

LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT

LOCATION: Baltimore City, Maryland

This Lease Assignment and Assumption Agreement (the "Agreement") is entered into and shall be effective as of 20th September, 2026 ("Effective Date"), by and among the following parties:

LANDLORD: Umia Ma Properties LLC

DEPARTING TENANT: Hrishikesh Mandal (aka Gopal Mandal)

CONTINUING TENANT: Evan Vesper

INCOMING TENANT: Daniel Owusu Ansah (aka Daniel Freeman)

BACKGROUND RECITALS

WHEREAS, Landlord, Departing Tenant, and Continuing Tenant entered into a residential lease agreement dated July 15th, 2023_ (the "Original Lease") for the property located at 26 N Spring St, Baltimore, MD 21223 ²¹²³¹, (the "Premises");

WHEREAS, Departing Tenant desires to vacate the Premises permanently, terminate their tenancy, and transfer all remaining rights and obligations under the Lease to Incoming Tenant on September 30th, 2026; and

WHEREAS, Incoming Tenant desires to assume all rights, responsibilities, and liabilities of the Departing Tenant under the Lease from September 30th, 2026, and Continuing Tenant agrees to remain fully liable under the Lease jointly and severally with the Incoming Tenant.

AGREEMENT TERMS

1. ASSUMPTION OF LEASE: As of the Effective Date, Incoming Tenant explicitly assumes all obligations, covenants, and liabilities of the Original Lease. Incoming Tenant agrees to be bound by all terms, rules, community guidelines, and financial requirements outlined in the Original Lease as if they were an original signatory.

2. JOINT AND SEVERAL LIABILITY: Continuing Tenant and Incoming Tenant explicitly acknowledge that they are jointly and severally liable for the full rent amount and any property damages. Landlord may pursue either or both tenants for any lease violations or defaults.

3. SECURITY DEPOSIT: Departing tenant and Incoming tenant agree to the return and payment, respectively, of the security deposit provisions as detailed in paragraph 13 of the original lease.

4. BALTIMORE CITY LOCAL COMPLIANCE: Landlord affirms that the Premises maintains an active rental license with the Baltimore City Department of Housing & Community Development (DHCD). If the Premises was constructed prior to 1978, Landlord has provided, and Incoming Tenant acknowledges receipt of, the Maryland Department of the Environment (MDE) Lead Inspection Certificate, the MDE Lead Poisoning Prevention Notice, and the EPA Lead Safety Pamphlet.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement.

LANDLORD:

By: A. A. Vyas
Date: 9/20/2026

DEPARTING TENANT:

By: [Signature]
Date: 9/28/2026

CONTINUING TENANT:

By: Gm Verman
Date: 9/28/2026

INCOMING TENANT:

By: [Signature]
Date: 9/20/2026