

April 2, 2024

Month to Month Commercial Lease Agreement

THIS LEASE (this "Lease") dated this 2nd Day of April 2024

BETWEEN:

[REDACTED]
(the "Landlord")

OF THE FIRST PART

[REDACTED]
1118 N Gilmore St.

Baltimore, MD 21217, USA

Telephone: [REDACTED]

(the "Tenant")

OF THE SECOND PART

Term of the Lease

The term of the Lease commences on April 7, 2024, and is in a month to month lease.

Upon 30 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.

Upon 60 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant fails to observe, perform, and keep each of the covenants, agreements, stipulations, obligations, conditions, and other provisions of this Lease to be observed, performed, and kept by the Tenant and the Tenant persists in such default beyond the said 60 days' notice.

Rent

Subject to the provisions of this Lease, the Tenant will pay a base rent of \$2,000, payable per month, for the Premises without setoff, abatement, or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.

The Tenant will pay the Base Rent on or before the first of every month of the Term to the Landlord (Electronic Payments will be accepted), or at such other place as the Landlord may later designate.

The Tenant will be charged an additional amount of \$50.00 for any late payment of Rent.

The Tenant will be given a grace period of 5 days to pay Rent before late payment fees are charged.

In the event that this Lease commences, expires or terminates before the end of a period for which any additional rent or base rent would be payable, or other than at the start or end of a calendar month, such amounts payable by the Tenant will be apportioned pro rata on the basis of a thirty (30) day month to calculate the amount payable for such irregular period.

No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

Delivery of payment:

Rent will be paid to



or at such other place as Landlord designates.

1. Limits on Use and Occupancy. The Premises are to be used only as a House of Worship for the above listed Tenant(s).

All occupants must be approved by Landlord.

Tenant will be required to pay for their utilities as follows:

Electricity:	T	L	Lawn:	T	L	Pest Control:	T	L	Smoke Detector	T
Heating Fuel:	T	L	Garbage:	T	L	Snow Removal:	T	L	Battery:	T
		L	Trash:	T	L				Telephone Lines:	T
						Shovel Walks:			Other:	

Water: ☐ Tenant agrees to pay for water and sewage services and have these services placed in their own name. Furthermore, the tenant agrees that Lessor/Landlord shall not be liable for payment of water or sewage system bills accruing subsequent to April 7, 2024.

2. Locks and Landlord Access. Tenant will not, without Landlord's prior written consent, alter, re-key, or install any locks to the Premises or install or alter any burglar alarm

system. Tenant will provide Landlord with a key or keys capable of unlocking all such re-keyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system. All keys must be returned upon vacating the Premises. There will be a charge for each lost or missing key, plus the actual cost of replacing the keys and/or changing the locks. Tenant was given a set of keys at the beginning of the lease.

3. **Personal Injury/Liability/Indemnification/Damage to Tenant's Personal Property.** Landlord shall not be liable for any damage or injury occurring on or about the Premises to Tenant, Tenant's family members, guests or invitees, except in the case of Landlord's failure to perform, or negligent performance of, a duty imposed by law. Tenant hereby agrees to protect, indemnify and hold Landlord harmless from and against any and all losses, costs, expenses, damages, or liability arising out of any accident or other occurrence on the Premises or any part thereof, or in any common area, causing injury to any person or property whomsoever or whatsoever, no matter how caused, except in the case of Landlord's failure to perform, or negligent performance of, a duty imposed by law. Landlord is not responsible for damage to:

Tenant's personal property resulting from fire, storm, rain, flood, power outage, appliance failure, theft, vandalism, leaking fixtures, acts of God, etc. Tenant accepts responsibility for insuring their personal property. **Landlord highly recommends the Tenant obtain renter's insurance.** Tenant shall also be liable to Landlord or its insurance carrier for any damage to the premises or to the Landlord's other property, such as other rental units, common facilities and equipment that is caused by the acts or omissions of Tenant or Tenant's guests.

4. **Storage:** Storage is not allowed except in areas designated by the Landlord. Tenants are solely responsible for their personal belongings wherever stored or placed. If stored in an area not designated by Landlord, Landlord can remove personal belongings with 24 hour notice.

5. **Renovations and Remodeling.** Tenant agrees not to make any repairs or alterations to the Premises, including repainting, remodeling, driving nails in woodwork or walls, using any adhesive items on walls, without written consent of the Landlord. The Landlord will not pay for remodeling, decorating, or any work of this kind contracted by Tenant, unless authorized in writing prior to the beginning of any renovation or remodeling. The Tenant further agrees not to remove any furnishings, fixtures, or appliances without written consent of the Landlord.

6. Repairs. With written permission of the Landlord, the Tenant agrees to promptly have repairs made by authorized persons only or reimburse Landlord for damages to the Premises during the tenancy. The Landlord must be notified immediately of anything broken, stained, leaking, or inoperable. Tenant shall immediately pay for any costs incurred and/or damages resulting from overflowing, and/or clogging of waste pipes, garbage disposal, toilets, sinks, tubs, showers, or lavatory caused by Tenant or guest. Tenant accepts responsibility to mitigate damage to property from any and all causes.

7. Landlord's Rights Concerning Entry. Landlord reserves the right to repair, or inspect the Premises upon twenty-four (24) hour notice. In the event of emergencies, the Landlord may enter without notice.

Option to Purchase

This month-to-month lease does not provide any option to purchase.

The Landlord will be released from all obligations to sell the Property to the Tenant. If the Tenant enters a Contract to purchase, all negotiations will be outside of this month-to-month lease.

Lease Agreement

Subject to the provisions of this Lease, commencing April 7, 2024, the Tenant will pay a month-to month base rent of \$2,000 (\$1538 prorated for 23 days in April 2024)

The Tenant will pay the Base Rent on or before the first of each month of the Term of the Lease to the Landlord (Electronic Payments will be accepted), or at such other place as the Landlord may later designate.

The Tenant will be charged an additional amount of \$50.00 for any late payment of Rent.

If there are any further changes in payment arrangements, Tenant will be notified in writing.

This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

Nothing contained in this Lease is intended by the Parties to create a relationship of principal and agent, partnership, nor joint venture. The Parties intend only to create a relationship of landlord and tenant.

____ Initials: [REDACTED]
[REDACTED]

DS
[REDACTED]

Initials: [REDACTED]

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal,
or by a duly authorized officer under seal, on this 2nd Day of April 2024.

[REDACTED] and [REDACTED] Landlord) (Signature)

[REDACTED]

Tenant's Signature: [REDACTED]

[REDACTED]

Tenant's Initials [REDACTED]

The Tenant will be charged an additional amount of \$50.00 for any late payment of Rent.

The Tenant will be given a grace period of 5 days to pay Rent before late payment fees are charged.

In the event that this Lease commences, expires or terminates before the end of a period for which any additional rent or base rent would be payable, or other than at the start or end of a calendar month, such amounts payable by the Tenant will be apportioned pro rata on the basis of a thirty (30) day month to calculate the amount payable for such irregular period.

No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount (Except the pro-rated amount from April 7 to April 30, 2024).

Option to Purchase

This month-to-month lease does not provide any option to purchase.

The Landlord will be released from all obligations to sell the Property to the Tenant with this lease. If, however, the Tenant enters a Contract to purchase, all negotiations will be outside of this month-to-month lease.

If there are any further changes in payment arrangements, tenant will be notified