This Assignment, made this 21 day of October, 2026, by and between

Charm City Investments, LLC, a Maryland Limited Liability Company, GRANTOR,

and

Bianca Paul, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Ninety-Five Thousand and 00/100 Dollars ($195,000.00), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, as sole owner, the LEASEHOLD interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same on the South side of 29th Street at the distance of 211 feet 6 inches from the Southeast side of Kirk Avenue (formerly Taylor Street) as measured Southeasterly and Easterly and running thence Easterly binding on the South side of 29th Street 14 feet 8 inches, thence Southerly and in the course passing through the center of the partition wall between the house on the lot now being described and the house on the lot adjoining on the East in all 100 feet 11 ½ inches more or less to the North side of said alley 15 feet wide there situate, thence Westerly binding on the North side of said alley 14 feet 8 inches and thence Northerly and in the course passing through the center of the partition wall between the house on the lot now being described and the house on the lot adjacent thereto on the West in all 100 feet 11 ½ inches to the place of beginning.

The improvements thereon being known as No. **1527 E. 29th Street**.

Tax ID# 09-17-4137-123

BEING the same property which, by Deed dated November 20, 2025, and recorded among the Land Records of the City of Baltimore, State of Maryland, in Liber No. 29370, folio 008, was granted and conveyed by Mayor and city Council of Baltimore unto Charm City Investments, LLC.

By the execution of this Assignment, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee, as sole owner, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of $90.00 payable on the 25th days of June and December in each and every year.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.