

Preamble - Parties and Premise

referred to in this lease as "Lessor," hereby leases to [redacted] referred to in this lease as "Lessee," those certain premises, referred to as "the premises," and located in the Building at 5459 Park Heights Avenue, Baltimore, MD 21215, the State of Maryland

The parties agree to be legally bound as follows:

Term

The term of this lease shall be for the period of 10 year(s) commencing at 12:01am on the 1st day of Oct., 2013, and ending at 12:01am on the 30th day of Sept., 2023, unless terminated sooner as herein provided.

Rent

Lessee agrees to pay to Lessor a total deposit of \$ 1,100.00, comprising of \$ 1,100.00 for first Month's rent, and \$ security deposit. Rent for the use and occupancy of the premises the sum Of \$ 1,100.00 per month payable on the 1st day of each and every month commencing with Oct., 2013, 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 \$ 1,100.00 per month, and will increase to \$ 1,200.00 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 3 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.

Should Lessor for any reason be unable to deliver possession of the premises to Lessee on the date specified in this lease as the date on which the term of this lease is to commence, this lease shall not be void or voidable nor shall Lessor be liable to Lessee for any loss or damage resulting from such failure to deliver possession to Lessee so long as Lessor has exercised, and continues to exercise, reasonable diligence to deliver possession of the premises to Lessee. No rent shall, however, accrue or become due from Lessee to Lessor under this lease until the actual physical possession of the premises is delivered, or the right to actual unrestricted physical possession of the premises under this lease is tendered, by Lessor to Lessee. Furthermore, the term of this lease shall not be extended by Lessor's inability to deliver possession of the premises to Lessee on the date specified in this lease.

Use of Premises

The premises shall be used to operate Samuel Tax Services LLC, Co. by Lessee and for no other use or uses without the express written consent of Lessor.

Prohibited Uses

Lessee shall not commit or permit the commission of any acts on the premises nor use or permit the use of the premises in any way that:

- (a) will increase the existing rates for or cause cancellation of any fire, casualty, liability, or other insurance policy insuring the premises or the contents;
- (b) violates or conflicts with any law, statute, ordinance, or governmental rule or regulation, whether now in force or hereinafter enacted, governing the premises;
- (c) obstructs or interferes with the rights of other tenants or occupants in the Building where the premises are located or injures or annoys them; or
- (d) constitutes the commission of waste on the premises or the commission or maintenance of a nuisance.

Alterations

Lessee shall not make or permit any other person to make any alterations to the premises without the prior written consent of Lessor. Should Lessor consent to the making of any alterations to the premises by Lessee, the alterations shall be made at the sole cost and expense of Lessee by a contractor or other person selected by Lessee and approved in writing before work commences by Lessor. Any and all alterations, additions, or improvements made to the premises shall on expiration or sooner termination of this lease become the property of Lessor and remain on the premises; provided, however, that on expiration or sooner termination of this lease and written demand being given by Lessor, Lessee shall at Lessee's sole cost and expense remove all alterations, additions, and improvements made to the premises by Lessee and pay all costs of repairing any damages to the premises caused by their removal.

Lessee admits, by entering into possession under this lease, that the premises are now in a good, clean, and safe condition and repair. Lessee shall, at all times during the term of this lease and any renewal or extension thereof, maintain, his portion of the front and back parking lots by keeping them clean of trash and in the winter months of snow at Lessee's sole cost and expense. Lessee shall also be responsible for the repairs to doors and windows of the premises, (this includes the steel door covering front windows and doors) and every part of the premises, in a good, clean, and safe condition, and shall on expiration or sooner termination of this lease surrender the premises to Lessor in as good condition and repair as they are in on the date of this lease, reasonable wear and tear and damage by elements excepted. Lessee hereby waives any rights to make repairs to the premises at the expense of Lessor as provided by any law or statute now or hereafter enacted. Lessee is also responsible for Lessee's own electricity.

Special Conditions for Food Operations, Beauty Salon, Bakery Shop & Barber Shop

Lessee shall provide their own trash dumpster and GAS hot water heater for their business operations. Lessee must also have regular pest control maintenance for their operations. Lessor is now providing water for the first floor Food Operations, Beauty Salon, Bakery Shop, Barber Shop and the cost of \$50.00 will be added to each business's rent every month for water usage. Even though the Lessor provides heat for first floor commercial units it is not Lessor obligation to do so and if additional heat is needed for commercial units they must provide their own heat.

Inspection by Lessor

Lessee shall permit Lessor or Lessor's agents, representatives, or employees to enter the premises at all reasonable times for the purpose of inspecting the premises to determine whether Lessee is complying with the terms of this lease and for the purpose of doing other lawful acts that may be necessary to protect Lessor's interest in the premises under this lease.

Services Furnished by Lessor

Lessor shall, at Lessor's own cost and expense, maintain the exterior walls, roof and structural supports of the premises are a part in good order and repair, excepting any repairs caused by the negligent or willful act of Lessee or Lessee's agents or servants, or any damage caused by burglary or by auto striking exterior walls or any reason except disaster.

- a) Water for the intended use of the premises;
- b) Heating suitable, in Lessor's judgment, for the comfortable use and occupation of the premises for the uses for which they are hereby leased;
- c) Proper maintenance and lighting of front of building of which the premises are a part.

Personal Property Taxes

Lessee shall pay before they become delinquent all taxes, assessments, or other charges levied or imposed by any governmental entity on the furniture, trade fixtures, appliances, and other personal property placed by Lessee in, on, or about the premises including, without limiting the generality of the other terms used in this section, any shelves, counters, vaults, vault doors, wall safes, partitions, fixtures, machinery, plant equipment, office equipment, television or radio antennas, or communication equipment brought on the premises by Lessee.

All real property taxes and assessments levied or assessed against the premises by any governmental entity, including any special assessments imposed on or against the premises for the construction or improvement of public works in, on, or about the premises, shall be paid, before they become delinquent, by Lessor; provided, however, Lessee shall conduct no activity on the premises nor place any articles on the premises that will increase the real property taxes levied or assessed against the premises.

Destruction of Premises

Should the premises or the Building of which they are a part be damaged or destroyed by disaster Lessor shall at Lessor's sole cost and expense promptly repair the same and the rent payable under this lease shall be abated for the time and to the extent Lessee is prevented from the premises in their entirety; provided, however, that should the cost of repairing the damage or destruction exceed 10 percent of the full replacement cost of the premises or the building of which the premises are a part. Lessor may, in lieu of making the repairs required by this paragraph, terminate this lease by giving Lessee 90 days' written notice of such termination.

Condemnation of Premises

Should all or any part of the premises be taken by any public or quasi-public agency or entity under the power of eminent domain during the term of this lease:

(a) either Lessor or Lessee may terminate this lease by giving the other 30 days' written notice of termination; provided, however, that Lessee cannot terminate this lease unless the portion of the premises taken by eminent domain is so extensive as to render the remainder of the premises useless for the uses permitted by this lease;

(b) any and all damages and compensation awarded or paid because of the taking, except for amounts paid Lessee for moving expenses or for damage to any personal property or trade fixtures owned by Lessee, shall belong to Lessor, and Lessee shall have no claim against Lessor or the entity exercising eminent domain power for the value of the unexpired term of this lease;

(c) should only a portion of the premises be taken by eminent domain and neither Lessor nor Lessee terminates this lease, the rent thereafter payable under this lease shall be reduced by the same percentage that the floor area of the portion taken by eminent domain bears to the floor area of the entire premises; and

(d) should any portion of the building containing the premises other than the premises be taken by eminent domain, Lessor may, at his option, terminate this lease.

Lessee shall not encumber, assign, or otherwise transfer this lease, any right or interest in this lease, or any right or interest in the premises without the prior express written consent of Lessor. Neither shall Lessee sublet the premises or any part thereof or allow any other persons, other than Lessee's agents and servants, to occupy or use the premises or any part thereof without the prior written consent of Lessor. A consent by Lessor to one assignment, subletting, or occupation and use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, or occupation and use by another person. Any encumbrance, assignment, transfer, or subletting without the prior written consent of Lessor, whether it be voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of Lessor, terminate this lease. The consent of Lessor to any assignment of Lessee's interest in this lease or the subletting by Lessee of the premises shall not be unreasonably withheld, conditioned or delayed.

Rules and Regulations

Lessee shall fully and faithfully comply with and observe the rules and regulations for the Building of which the premises are a part. The rules and regulations are attached at the end of this lease and are part of the terms of this document. Furthermore, Lessee shall fully and faithfully comply with all additions or amendments to such rules and regulations hereafter made by Lessor and communicated to Lessee by written notice given to Lessee by Lessor. Lessor shall not be liable in any way for failure of any other occupant of the Building of which the premises are a part to comply with and observe such rules and regulations.

Indemnity

Lessee shall indemnify and hold Lessor and the property of Lessor, including the premises, free and harmless from any and all liability, claims, loss, damages or expenses, including counsel fees and costs, arising by reason of the death or injury of any person, including Lessee or any person who is an employee or agent of Lessee, or by reason of damage to or destruction of any property, including property owned by Lessee or any person who is an employee or agent of Lessee, caused or allegedly caused by:

- (a) any cause whatsoever while such person or property is in or on the premises or in any way connected with the premises or with any personal property on the premises;
- (b) some condition of the premises;
- (c) some act or omission on the premises of Lessee or any person in, on, or about the premises with the permission of Lessee; or
- (d) any matter connected with Lessee's occupation and use of the premises.

SECURITY DEPOSIT

A security deposit of \$ 1,000.00, with the execution of this Lease has been deposited with the Landlord. Said deposit shall be held by Landlord as security for the faithful performance by Tenant of all of the terms and conditions of said Lease. Security Deposit is held without interest, and Landlord may deduct from said deposit any repair cost needed to premises upon the completion of this lease if Tenant does not full fill their obligation of returning premises in same condition as they were when Tenant moved in,

Lessee shall, at its own cost and expense, secure within 10 days and maintain during the entire term of this lease and any renewals or extensions of such term a broad form comprehensive coverage policy of fire and public liability insurance issued by an insurance company acceptable to Lessor and insuring Lessor against loss or liability caused by or connected with Lessee's occupation and use of the premises under this lease in amounts not less than:

- (a) \$100,000.00 for injury to or death of one person and, subject to such limitation for the injury or death of one person, of not less than \$500,000.00 for injury to or death of two or more persons as a result of any one accident or incident; and
- (b) \$100,000.00 for damage to or destruction of any property of others.

Trade Fixtures as Security for Lease

As security for the faithful performance of all the terms, conditions, and covenants of this lease to be performed by Lessee, Lessee hereby grants to Lessor a security interest in all trade fixtures and equipment owned by Lessee and now or hereafter placed on the premises by Lessee. Any right or rights of removal of trade fixtures given Lessee by the provisions of this lease shall be exercisable only if, at the time of the removal, Lessee is not in default in performance of this lease. Lessee may, however, at any time it is not in default in performance of this lease, trade in or replace any trade fixture free of the security interest created by this section and this security interest will then attach to the item that replaced such trade fixture. On default in performance of any obligation of this lease to be performed by Lessee, Lessor shall immediately have as to the trade fixtures the remedies provided to a secured party under the Uniform Commercial Code as enacted in the State of Maryland.

Unremoved Trade Fixtures

Any trade fixtures that are not removed from the premises by Lessee 30 days after this lease's expiration or sooner termination, regardless of cause, shall be deemed abandoned by Lessee and shall automatically become the property of Lessor as owner of the real property to which they are affixed.

Acts Constituting Breaches by Lessee

Lessee shall be guilty of a material default and breach of this lease should:

- (a) any rent be unpaid when due and remain unpaid for 10 days after written notice to pay such rent or surrender possession of the premises has been given to Lessee by Lessor;
- (b) Lessee default in the performance of or breach any provision, covenant, or condition of this lease other than one for the payment of rent and such default or breach is not cured within 10 days after written notice thereof is given by Lessor to Lessee;
- (c) Lessee breach this lease and abandon the premises before expiration of the term of this lease;

- (d) a receiver be appointed to take possession of all or substantially all of Lessee's property and not be discharged within 20 days after his or her appointment;
- (e) Lessee make a general assignment for the benefit of creditors; or
- (f) execution or attachment be levied on all or substantially all of Lessee's property and assets and not be discharged within 20 days.

Lessor's Remedies for Lessee's Default

Should Lessee be guilty of a material default and breach of this lease as defined in this lease, Lessor, in addition to any other remedies given Lessor by law or equity, may:

(a) continue this lease in effect by not terminating Lessee's right to possession of the premises and thereby be entitled to enforce all Lessor's right to recover the rent specified in this lease as it becomes due under this lease;

(b) terminate Lessee's right to possession of the premises, thereby terminating this lease, and recover from Lessee:

(1) the worth at the time of award of the unpaid rent which had been earned at the time of termination of the lease;

(2) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination of the lease until the time of award exceeds the amount of rental loss that Lessee proves could have been reasonably avoided;

(3) the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of rental loss that Lessee proves could be reasonably avoided; and

(4) any other amount necessary to compensate Lessor for all detriment proximately caused by Lessee's failure to perform Lessee's obligations under this lease; or

(c) in lieu of, or in addition to, bringing an action for any or all of the recoveries described in this lease, bring an action to recover and regain possession of the premises in the manner provided by the laws of the State of Maryland.

Waiver of Breach

The waiver by Lessor of any breach by Lessee of any of the provisions of this lease shall not constitute a continuing waiver or a waiver of any subsequent breach by Lessee either of the same or another provision of this lease.

Force Majeure - Unavoidable Delays

Should the performance of any act required by this lease to be performed by either Lessor or Lessee be prevented or delayed by reason of an act of God, strike, lockout, labor troubles, inability to secure materials, restrictive governmental laws or regulations, or any other cause, except financial inability, not the fault of the party required to perform the act, the time for performance of the act will be extended for a period equivalent to the period of delay and performance of the act during the period of delay will be excused; provided, however, that nothing contained in this section shall excuse the prompt payment of rent by Lessee as required by this lease or the performance of any act rendered difficult solely because of the financial condition of the party, Lessor or Lessee, required to perform the act.

Attorneys' Fees

Should any litigation or arbitration be commenced between the parties to this lease concerning the premises, this lease, or the rights and duties of either in relation thereto, the party, Lessor or Lessee, prevailing in such litigation or arbitration shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for its attorneys' fees.

Notices

Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this lease or by law to be served on or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to (any member of) the party to whom they are directed, or in lieu of such personal service when deposited in the United States mail, first-class postage prepaid, addressed to Lessee at 5459 Park Heights Avenue, Baltimore, MD 21215, or to Lessor at 9644 Larchmede Court, Ellicott City, MD 21042. Either party, Lessee or Lessor, may change his address for the purpose of this section by giving written notice of such change to the other party in the manner provided in this section.

Binding on Heirs and Successors

This lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto, Lessor and Lessee, but nothing in this section contained shall be construed as a consent by Lessor to any assignment of this lease or any interest therein by Lessee. |

Partial Invalidity

Should any provision of this lease be held by a court of competent jurisdiction to be either invalid, void, or unenforceable, the remaining provisions of this lease shall remain in full force and effect unimpaired by the holding.

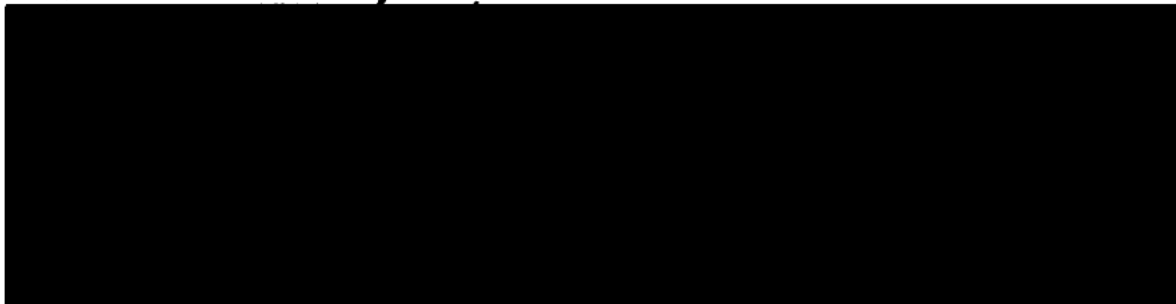
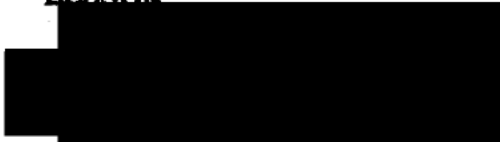
Sole and Only Agreement

This instrument constitutes the sole and only agreement between Lessor and Lessee respecting the premises, the leasing of the premises to Lessee, or the lease term herein specified, and correctly sets forth the obligations of Lessor and Lessee to each other as of its date. Any agreements or representations respecting the premises or their leasing by Lessor to Lessee not expressly set forth in this instrument are void.

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

EXECUTED on Sept. 25 2013 ^{5459 Park Heights Ave.} at Baltimore, MD
21215, the State of Maryland.

LESSOR



the State of Maryland

On 3rd October, before me,
Dan Bush, a notary public for the State of
Maryland, personally appeared Andrew D. Lee, known to me
or proved to me to be the person whose name is subscribed to
the within document and acknowledged to me that he or she
executed the same.

(seal)

Dan Bush
Notary Public for
the State of Maryland
2-25-2015

the State of Maryland

On 3rd October, before me,
Dan Bush, a notary public for the State of
Maryland, personally appeared JEAN-LUC WOSKI
AGYUB, known to me or proved to me to be the
person whose name is subscribed to the within document
and acknowledged to me that he or she executed the same.

(seal)

Dan Bush
Notary Public for
the State of Maryland
2-25-2015