien shall constitute a default hereunder.

13. SIGNS.

N/A

14. INDEMNITY BY TENANT.

Tenant will indemnify Landlord and save it harmless from and against any expenses, loss or liability paid, suffered or incurred as the result of any breach by Tenant, Tenant's agents, servants, employees, customers, contractors, visitors or licensees, of any covenant or condition of this Lease, and any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property or costs associated with any modifications to the Leased Premises required by any governmental authority, arising from or out of the occupancy or use by Tenant of the Leased Premises or any part thereof or any other part of the Building Area, or occasioned wholly or in part by any act of omission of Tenant, Tenant's agents, servants, employees, customers, contractors, visitors or licensees, provided, however, that this indemnification shall not apply to any such injury, loss damage or liability arising from any omission, fault, negligence, or misconduct on the part of Landlord, its agents, servants, employees, contractors or licensees.

15. LANDLORD EXCULPATION.

It is understood and agreed that Landlord shall not have any liability to Tenant or any person claiming under, by or through Tenant upon any action, claim, suit or demand brought pursuant to the terms and conditions of this Lease arising out of the occupancy by Tenant of the Leased Premises. The Landlord shall not be responsible or liable to the Tenant for any injury or damage resulting from acts or omissions of persons occupying property adjoining the Leased Premises or any part of the Building of which the Leased Premises is a part, or for any injury or damage resulting to the Tenant or its property from bursting, stoppage, or leaking of water, gas sewer or steam pipes, or any other circumstance, except where such loss or damage arises from any omission, fault, negligence, or misconduct on the part of Landlord, its agents, servants, employees, contractors or licensees.

16. FIRE OR OTHER CASUALTY.

If the Leased Premises, or any other portion of the Building, shall, through no fault of Tenant or Tenant's agents, servants, employees, customers, contractors, visitors or licensees, be damaged by fire, the elements, unavoidable accident or other casualty, but the Leased Premises are not thereby rendered untenable in whole or in part, Landlord shall promptly at its own expense cause such damage to be repaired, and the rent shall not be abated. If by reason of such occurrence, the Leased Premises shall be rendered untenable only in part, Landlord shall

promptly at its own expense cause the damage to be repaired, and the rent meanwhile shall be abated proportionately as to the portion of the Leased Premises rendered untenable. If by reason of such occurrence (a) the Leased Premises shall be rendered wholly untenable or (b) the damage is not covered by Landlord's insurance or (c) at 25% of the leasable area of the building is damaged, Landlord may elect within 120 days after said occurrence not to reconstruct the destroyed premises in which event this Lease and the tenancy hereby created shall cease as of the date of said occurrence, the rental to be adjusted as of such date. All of the above notwithstanding, if Landlord, in its absolute discretion, shall desire, within a reasonable time after the occurrence of any such accident or casualty (even though the Leased Premises may not have been affected by the same) to demolish, rebuild or reconstruct the Building, then, upon written notice from Landlord to Tenant, this Lease shall terminate on a date to be specified in such notice, and all rent payable hereunder shall be adjusted as of the time of the occurrence of any such accident or casualty.

Landlord and Tenant respectively waive and release each other from any and all rights of recovery, claims, losses and/or damages arising or resulting from any act or omission of either with respect to the Leased Premises to the extent that such loss or damage should have been covered under their respective insurance policies in accordance with this Lease Agreement. Furthermore, Landlord and Tenant agree to waive any right of subrogation on behalf of any party in whom such right may otherwise exist or accrue as a result of any of the aforesaid incidents. Landlord shall not be liable in any event or interruption to Tenant's business or damage to Tenant's property.

17. INSPECTION AND ENTRY BY LANDLORD.

The Tenant at any time during the term shall permit inspection of the Leased Premises during reasonable hours by the Landlord or the Landlord's agents or representatives, and by or on behalf of prospective purchasers, and during the three months next preceding the expiration of this Lease shall permit inspection thereof by or on behalf of prospective tenants. The tenant shall permit the Landlord to erect, use and maintain pipes and conduits in and through the Leased Premises. The Landlord shall have the right to change the arrangement and/or location of entrances or passageways, doors, and doorways, corridors, stairs, toilets or any of the other public parts of the building containing the Leased Premises, and after reasonable notice, to change the name, number or designation by which said building is commonly known. If at any time an entry shall be deemed necessary for protection of the property, or for making any repair or decorations, whether for the benefit of the Tenant or not, the Landlord or Landlord's agents may enter into the Leased premises, and accomplish such purposes and make such repairs or decorations. The Tenant shall permit during the six months next preceding the expiration of this Lease, signs or notices indicating that the Leased Premises are 'to let' or 'for sale' to be posted and remain upon the Leased Premises. Landlord will contact Tenant 24 hours prior to inspection/walk-thru, or for any other purpose.

If the Landlord is required by any law, ordinance, regulation or order to make any structural alteration, change or addition in the building of which the Leased Premises are part, and to carry out which it is reasonably necessary to take some portion of the Leased Premises, the Landlord shall have the right to do so and the rent herein reserved shall thereafter be proportionately reduced and the Tenant shall not be entitled to any damages which may be occasioned thereby. If such structural alteration, change or addition shall so affect the Leased Premises as to make them substantially unusable for the purpose herein set forth, either the Landlord or the Tenant, may terminate this Lease on 30 days written notice and effective upon the date set forth in such notice this Lease shall then cease and expire as if such date were the date where the date herein fixed for the expiration of the term hereof.

18. ASSIGNMENT AND SUBLETTING.

Tenant shall not assign or transfer all or any portion of its interest in this Lease or in the Leased Premises, nor sublet all or any portion of the Leased Premises, without the prior written consent of Landlord not to be unreasonably withheld or delayed. Any assignment, sublease or other such transfer without Landlord's prior written consent shall be voidable, and, at Landlord's election, shall constitute a Default of Tenant hereunder. Consent by Landlord to one or more assignments or sublettings shall not operate as a waiver of Landlord's rights with respect to any subsequent assignment or subletting. If Tenant is a partnership, a withdrawal or change (voluntary, involuntary, or by operation of law) of any partner owning twenty percent (20%) or more of the partnership, or the dissolution or liquidation of the partnership, shall be deemed an assignment of this Lease. If Tenant is a corporation, any dissolution, merger, consolidation, or other reorganization of Tenant, or the sale or other transfer of the controlling percentage of the capital stock of Tenant, or the sale of fifty-one percent (51%) of the value of the assets of Tenant, shall be deemed an assignment of this Lease. If Tenant consists of more than one person, a purported assignment (voluntary, involuntary, or by operation of law) from any such persons to any other person or entity shall be deemed an assignment of this Lease. Notwithstanding any assignment or subletting, Tenant and any guarantor of Tenant's obligations under this Lease shall at all times remain fully liable for the payment of all Rent and other obligations under this Lease. Landlord shall have the right at any time to assign this Lease, in whole or in part, to any third party.

19. NOTICE OF DEFAULT TO LANDLORD AND MORTGAGEE AND RIGHT TO CURE.

If Landlord shall fail to perform any covenant, term or condition of this Agreement required to be performed by Landlord, Tenant shall give, by registered mail, a notice of default to the Landlord, which shall specifically set forth the nature of the nonperformance by the Landlord and shall give the Landlord thirty (30) days within which to cure such default or nonperformance. Said notice of default shall be a condition precedent to the institution by Tenant of any judicial proceedings for nonperformance or default against the Landlord. Tenant agrees to give any mortgagee and/or Trust Deed Holders, by registered mail, a copy of any notice of default served upon the Landlord, provided that prior to such notice, Tenant has been notified, in writing, of the address of such mortgagees and and/or Trust Deed Holders. Tenant further agrees that if Landlord shall fail to cure such default within thirty (30) days within which to cure such default or, if such default cannot be cured within that time, then such additional time as may be necessary if within such thirty (30) days, any mortgagee and/or Trust Deed Holders has commenced and is diligently pursuing the remedies necessary to cure such default (including but not limited to commencement of foreclosure proceedings, if necessary to effect such cure), in which event this Lease shall not be terminated while such remedies are being so diligently pursued.

20. LIMITATION OF TENANT REMEDIES.

If Landlord shall fail to perform any covenant, term or condition of this Agreement upon Landlord's part to be performed, and, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only (i) out of the proceeds of sale received upon the execution of such judgment and levy thereon against the rights, title and interest of Landlord in the property of which the demised premises are a part; (ii) out of the rents or other income of the property of which the demised premises are a part receivable by Landlord; and/or (iii) out of the consideration received or receivable by Landlord from the sale or other disposition of all or any part of Landlord's right, title and interest in the property interest in the demised premises which are the subject matter of this Lease, Landlord's right, obligations and covenants contained in this Agreement, as to this Landlord, shall thereupon cease and be no longer binding or effective.

21. PERFORMANCE BY TENANT.

Tenant covenants and agrees that it will perform all covenants and agreements herein expressed on its part to be performed, and that it will promptly upon receipt of written notice specifying action desired by Landlord in connection with any such covenant or agreement, commence to comply with such notice; and further, that if tenant shall not commence and proceed diligently to comply with such notice to the satisfaction of Landlord within ten (10) days after delivery thereof, then Landlord may, at its option, enter upon the Leased Premises and do the things specified in said notice, and Landlord shall not be liable to Tenant for any loss or damage resulting in any way from such action by Landlord, and Tenant agrees to pay as additional rent, promptly upon demand, any expense incurred by Landlord in taking such action.

22. CONDEMNATION.

If the whole or any part of the Leased Premises shall be acquired or condemned by way of condemnation, or under threat thereof, for any public or quasi-public use or purpose, then in that event this Lease and the tenancy created hereunder shall cease and terminate from the date of title vesting in such proceeding and Tenant shall have no claim against Landlord or against any award obtained for the value of any unexpired portion of the lease term or otherwise, provided, that the rent payable hereunder shall be adjusted as of the date of any such termination.

23. DEFAULT.

As used in this Lease, each of the following events shall constitute and is hereinafter referred to as an "Event of Default" or "Default," provided that Landlord furnishes Tenant with a notice of default and Tenant does not, thereafter, cure such default within five (5) business days after receipt of the notice from Landlord to Tenant of any right to cure; (a) if the Tenant (i) fails to pay any Rent or any other sum which it is obligated to pay under this Lease, (ii) fails to perform any of its obligations under this Lease, or (iii) breaches any of its covenants, representations, warranties or agreements under this Lease; or (b) if the Tenant fails to occupy and assume possession of the Leased Premises on or before the 30th day after the Leased Premises are ready for occupancy; or (c) a default occurs under any sublease of all or a portion of the Leased Premises; or (d) if Tenant shall vacate the Leased Premises and permit the same to remain unoccupied and unattended, or shall remove or attempt to remove or attempt to remove or manifest an intent to remove, not in the ordinary course of business, Tenant's goods and property from or out of the Leased Premises; or (e) if the business operated by Tenant shall be closed for any other reason.

Upon the occurrence of an Event of Default, Landlord shall have the option, in addition to and not in limitation of any other remedy permitted by law or by this Lease, to exercise any or all of the following remedies; (a) terminate this Lease, in which event Tenant shall immediately surrender the Leased Premises to Landlord, but if Tenant shall fail to so do, Landlord may, without further notice and without prejudice to any other remedy Landlord may have for possession or arrearages in rent, or damages for breach of contract enter upon the Leased Premises and remove Tenant, any other person occupying the Leased Premises and their effects without being liable to prosecution or any claim for damages; (b) enter the Leased Premises as the agent of Tenant and receive the rent therefor, and Tenant shall pay Landlord any deficiency that may arise by reason of such reletting on demand; (c) receive the rents from any subtenants of Tenant in the Leased Premises; (d) perform any act Tenant is obligated to perform under the terms of this Lease (and enter upon the Leased Premises in connection therewith if necessary) in Tenant's name and on Tenant's behalf, without being liable for prosecution or any claim for damages therefor, and Tenant agrees to reimburse Landlord on demand for any expenses which Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease (including, but not limited to, collection costs and legal expenses), plus interest thereon at the maximum rate permitted by law, and Tenant further agrees that Landlord shall not be liable for any damages resulting to Tenant from such action; (e) alter all locks and other security devices at the Leased Premises; (f) exercise the provisions of applicable laws respecting the speedy recovery of tenements held over by tenants of proceedings in forcible entry and detainer; (g) restrain any default or violation, or attempted or threatened default or violation of any of the terms, covenants, conditions or other provisions of this Lease; by injunction; order of specific performance or other appropriate equitable relief.

Following the occurrence of any Event of Default, Tenant shall also be liable for and shall pay to Landlord as Additional Rent all cost and expenses incurred by Landlord in enforcing or defending Landlord's rights and/or remedies at law, equity or hereunder, including reasonable attorneys' fees, litigation expenses, court costs and other necessary disbursements.

24. REMEDIES CUMULATIVE.

No mention in this Lease of any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy, or from maintaining any action to which it may otherwise be entitled either at law or equity; and the failure of Landlord to insist in any one or more instances upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be construed as a waiver of relinquishment for the future of such covenant, right or option, but the same shall remain in full force and effect unless the contrary is expressed in writing by Landlord.

25. SUCCESSORS AND ASSIGNS.

This Lease and the covenants and conditions herein contained shall inure to the benefit of and be binding upon Landlord, its successors and assigns, and shall be binding upon Tenant, its successors and assigns, and shall inure to the benefit of Tenant and only such assigns of Tenant to whom the assignment by Tenant has been consented to by Landlord.

26. NOTICES.

All notices, demands and requests required under this Lease shall be in writing and, in the case of notices, demands and requests to Tenant, shall also be given orally. All such notices, demands and requests shall be deemed to have been properly given if sent by United States registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

(a) If to Landlord:
Justin D. Verner
967 Fell St
Baltimore, MD 2131

(b) If to Tenant:
Joseph Shapiro, Spencer Blair, Malachi Emmanuel
3407 Elliott St
Baltimore, MD 21231

Either party may designate a change of address for written notices to the other party, and thereafter all notices to such parties shall be sent by registered or certified mail to such substitute address.

27. APPLICABLE LAW.

This lease shall be construed under the laws of the Baltimore City and the State of Maryland.

28. TERMINATION.

This Lease and the tenancy hereby created shall cease and determine at the end of the Lease Term, provided the Tenant sends a termination notice at least 30 days prior to the end of the Lease Term.

29. HOLDING OVER.

Any holding over after the expiration of the Lease Term by Tenant shall be deemed to be a Tenancy from month to month and except for the term thereof, and the rent payable during such term, shall be on the same terms and conditions specified herein, so far as are applicable.

30. NO WAIVER.

The failure of Landlord to insist, in any one or more instances, upon a strict performance of any of the covenants of this Lease, or to exercise any option herein contained, shall not be construed as a waiver, or a relinquishment for the future, of such covenant or option, but the same shall continue and remain in full force and effect. The receipt by Landlord of rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach, and no waiver by Landlord of any provision hereof shall be deemed to have been made unless expressed in writing and signed by Landlord.

31. ENTIRE AGREEMENT.

This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof, all negotiations, considerations and representations between the parties having been incorporated herein. No course of prior dealings between the parties or their affiliates shall be relevant or admissible to supplement, explain or vary any of the terms of the Lease. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement between the parties or their affiliates shall not be relevant or admissible to determine the meaning of any of the terms of this Lease. No representations, understandings or agreements have been made or relied upon in the making of this Lease other than those specifically set forth herein. This Lease can only be modified by a writing signed by all of parties hereto or their duly authorized agents.

32. APPROVAL OF MORTGAGEE.

N/A.

33. ZONING AND LICENSING APPROVALS.

Anything herein elsewhere contained to the contrary, this Lease and all the terms, covenants, and conditions hereof are in all respects subject and subordinate to all zoning restrictions affecting the Leased Premises, and the Building in which they are located, and the Tenant agrees to be bound by such restrictions. The Landlord further does not warrant that any license or licenses, permit or permits, which may be required for the business to be conducted by the Tenant on the Leased Premises will be granted, or, if granted, will be continued in effect or renewed, and any failure to obtain such license or licenses, permit or permits, or any revocation thereof or failure to renew the same, shall not release the Tenant from its obligations under this Lease Agreement.

34. BROKERS.

N/A.

35. SEPARABILITY.

If any term or provision of this Lease or the application thereof to any person or circumstances other than those as to which it is held invalid, or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

B. Addendum – Landlord to install a secure door or gate that locks at the sally port alley opening.

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

WITNESS:

LANDLORD:

DocuSigned by:
Justin Verner
59A0F163E8744DF...

Justin D. Verner

jverner34@gmail.com
410.960.3962

WITNESS:

TENANT:

Joseph Shapiro, Spencer Blair, Malachi Emmanuel

3407 Elliott Street
Baltimore MD 21224

Signed by:
J S
43262FAC02F145B...

Signed by:
Spencer Blair
46E58C02E17B489...

Signed by:
Malachi T. Emmanuel
BCE491295EF04D3...

Standard Lease

CC: File

Rent is due by the 1st and late after the 5th

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