

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and entered into as of April 30, 2026, by and between:

Landlord: Yang Jones

Phone: 410-714-9844

and

Tenant: Highlandtown Pharmacy Inc

Phone: 667-212-3621

Email: highlandtownrx@gmail.com

1. PREMISES

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises located at:

3827 Eastern Avenue, First Floor, Baltimore, Maryland 21224 (the "Premises").

The Premises shall be used strictly for lawful commercial purposes. Tenant shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

2. TERM

The term of this Lease shall be for two (2) years, commencing on July 1, 2026 (the "Commencement Date") and expiring on July 1, 2028 (the "Expiration Date").

3. OPTION TO RENEW

Tenant shall have one (1) option to renew this Lease for an additional two (2) year term, provided that:

- Tenant provides written notice at least ninety (90) days prior to expiration
- Tenant is not in default at the time of notice

Renewal rent shall be determined at fair market value, unless otherwise agreed in writing.

4. RENT PAYMENT & COLLECTIONS

Tenant agrees to pay Landlord:

- Year 1 Rent: \$2,000 per month
- Year 2 Rent: \$2,100 per month

Rent is due on the 1st day of each month, without offset or deduction.

Tenant Agrees Rent is to be paid via Cash, Money Order, or Direct Deposit.

DIRECT DEPOSIT INFORMATION:

BANK: Chase Bank

Name on the Account: Yang Jones

Accounting Number: 699311715

Routing Number: 044000037

5. LATE FEES

If rent is not received within five (5) business days after the due date:

- Tenant shall pay a late fee equal to 5% of the overdue rent

Late fees are due immediately upon notice or accrual.

6. SECURITY DEPOSIT

Tenant shall deposit with Landlord \$4,000 (equal to two months' rent).

The security deposit may be applied toward:

- Unpaid rent
- Property damage
- Costs incurred due to Tenant default

Any remaining balance shall be returned subject to applicable Maryland law.

7. USE OF PREMISES

Tenant shall use the Premises solely for: Commercial Use Only

No hazardous, illegal, or nuisance activities shall be conducted on the Premises.

8. MAINTENANCE & REPAIRS

- Tenant is responsible for routine maintenance and interior repairs
- Landlord is responsible for structural elements, including roof, foundation, A/C Unit and load-bearing components
- Tenant shall repair any damage caused by negligence, misuse, or improper conduct

9. UTILITIES

Tenant shall pay all utilities, including:

- Electricity
- Gas
- Telecommunications and internet

10. ALTERATIONS

Tenant shall not make structural or material alterations without prior written consent from Landlord.

All approved improvements shall become property of Landlord unless otherwise agreed.

11. INSURANCE

Tenant shall maintain, at its sole cost:

- Commercial General Liability Insurance of at least:
 - \$1,000,000 per occurrence
 - \$2,000,000 aggregate

Coverage must include:

- Bodily injury
- Property damage
- Theft

Landlord shall be named as additional insured.

Proof of insurance must be provided prior to occupancy.

12. DEFAULT

Tenant shall be in default if:

- Rent is unpaid for five (5) business days after due date
- Tenant violates any material lease provision

13. EVICTION & NON-PAYMENT ENFORCEMENT

If rent remains unpaid for thirty (30) days after the due date:

- Landlord shall have the right to initiate eviction proceedings in accordance with Maryland law
- Landlord may pursue repossession of the Premises and recovery of all outstanding obligations

14. ACCELERATION OF RENT

Upon default, Landlord may declare the entire remaining rent for the Lease term immediately due and payable.

15. ASSIGNMENT & SUBLETTING

Tenant may not assign or sublease the Premises without prior written consent from Landlord, which shall not be unreasonably withheld.

16. PERSONAL GUARANTY

As a material inducement to Landlord entering into this Lease, the undersigned guarantor ("Guarantor") hereby:

- Personally guarantees full and timely payment of all rent and obligations under this Lease
- Agrees that liability is absolute, unconditional, and continuing

This guaranty shall remain in effect throughout the Lease term and any renewals.

17. GOVERNING LAW

This Lease shall be governed by the laws of the State of Maryland.

18. ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the parties.

19. SIGNATURES

LANDLORD:

Signature: _____

Name: Yang Jones

Date: _____

TENANT:

Signature: Anuradha

Name: Anuradha Chittimalla,

President Date:

5/8/2026 TENANT:

Signature: Uma Dasari

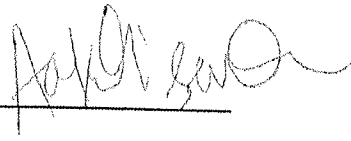
Name: Uma Dasari, Vice

President

Date: 5/11/2026

DEBENTUR:

Signature:



Name: Aakruti Sevak, Officer

Date:

5/12/26

20. PERSONAL GUARANTOR

GUARANTOR:

Signature:

Name:

Date:
