

Preamble - Parties and Premise

\_\_\_\_\_ referred to in this lease as "Lessor," hereby leases to \_\_\_\_\_

\_\_\_\_\_ referred to in this lease as "Lessee," those certain premises, referred to as "the premises," and located in the Building at 5453 Park Heights Avenue, Baltimore, MD 21215, the State of Maryland

The parties agree to be legally bound as follows:

Term

G.1.

M The term of this lease shall be for the period of 5 year(s) commencing at 12:01 am on the 15<sup>th</sup> day of Oct, 2017, and ending at 12:01 am on the 30<sup>th</sup> day of Sept, 2022 unless terminated sooner as herein provided.

Rent

Lessee agrees to pay to Lessor a total deposit of \$ 2400, comprising of \$ 1200 for first Month's rent, and \$ 1200 security deposit. Rent for the use and occupancy of the premises the sum of \$ 1200 per month payable on the 15<sup>th</sup> day of each and every month commencing with Oct, 2017, at the office of Lessor or such other place or places as Lessor may from time to time designate by written notice given to Lessee. Also if the Lessee is more than 5 days late with rent a charge of 10% of monthly rent will be imposed.

Rent Increased

The basic rent as specified in this lease for the first 3 years will remain the same, at \$ 1200 per month, and will increase to \$ 1300 per month for the next 3 year term.

Extended Term

Should Lessee fully and faithfully perform all the terms and conditions of this lease for the full term specified. Lessee may extend this lease for a further term of 5 year, commencing on expiration of the full term specified in this lease, by giving Lessor written notice of Lessee's desire to so do at least 90 days prior to expiration of the original term of this lease.

Rent during Extended Term

Should this lease be extended as provided for above, the rent during such period of extension shall be equal to the rent specified in this lease for the initial period adjusted for any increase between the date of execution hereof and the first day of the renewal period in the cost of living index as calculated by the Federal Reserve Bank in Washington, D.C.

Hold Over

Should Lessee hold over and continue in possession of the premises after expiration of the term of this lease or any extension thereof, Lessee's continued occupancy of the premises shall be considered a month-to-month tenancy subject to all the terms and conditions of this lease.

Time of Essence

Time is expressly declared to be the essence of this lease.

EXECUTED on 5453 Park Heights AVE at  
Baltimore, MD 21215  
the State of Maryland.

LESSOR

LESSEE

10/6/17