

JSJ PARK, LLC

THIS LEASE AGREEMENT, made 15th day of April 2008 by and between JSJ Park, LLC. ("Landlord") and [REDACTED] ("Tenant").

Witnesseth:

That the Landlord does hereby lease and demise unto Tenant the following described property **5814 York Road, Baltimore, MD. 21212** for use and occupancy by the Tenant for the term of 3 years with an option to renew for one additional term of 2 years (option to be exercised in writing not later than seventy-five days prior to end of original 3 year term). The term shall begin on July 01, 2008 with a monthly rental fee of \$1,200.00 for the first year of the term. For July 01, 2009 monthly rental fee will increase to \$1,250.00 and will be the monthly rental fee for 1 year thereafter. For July 01, 2010 monthly rental fee will increase to \$1,300.00 and will be the monthly rental fee for 1 year thereafter. For July 01, 2011 (if option to renew is exercised by tenant) monthly rental fee will increase to \$1,350.00 and will be monthly rental fee for 1 year thereafter. For July 01, 2012 monthly rental fee will increase to \$1,400.00 and will be the monthly rental fee for 1 year thereafter. All rents will be paid in advance on or before the ninth day of each month during the term of this lease. Utilities, excluding water, shall be the Tenant's responsibility.

The parties hereto mutually covenant and agree as follows: