MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "**Memorandum**") is entered into this 16th day of May, 2022 by 2035 McCulloh Street LLC (the "**Owner**"), the Druid Heights Community Development Corporation ("**Druid Heights CDC**"), and its residents of the Druid Heights neighborhood.

WHEREAS, the Owner has a property located at 2035 McCulloh Street, Baltimore, MD in the Druid Heights neighborhood (the "**Property**"), which Owner desires to redevelop and convert from a single-family flat into a multi-family improvement with 3 residential apartments (the "**Conversion**");

WHEREAS, Owner desires to connect with the neighbors and is committed joining local residents in supporting efforts to keep the community clean and healthy;

WHEREAS, Druid Heights CDC is a non-profit organization which promotes and encourages community development and a stable, safe community environment in the Property's neighborhood; and

WHEREAS, This Memorandum shall be included in the City Council Resolution granting approval of the Ordinance and the Baltimore City Board of Municipal and Zoning Appeals resolution granting approval for any variance noted above.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Owner hereby agrees as follow for the Property:

1. Druid Heights CDC shall support all necessary governmental permits and approvals associated with the proposed Conversion of the Property, including but not limited to the Owner's request for an ordinance permitting this conversion, and any request for a variance from the Baltimore City Board of Municipal and Zoning Appeals, in exchange for upholding the terms below during redevelopment of the Property and throughout its use as an apartment building.
2. Owner shall perform all exterior and interior work in accordance with the Baltimore City Code (the "**City Code**"), obtain all necessary construction permits; obtain all licenses and registrations associated required for multi-unit dwellings in Baltimore City; and comply with any applicable local, State, or Federal regulations or codes.
3. Owner shall ensure the Property maintains sufficiently sized durable trash and recycling receptacles with secure fitting lids to adequately accommodate any and all trash and recycling at the Property per City Code.
4. Trash and recycling receptacles shall be stored and maintained on the Property and placed in the public alley for collection per the City Code.
5. In the event the Property generates more trash per week than the amount permitted for pickup by Baltimore City, Owner shall use a private vendor for trash removal ("**Hauler**"). Owner shall provide the Druid Heights CDC with the name and contact information for Hauler, and any account number or identifier associated with the Property, if applicable.
6. Owner will keep the Property free and clear of debris and any grass or vegetation will be maintained at standard lawn height.
7. Owner will provide the Druid Heights CDC with the name and contact information of a designated representative or property manager for the Property ("**Representative**"), including an email and mobile telephone number. The Representative shall be available to respond to all reasonable inquiries by the Druid Heights CDC related to the Property. In the event of a problem

at the Property that affects the community, Owner or its Representative shall attend the community meeting of the Druid Height's CDC as reasonably requested.

8. Owner shall reasonable forward communications from the Druid Heights CDC to its tenants and provide tenants with the website address of the Druid Heights CDC.

9. This Memorandum shall be transferrable to any owner of the Property.

{Signature Page to Follow}

IN WITNESS WHEREOF, the undersigned hereby enter into this Memorandum of Understanding effective as of the date first above written.

Druid Heights Community Development Corporation

By: JohnDre Jennings

Its: Executive Director

2035 McCulloh Street LLC

By: David Carl

Its: Authorized Representative