

Commercial Lease

This Commercial Lease ("Lease") is dated as of July 1, 2026, by and between Community Caregivers Services, LLC ("Landlord") and Community Caregivers Assisted Living, L.L.C. ("Tenant"). The parties agree as follows:

Premises. The Landlord, in consideration of the lease payments provided in this Lease, leases to the Tenant The entire real property commonly known as 2702 Oakley Avenue, Baltimore, Maryland 21215, together with all buildings, improvements, parking areas, common areas, yards, fixtures, and appurtenances located thereon. The Premises shall be used by Tenant for the operation of a Maryland licensed Assisted Living Facility, including resident housing, administrative offices, staff offices, records storage, staff training, and all lawful activities related to Tenant's healthcare operations. ("Premises") located at 2702 Oakley Avenue, Baltimore, Maryland 21215.

Term. The Lease term will begin on July 1, 2026 and will terminate on June 30, 2031.

Lease Payments. The Tenant shall pay to the Landlord monthly installments of \$2,500.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 1608 Roundhill Rd, Baltimore, Maryland 21218. The payment address may be changed from time to time by the Landlord.

Possession. The Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to the Landlord on the last day of the term of this Lease unless otherwise agreed by both parties in writing. At the expiration of the term, the Tenant shall remove their goods and effects and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to the Tenant, ordinary wear and tear excepted.

Use of Premises/Absences. The Tenant may use the Premises only for The operation of a Maryland licensed Assisted Living Facility, including resident housing, administrative offices, staff offices, resident care, records storage, staff training, medication management, and all other lawful activities related to Tenant's healthcare operations and licensing requirements.. The Premises may be used for any other purpose only with the prior written consent of the Landlord, which shall not be unreasonably withheld. The Tenant shall notify the Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

Exclusivity. The Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described) or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenant's primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

Property Insurance. The Landlord and the Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. The Landlord shall be named as an additional insured in such policies. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. The Tenant shall also maintain any other insurance which the Landlord may reasonably require for the protection of the Landlord's interest in the Premises. The Tenant is responsible for maintaining casualty insurance on their own property.

Liability Insurance. The Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00.

Renewal Terms. This Lease shall automatically renew for an additional period of 1 year per renewal term unless either party gives written notice of termination no later than 30 days prior to the end of the term or renewal term. The Lease terms during any such renewal term shall be the same as those contained in this Lease.

Maintenance.

The Landlord's obligations for maintenance shall include:

The Tenant's obligations for maintenance shall include:

- Roof, outside walls, and other structural parts of the building
- Parking lot, driveways, and sidewalks, including snow and ice removal
- Sewer, water pipes, and other matters related to plumbing
- Electrical wiring
- Air conditioning system
- All other items of maintenance not specifically delegated to the Landlord under this Lease.

Utilities and Services. The Tenant shall be responsible for all utilities and services incurred in connection with the Premises.

The Tenant acknowledges that the Landlord has fully explained to the Tenant the utility rates, charges, and services for which the Tenant will be required to pay to the Landlord (if any) other than those to be paid directly to the third-party provider.

Taxes. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

(a) **Real Estate Taxes.** The Landlord shall pay all real estate taxes and assessments for the Premises.

(b) **Personal Taxes.** The Tenant shall pay all personal taxes and any other charges that may be levied against the Premises and which are attributable to the Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with the Lease payments.

Defaults. The Tenant shall be in default of this Lease if the Tenant fails to fulfill any lease obligation or term by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation within 5 days (or any other obligation within 5 days) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing the Landlord's rights to damages. In the alternative, the Landlord may elect to cure any default, and the cost of such action shall be added to the Tenant's financial obligations under this Lease. The Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by the Landlord by reason of the Tenant's defaults. All sums of money or charges required to be paid by the Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Cumulative Rights. The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

Notices. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage pre-paid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

The Landlord:

Community Caregivers Services, LLC
1608 Roundhill Road
Baltimore Maryland 21218

The Tenant:

Community Caregivers Assisted Living, L.L.C.
2702 Oakley Avenue
Baltimore, Maryland 21215

Governing Law. This Lease shall be construed in accordance with the laws of Maryland.

Entire Agreement. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease.

Amendment. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Waiver. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

Binding on Heirs and Successors. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

The Landlord:

Community Caregivers Services, LLC



Ishmail Arvin Jr, Authorized Member

6/30/2026

Date

The Tenant:

Community Caregivers Assisted Living, L.L.C.

Marshay Mckenstry, Authorized Member

6/30/2026

Date