

Memorandum of Understanding

In consideration for the favorable support and endorsement of the Upper Fells Point Improvement Association (UFPIA) for the request for the development of 1722-24 Gough Street creating 4 apartments and one commercial space.

The parties mutually agree to the following terms and conditions.

The build out

The building will be divided into 4 apartments. One on the entire third level, two on the second level and one on the first level. The first level will also have one commercial storefront and a storage room with adequate capacity to store all trash and recycle materials until the designated pick-up days. All trash and recycle containers will be removed from the sidewalk after pick up and returned to the storage room. A storage area will be designated for tenant bicycles to mitigate the lack of parking on the street.

Commercial tenant restrictions

The tenant shall not engage in the sale of alcoholic beverages.

The tenant shall not operate a business engaged in the sale of smoking or vaping products or paraphernalia related to smoking.

The tenant shall not sell cannabis or related products including medical marijuana.

The hours of operation shall be no earlier than 7am and no later than 10:30pm.

Tenant must be approved by Baltimore City and operate in a legal manner following all other restrictions of an R8 residential zoned neighborhood.

The above terms shall survive any change of tenants or ownership of the property.

The undersigned agree to the above terms.

Owner _____ Date _____

Owner _____ Date _____

Pres. UFPIA _____ Date _____