LEASE AGREEMENT

THIS LEASE effective August 1, 2026 is between **714 S. Broadway Acquisition, LLC**, the owner of the premises known as **714 S. Broadway, Baltimore, Maryland 21231** (hereinafter referred to as "we", "us", "Owner", or "Landlord") and **Crawford Frisbie** (hereinafter referred to as "you", "Tenant", or "Resident"). We have agreed to lease to you and you have agreed to lease from us the premises known as **Unit 200** and designated parking at 718 S. Bethel Broadway described in paragraph 28 (hereinafter referred to as the "Premises"), for a period beginning the 1st day of August, 2026, or the date we offer you possession of the Premises, and ending on the 31st day of July, 2027. You have agreed to pay a base rent of Nineteen Thousand Two Hundred Dollars ($19,200.00)("Base Rent"), payable in equal monthly installments of Sixteen Hundred Dollars ($1,600.00)("Rent"), in advance, without notice, deduction, setoff or demand, on the first day of each month.

This Lease includes the following additional terms, covenants, rules and regulations which we and you agree to keep and perform.

1. SECURITY DEPOSIT: We acknowledge receipt from you of the sum of Fifteen Hundred Dollars ($1,500.00), to be held as security for the faithful performance by you of the covenants, conditions, rules and regulations contained in this Lease. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, any surcharges assessed upon us for filing a failure to pay rent case against you in which a judgment for possession is granted in our favor, damage due to breach of this Lease or for damage by you or your family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by us. It is understood and agreed, however, that irrespective of the Security Deposit, rent must be paid when due, in accordance with the terms of this Lease. You have the right to be present when we, or our agent, inspect the Premises in order to determine if any damage was done to the Premises, if you notify us by certified mail of your intention to move, the date of moving, and your new address. Your notice must be mailed to us at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, we will notify you by certified mail of the time and date when the Premises will be inspected. The date of inspection will occur within five (5) days before or five (5) days after the date of moving as designated in your notice. In the event of the sale or transfer of the Premises by us, we have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and we will then be released by you for all liability for the return of your Security Deposit and you agree to look to our transferee solely for the return of your Security Deposit. It is agreed that this applies to every transfer or assignment made of your Security Deposit to any transferee. The Security Deposit may not be mortgaged, assigned or encumbered by you without our prior written consent and any attempt to do so will be void.

You have a right to receive, by first-class mail, delivered to your last known address, a written list of the charges against the Security Deposit claimed by us and the actual costs, within forty-five (45) days after the termination of your tenancy. We are further obligated to return any unused portion of the Security Deposit by first class mail, addressed to your last known address within forty-five (45) days after the termination of your tenancy. Failure to comply with Maryland's Security Deposit Law may result in our being liable to you for a

CJF

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