

01 December 2022

Walter W. Green
Green Law, P.C.
7309 Baltimore Avenue, Suite 115
College Park, Maryland 20740

Dear Mr. Green,

Despite numerous and continued attempts to contact you via email, post, and phone, including my letters dated 24 October and 04 November 2022, neither you nor the Landlords have responded since your initial letter of 18 October 2022.

Currently, the Landlords remain in possession of \$5,700 in overpayment of rent, plus the security deposits on the property. Considering the complete lack of interim communication and failure to remunerate the overpayment, I must now presume that, in lieu of their previous demands, the Landlords have opted to extend the lease term until the pre-paid rent has been exhausted. Thus the new date to vacate the 708 Cliveden Rd property in Pikesville will be 22 January, 2023, and any attempt to re-possess the property prior to that date will be considered a violation of the lease terms and subject to possible civil and/or criminal action.

Please note that this does not in any way relieve the Landlords of their obligation to return the security deposits also in their possession upon vacancy.

I will consider continued silence on your part to be tacit agreement to this arrangement on behalf of your clients.

Sincerely,

Matthew O'Reilly