

MEMORANDUM OF UNDERSTANDING

Between

The Federal Hill Neighborhood Association Board (FHNA Board), and Deron Marchant and Jennifer Nelson, Immediate Adjacent Neighbors

AND

1 East Montgomery Street, LLC

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the FHNA Board, Deron Marchant and Jennifer Nelson, collectively and individually, AND 1 East Montgomery Street, LLC, collectively the parties ("Parties").

WHEREAS, the Parties have agreed to enter into an agreement to establish an understanding of the future renovations to and development of the property located at 1 E. Montgomery Street, Baltimore, Maryland 21230 ("Property").

WHEREAS, Deron Marchant and Jennifer Nelson, residing at 5 E. Montgomery Street, Baltimore, Maryland 21230, are the immediate adjacent neighbors to the Property.

WHEREAS, the Parties herein desire to enter into this MOU setting forth the terms of how the Property shall be renovated and developed.

NOW THEREFORE, the Parties agree to the following provisions regarding the Property:

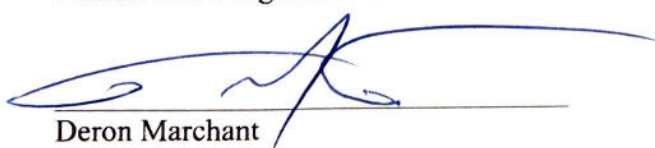
1. The first (1st) floor shall be three (3) professional office suites;
2. The second (2nd) and third (3rd) floors shall total four (4) dwelling units;
3. Pending CHAP approval, the seven (7) AC units shall be split among the Property's two (2) rooftops; three (3) AC units on one rooftop, and four (4) AC units on the other rooftop. Placement decisions will require consultation with, including but not limited to, Deron Marchant and Jennifer Nelson. The Parties agree that none of the seven (7) AC units shall be placed immediately adjacent to the deck of 5 E. Montgomery Street, Baltimore, Maryland 21230. Placement of the AC units shall be done to minimize noise and to avoid interruption of any neighbors' quiet enjoyment;
4. AC units that have lower noise decibel capabilities shall be used as such;
5. There shall be interior storage for all trash and recycling bins for offices and dwelling units. Placement and removal of trash/bins on Charles Street or Montgomery Street shall comply with Baltimore City regulations.

6. There shall be a property management company that oversees the Property. Contact information, including but not limited to: address, email, and phone number for property management company will be provided to FHNA Board and immediate neighbors of the Property. The duties of the property management shall include but are not limited to:
 - i. handling of snow shoveling;
 - ii. office trash removal;
 - iii. maintenance of exterior of Property, including landscaping;
 - iv. oversight and management to ensure tenants are orderly and not disruptive.
7. The Property, or units of the Property shall not operate as short-term rentals;
8. No vents shall be installed that would allow ventilation toward any neighboring properties;
9. Property owner agrees to apply for a maximum of one (1) Baltimore Residential Permit Parking (RPP) decal per dwelling unit, and one (1) visitor pass for all dwelling units to share. The Area 9 RPP Parking Management Plan, as required by law, will be updated by a Baltimore City Council Ordinance to reflect this arrangement in accordance with Baltimore City Code as required by Baltimore City Code Article 31, Section 10; and
10. Any lease agreement proposed by 1 East Montgomery Street, LLC, shall include a provision that states that, "trash collection and trash storage shall comply with Baltimore City Code."
11. **SEVERABILITY.** If a provision of this MOU is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this MOU.
12. **TRANSFERABILITY.** This MOU shall be transferable to future property owners of the Property and shall run with the Property.
13. **LAWS OF MARYLAND.** This MOU shall be governed by the laws of the State of Maryland.

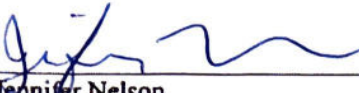
elizabeth whitmer

Beth Whitmer, President
Federal Hill Neighborhood Association

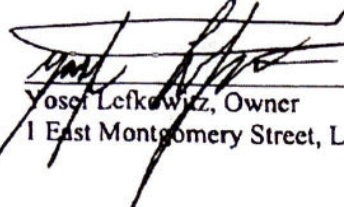
Date: 1/11/2021


Deron Marchant
Resident at 5 E. Montgomery Street

Date: 1-11-21


Jennifer Nelson
Resident at 5 E. Montgomery Street

Date: 1/11/2021


Yosef Lefkowitz, Owner
1 East Montgomery Street, LLC

Date: 1-11-21