

EXCLUSIVE LISTING AND COMMISSION AGREEMENT

THIS EXCLUSIVE LISTING AND COMMISSION AGREEMENT (Agreement) is entered into as of this 7 day of February, 2026, by and between The Langert Commercial Group, Inc., DBA “Langert Commercial” (hereinafter “Langert” or “Broker”) and Washington Jesus Baptist Church (hereinafter “Owner”).

1.1 Exclusive Right to Sell. Owner appoints Langert as its exclusive agent and grants Langert the exclusive right to solicit and procure prospective purchasers for that certain land, building and improvements commonly known as 5144 Massachusetts Avenue, Bethesda, Maryland 20816 (the Property). Langert accepts the appointment and agrees to act in good faith and use diligent efforts to perform the services required by this Agreement and to assist Owner with the sale of the Property.

1.2 Definition of “Sale”. As used in this Agreement, the term “sale” shall include any exchange of the Property, the granting of an option to purchase the Property, or any other transfer of an interest in the Property or in the entity that owns the Property.

1.3 Listing Price. The listing price for sale of the Property shall be Fourteen Million Nine Hundred Ninety Five and 00/100 Dollars (\$14,995,000). All purchases shall be on an “all cash” basis, or upon such other terms and conditions as are acceptable to Owner in its sole and absolute discretion.

ARTICLE 2.0 – TERM

2.1 Term of Agreement. The term (Term) of this Agreement shall commence on the date hereof and shall end at midnight, February 28, 2027 unless sooner terminated or extended in accordance with the provisions of this Agreement. The Term shall be extended only by an agreement in writing signed by the parties hereto.

ARTICLE 3.0 – SERVICES

3.1 Licensing. Langert hereby represents that it and its personnel providing services are, to the extent required by law, duly licensed. Langert shall, at its expense, obtain and keep in full force and effect throughout the Term of this Agreement all licenses and permits required to be maintained by Langert in connection with the rendering of the services.

3.2 Performance of Services. Langert shall perform the services with qualified personnel of Langert (led by Evan Langert), including, without limitation, supervisory and support personnel, in sufficient number to properly render the services in the manner appropriate for the Property as required by this Agreement. Langert shall have the exclusive right to hire, direct, discipline, compensate and terminate the

personnel of Langert, and shall exercise complete and exclusive control over the conduct of Langert's personnel. Such services shall include:

(a) Inspection, Review and Analysis. Langert shall investigate the Property to determine its physical condition, relative market appeal, quality of location, market and area trends, and potential for value enhancement prior to entering the market. Langert shall review all leases, management agreements and operating agreements, or other documents affecting the Property that are delivered to Langert by Owner.

(b) N/A.

(c) Offering Materials. Langert shall assemble and produce an offering memorandum and/or other marketing materials of a type which are customary for similar properties. Owner shall provide all information in its possession, custody or control regarding the Property necessary for Langert to prepare a professional offering package. The cost of such offering brochure shall be borne by Langert subject to reimbursement by Owner in the event of early termination of this Listing Agreement.

(d) Marketing Efforts. Langert shall expose the property to a wide variety of suitable purchasers as deemed appropriate by Langert. Langert shall provide prospective purchasers with additional information and coordinate site visits.

(e) Prospective Purchaser Qualification and Inspections. Langert shall solicit and identify prospective purchasers of the Property, deliver the offering materials to such prospective purchasers and, in connection therewith, assist Owner in qualifying prospective purchasers prior to recommending acceptance of an offer, provided, however, that Owner shall have the ultimate responsibility for determining the financial condition and capabilities of any prospective purchaser. Langert shall require each prospective purchaser to execute and deliver to Langert a confidentiality agreement, if expressly required by Owner and on Owner's form agreement. Langert shall make the necessary arrangements with Owner or Owner's agent to permit prospective purchasers to physically inspect the Property

(f) Inquiries. Langert shall promptly inform Owner of all offers and inquiries received from brokers or prospective purchasers with respect to the Property.

(g) Negotiations. All negotiations with prospective purchasers shall be conducted by Langert in conjunction with Owner and Owner's counsel. Owner and its counsel will be responsible for determining the legal sufficiency of the purchase and sale agreement, and other documents relating to any transaction contemplated by this Agreement.

(h) Closing. Langert shall assist Owner and Owner's counsel in the coordination of the closing documentation, and shall coordinate with the property manager for the Property to secure all documents and information required for closing.

(i) Reports. Langert shall submit to Owner, from time to time, a report on the marketing of the Property which shall include an updated list of all prospective purchasers and a summary of the status of any offers or negotiations.

(j) Advertising. Upon completion of the sale of the Property, Langert may advertise or issue a press release or other public announcement regarding the sale, in form and content reasonably acceptable to Owner. Owner hereby consents to the use of a "tombstone" type ad and Langert's internal newsletters and publications.

(k) Limitation of Langert's Authority. Notwithstanding any designation of Langert as "agent" in this Agreement, Langert shall have no right, power or authority to enter into any agreement with any prospective purchaser, real estate broker or any other person in the name of, on behalf of, or otherwise binding upon Owner, nor may Langert create any other obligations or liabilities binding on Owner, except as otherwise provided by applicable law.

3.3 Staffing. Langert's listing agent for purposes of implementing the obligations of Langert hereunder shall be Evan Langert (Listing Agent). The Listing Agent shall assume primary responsibility for the initiation of all discussions and the conduct of all negotiations with prospective purchasers on the part of Langert. Upon written request by Owner, Listing Agent shall be replaced by another qualified salesperson employed by Langert, subject to Owner's approval, which approval shall not be unreasonably withheld.

3.4 Confidentiality.

(a) As used in this Agreement, the term "Confidential Information" means information provided by Owner to Langert that Owner designates in writing as confidential at the time it is provided to Langert. Confidential Information does not include information that (i) was known to Langert at the time it was provided by Owner, (ii) was publicly available at the time it was provided by Owner or thereafter becomes publicly available without breach by Langert of its obligations hereunder, or (iii) becomes available to Langert on a non-confidential basis from a source other than Owner or its representatives.

(b) For a period of one (1) year from the date of disclosure of any Confidential Information to Langert, Langert agrees to hold such Confidential Information in trust and confidence for Owner, and agrees not to use Confidential

Information other than as required in the performance of its obligations under this Agreement, which shall include disclosure to Langert's personnel who have a need to know.

ARTICLE 4.0 - COMMISSION

4.1 Calculation of Fee. Langert's sole and exclusive compensation for its services hereunder (Fee) shall be calculated at the rate of five percent (5%) of the gross purchase price in the event of a sale of the Property. The foregoing commission shall be shared by Langert with any buyer's broker. It is acknowledged by the Seller that the purchaser of the Property may or may not be represented by a broker. In the case of a buyer that does not have a broker, the entire commission due to Langert shall be three and one-half percent (3.5%). As used in this Agreement, the term "gross purchase price" for the Property shall include any existing mortgage or loan of Owner which purchaser assumes or takes title to the Property subject to such mortgage or loan.

4.2 Other Brokers. Langert shall solicit and cooperate with other real estate brokers and agents who have procured and are authorized to represent prospective purchasers for the Property.

4.3 When Earned.

(a) The Fee shall be earned for services rendered if, during the Term: (a) the Property is sold to a purchaser procured by Langert, Owner, or anyone else; (b) the Property is transferred due to eminent domain or the threat thereof, foreclosure, or conveyance in lieu of foreclosure; (c) Owner contributes or conveys the Property to a partnership, joint venture or other business entity in which Owner retains or receives an interest; or (d) Owner is a corporation, partnership or other business entity and an interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property.

(b) In the event the sale of the Property fails to close for any reason whatsoever, excluding Owner's default, Langert shall not be entitled to any fee, commission or other compensation.

4.4 When Payable. The Fee for a purchase shall be payable hereunder at closing of escrow, recordation of deed, or taking of possession by the purchaser, whichever is earlier.

4.5 Rights After Term. Owner shall pay Langert the Fee in accordance with the terms of this Agreement if, within two hundred seventy (270) calendar days after the expiration or earlier termination of the Term, the Property is sold to, or Owner enters into a contract of sale of the Property with, or negotiations and/or discussions continue, resume or commence and thereafter continue leading to a sale of the Property to, any person or entity (including his/her/its successors, assigns or affiliates) with whom Langert or Owner has had discussions or negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or

termination of the Term. Langert is authorized to continue negotiations with such persons or entities. Langert shall submit a list of persons or entities with which Langert has dealt to Owner no later than twenty (20) business days following the expiration or termination of the Term, provided, however, that if a written offer has been submitted, then it shall not be necessary to include the name of the person or entity making the offer.

4.6 Contribution or Sale of the Entity. In the event Owner contributes or conveys the Property or any interest therein to a joint venture, partnership, or other business entity in which Owner retains or receives an interest, the Fee shall be calculated on the fair market value of the Property, less the value of the interest in the Property retained by or transferred to Owner, as the case may be, and shall be paid at the time of the contribution or transfer. If an interest in the Owner's business entity is transferred, whether by merger, outright purchase, or otherwise, in lieu of a sale of the Property, the Fee shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.

4.7 Break-up Fee. N/A..

4.8 Option. N/A.

ARTICLE 5.0 – OWNER'S RIGHTS AND OBLIGATIONS

5.1 Refer All Inquiries. Owner shall cooperate with Langert in bringing about a sale of the Property, shall provide all available information to permit Langert to properly market the Property in accordance with the terms of this Agreement, and shall refer immediately to Langert all offers and inquiries received from brokers, prospective purchasers or anyone else interested in the Property.

5.2 Rights Reserved By Owner. Owner reserves the right, in all events and in Owner's sole and unfettered discretion, to approve, modify or disapprove any and all proposals and offers regarding pricing, marketing and terms of sale of the Property, and to approve or reject any prospective purchaser. Owner reserves the right to adjust the terms and conditions of any offer made or received, including, but not limited to, adjustment of the offering price for the Property upward or downward.

5.3 N/A.

5.4 Termination By Owner. Owner, at any time during the Term of this Agreement, for any or no reason, in its sole and unfettered discretion, may terminate this Agreement by providing Langert with sixty (60) days' prior written notice, in which event, Owner shall be responsible to pay to Langert the amount of all marketing and advertising expenses expended by Langert. Said termination shall not be effective until Owner issues a check to Langert for said fees. Exhibit "A" attached hereto is a list and estimate of potential marketing and advertising expenses that Langert may incur in its

sole and absolute discretion. Langert may or may not employ all of the marketing and advertising contained on said exhibit.

ARTICLE 6 - COMPLIANCE

6.1 Compliance With Laws. Owner and Langert agree that the Property will be offered in compliance with all applicable federal, state and local anti-discrimination laws and regulations. Langert shall comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, the Property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments, the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), and The Americans With Disabilities Act (ADA).

6.2 FIRPTA. Owner represents that it is the owner of the property and that, except as may be disclosed in writing to Langert, no person or entity who has an ownership interest in the property is a foreign person as defined in the Foreign Investment in Real Property Tax Act (FIRPTA).

6.2 Hazardous Materials.

(a) Unless disclosed in writing, the Property is being sold in an “as is” “where is” condition, without representation or warranty of any kind, expressed or implied, oral or written, concerning the Property or any matter related thereto, including zoning, availability of access or utilities, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, or underground storage tanks (Hazardous Materials) in, on, or about the Property. Prospective purchasers shall be advised of this fact and shall be allowed to make independent investigations of the Property made by their own experts, at their own expense. Language reflecting the above shall be inserted into any purchase and sale agreement entered into by Owner, which language shall also disclaim any such representations regarding the condition of the Property by Langert.

(b) Owner and prospective purchaser are responsible for retaining qualified experts to detect and/or remediate any current, past or potential Hazardous Materials in, on or about the Property. Owner hereby releases and forever discharges Langert, its directors, officers, employees, agents, successors and assigns from any and all actions, causes of action, suits, covenants, judgments, claims and demands whatsoever, in law or in equity, for or on account of or in any manner connected with Hazardous Materials in, on or about the Property and the violation of any federal, state or local law, statute, ordinance or regulation, any court or administrative order or decree or private agreement relating to the collection, storage, treatment or disposal of hazardous materials, excluding any such claims arising out of Langert’s actions.

6.3 Dual Agency/Conflicts. Owner acknowledges that Langert is a national and international real estate services company and that in some cases it may represent prospective purchasers. Owner desires that the Property be presented to such persons or entities and consents to the dual representation created thereby. Langert shall not disclose the confidential information of one principal to the other.

6.4 Other Interests. Owner acknowledges that, from time to time, Langert may provide to other persons or other properties services that are similar to or in conflict with those that are to be provided pursuant to this Agreement, including, for example, listing other properties which may be competitive with the Property and showing prospective purchasers other properties in addition to the Property. Such other persons and/or properties may be in direct or indirect competition with Owner, and Owner consents thereto, provided that Langert shall not disclose the confidential information of Owner.

ARTICLE 7.0 - INDEMNIFICATION

7.1 Indemnification By Langert. Langert agrees to indemnify and defend Owner from and against all liability, damages, losses and expenses resulting from claims or causes of action by a third party (collectively, "Claims") based solely upon Langert's wrongful act, failure to act, or misrepresentation. Such obligation to defend and indemnify will not apply, however, if the claim or cause of action is based upon or arises in any way out of an act, failure to act or representation of any other person or entity, including, but not limited to, Owner providing to Langert incorrect information or failing to disclose to Langert information which should have otherwise been disclosed to such claimant or to Langert. Langert will have the sole and absolute right to select and employ an attorney or attorneys to defend against such Claim and Owner will cooperate with Langert and its attorneys.

7.2 Indemnification By Owner. Owner agrees to indemnify and defend Langert from and against all Claims by a third party based solely upon Owner's wrongful act, failure to act, or misrepresentation, including, but not limited to, Owner providing to Langert incorrect information or failing to disclose to Langert information which should have otherwise been disclosed to such claimant or to Langert. Owner will have the sole and absolute right to select and employ an attorney or attorneys to defend against such Claim and Langert will cooperate with Owner and with its attorneys.

7.3 Procedure. If either party (Indemnified Party) notifies the other party (the Indemnifying Party) of any Claim for which the Indemnified Party is entitled to indemnification pursuant to his Article, the Indemnifying Party shall, within fifteen (15) days following receipt of such notice, notify the Indemnified Party whether it will assume defense of such Claim, assume defense of such Claim with a reservation of rights, or reject defense of such claim. If the Indemnifying Party fails or refuses to defend such Claim or fails to timely give the notice required by this section, the Indemnified Party

shall then have the right to employ counsel at the expense of the Indemnifying Party. If an Indemnifying Party assumes the defense with a reservation of rights, the Indemnified Party shall have the right to employ counsel at its expense and participate in the defense with the full cooperation of the Indemnifying Party. With respect to any Claim for which an Indemnifying Party assumes defense without a reservation of rights, such Indemnifying Party shall have the right to defend such action, employ counsel of its choice, and negotiate and carry out any settlement of such action. Notwithstanding the foregoing, an Indemnifying Party shall not, without the prior written consent of the Indemnified Party, (i) settle or compromise any Claim or consent to the entry of any judgment in which the Indemnifying Party receives a more comprehensive release or hold harmless than the Indemnified Party, provided that such settlement, compromise or judgment shall not affect the continuing obligation of the Indemnifying Party to indemnify the Indemnified Party hereunder; or (ii) settle or compromise any action, suit, proceeding or claim in any manner that may adversely affect the Indemnified Party or obligate the Indemnified Party to pay any sum or perform any obligation.

ARTICLE 8.0 - NOTICE

8.1 Notices. All notices or other communications required or permitted under this Agreement shall be in writing and shall be sent by a nationally recognized courier service or personally delivered (including by means of professional messenger service), after sent by registered or certified mail, postage prepaid, return receipt requested, or sent by facsimile transmission or e-mail and promptly confirmed in writing, to the addresses set forth below, and shall be deemed received when actually received.

To Owner: Washington Jesus Church
c/o Heo Jun
5144 Massachusetts Avenue
Bethesda, MD 20816

To Langert: Langert Commercial Group, Inc.
10413 Truxton Road
Hyattsville, MD 20783

8.2 Change of Notice. Notice of a change in address shall be given by notice in the manner set forth in this Article.

ARTICLE 9.0 – GENERAL PROVISIONS

9.1 Governing Law. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Maryland, without regard to

its conflicts of laws principles.

9.2 Disputes.

(a) Any claim, controversy or dispute, whether sounding in contract, statute, tort, fraud, misrepresentation or other legal theory, related directly or indirectly to this Agreement, whenever brought and whether between the parties to this Agreement or between one of the parties to this Agreement and the employees, agents or affiliated businesses of the other party, shall be resolved by arbitration as prescribed in this section should it not first be timely resolved through informal negotiation and then formal mediation.

(b) A single arbitrator engaged in the practice of law who is knowledgeable about the subject matter of this Agreement shall conduct the arbitration under the then current rules of the American Arbitration Association (AAA). The arbitrator shall be selected in accordance with AAA procedures from a list of qualified people maintained by the AAA but shall have no pre-existing relationship with either party or its affiliates. The arbitration shall be conducted in the regional AAA office closest to where the claim arose, and all expedited procedures prescribed by the AAA rules shall apply.

(c) Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the State where the Property is located. The arbitrator shall have authority only to award compensatory damages and shall to have no authority to award punitive damages, other non-compensatory damages or any other form of relief; the parties hereby waive all rights to and claims for relief other than compensatory damages. Each party shall bear its own costs and attorneys' fees, and the parties shall share equally the fees and expenses of the arbitrator. The arbitrator's decision and award shall be final and binding, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

(d) If any party files a judicial or administrative action asserting claims subject to arbitration as prescribed herein, and another party successfully stays such action or compels arbitration of said claims, the party filing said action shall pay the other party's costs and expenses incurred in seeking such stay or compelling arbitration, including reasonable attorneys' fees.

9.3 Amendment, Modification and Termination. This Agreement may be amended, modified or terminated only by written agreement of Langert and Owner.

9.4 Assignment. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns, but neither this Agreement nor any of the rights, interests or obligations hereunder shall be assigned by any of the parties hereto without the prior written consent of the other party.

9.5 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

9.6 Headings. The headings of the Sections and Articles of this Agreement are inserted for convenience only and shall not constitute a part hereof or affect in any way the meaning or interpretation of this Agreement.

9.7 Authority. Each individual signing this Agreement on behalf of a party warrants and represents to the other party that he has the authority to execute this Agreement on such party's behalf and to bind such party to the terms hereof.

9.8 Severability. In the event any term or provision of this Agreement shall be determined by a court of competent jurisdiction to be illegal, invalid or unenforceable for any reason whatsoever, that provision shall be severed from this Agreement and shall not affect the validity of the remainder of the Agreement.

9.9 Third Parties. Nothing herein expressed or implied is intended or shall be construed to confer upon or give to any person or entity, other than the parties hereto and their successors or assigns, any rights or remedies under or by reason of this Agreement.

9.10 Entire Agreement. This Agreement, including the Exhibits hereto, sets forth the entire agreement and understanding of the parties hereto in respect of the subject matter contained herein, and supersedes all prior agreements, promises, covenants, arrangements, communications, representations and warranties, whether oral or written, by any officer, employee or representative of any party hereto.

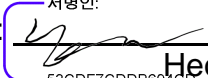
IN WITNESS WHEREOF, this Agreement has been executed by Owner and Langert, through their duly authorized representatives, as of the day and year first above written.

Signatures on next page

OWNER:

WASHINGTON JESUS CHURCH

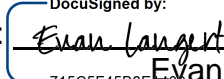
a washington Baptist church

By: ^{서명인:}  _____
53CDF7CDD8694CD... Heo Jun
Its: **President**
Date: 2/7/2026

BROKER:

THE LANGERT COMMERCIAL GROUP, INC.

a Maryland corporation

By: ^{DocuSigned by:}  _____
715C5F45B8E1409... Eyan Langert
Its: **President**
Date: 2/7/2026