



Town Council AGENDA

Monday, July 21, 2025 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:00 PM Police Board.

Quarter 2.

5:30 PM: Call to Order by President Abbatiello.

Opening remarks and Pledge of Allegiance by Councilmember Rankin.

Approval of Minutes.

Meeting Minutes from July 7, 2025.

Municipal Official Items.

Items by Mayor Cook.

Confirmation of (re)appointments to Boards & Commissions.

Items by Town Manager.

Public Assembly Request: Mini Festival, Chesapeake Creative Wellness, 8/9 - 10/11

Public Assembly Request: For All Seasons, School Supplies Giveaway, 8/20/25

Public Assembly Request: Commemoration of September 11, 2001 events, 9/11/25 7:30am - 9:30am.

Items by Town Attorney.

Legislation.

Res. No. 6211, "A RESOLUTION OF THE TOWN OF EASTON APPROVING THE EXECUTION OF AN INDEMNITY DEED OF TRUST AND OTHER RELATED DOCUMENTS AS SECURITY FOR THE EASTON VOLUNTEER FIRE DEPARTMENT'S LOAN TO BUILD THE FIRE DEPARTMENT TRAINING FACILITY ON LAND OWNED BY THE TOWN OF EASTON."

Public Participation/Comments.

Committee Reports by Members of the Council.

Items by Members of the Council.

CLOSED SESSION: General Provisions Article § 3-305(b)(15) to close the meeting for discussions about the the security of an information system.

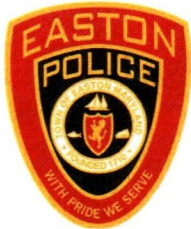
Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Velocity Cable TV subscriber, you can view the meeting live on Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.



Alan W. Lowrey
Chief of Police

EASTON POLICE DEPARTMENT

"With Pride, We serve"

Police Board Report 2025 - Quarter 2

Introduction

As predicted in a previous meeting, the 2nd Quarter was very active with both community engagements and public events. The PD has partnered with our friends at BAAM to participate in their Community Fair, along with a "Kids vs Cops" Basketball Tournament. Congratulations to BAAM; they beat some overhyped cops.

On May 1st, EPD created an Operation Order that directed those officers who have been trained and certified in Police Mountain Bicycle operations to patrol areas of Rails-to-Trails while on their scheduled work shift. Officers mostly concentrated on the original areas of the trail, between North Easton Park and Dutchmans Lane. Although extremely high temperatures hindered many daytime operations, officers still managed to log approximately 200 miles and another 100 contacts with citizens.

The following is a summary of some of the department's work over the last quarter.

Statistics

Refer to attached "2025 2nd Quarter" Statistics

Type	2 nd Quarter 2025	YTD
Patrol Checks	1054	2132
Neighborhood Checks	30	114
Foot Patrols	156	242
School Patrols	153	370
Tactical Team Activations	4	5
K9 Activations	27	54

Community Engagement Activities

Date	Description
04/01/25	EES Kindergarten building tour
04/01/25	EES Kindergarten building tour
04/02/25	Del Tech Job Fair, Georgetown DE
04/06/25	Crime Victim Memorial

04/09/25	Del Tech Job Fair, Dover DE
04/09/25	CQD Youth Hero Program
04/12/25	Coffee w/ a Cop; Neighborhood Service Center
04/24/25	Career Fair, Joint Naval Air Station
04/26/25	EES Fun Day
04/30/25	Security-Town of Easton tour
05/12/25	Drone demo, The Arc
05/13/25	Security Survey; The Peoples Bank
05/22/25	BAAM Basketball, Kids vs Cops (Kids won)
05/30/25	Career Fair, Dover AFB
06/14/25	No Kings Protest
06/21/25	Talbot Co. Fishing Rodeo
06/29/25	Coffee w/a Cop; Chesapeake Car Club
06/30/25	Easton Club East Bicycle Safety Talk

Public Assembly Permit Events

Date	Description
04/12/25	Eggstravaganza
04/12/25	Farmers Market
04/20/25	Easton Church of God Prayer Walk
04/27/25	The Country School 5K
05/02/25 Multiple	Movie Nights, several locations and dates
05/03/25	Multicultural Festival
05/10/25	BAAM Community Festival
05/17/25	Movable Feast Bike Ride
05/27/25	EHS Senior Parade
06/01/25	St. Marks UMC worship services in Idlewild Park, several date
06/07/25	Choice Pregnancy Walk
06/12/25	First Responders Month Kickoff
06/14/25	Delmarva Pride Festival
06/15/25	Avalon Summer Concert Series, several dates
06/20/25 - 07/04/25	Easton's July 4th Celebrations Carnival
06/21&22/25	Multiple Sclerosis Bike Ride
06/21/25	Juneteenth Celebration
06/29/25	Annual Elk's Organization Day/Parade

Criminal Enforcement Efforts

Patrol Division

- Officers dedicated their time on normal patrol shifts to ride Rails-to-Trails.
- On June 10th, Pfc. M. Schinault and K9 partner Knox assisted with a K9 scan that resulted in the seizure of 7 Kilos of cocaine. This investigation has resulted in multiple arrests across 3 counties.

Traffic and Pedestrian Safety Efforts

(All Divisions Traffic statistics were gathered from Etix and or RMS)

Traffic Assignments: 162

Traffic Stops: 1485

Citations: 318

Warnings: 1560

SERO: 69

DUI: 13

Special Operations / Criminal Investigations Division

2nd Quarter Search and Seizure Warrants: 54

Arrests: 11

Internet Crimes Against Children (ICAC) cases: 0

Significant Investigations:

- Trends: Thefts/Shoplifting and Sexual Assaults.

MDOP Political signs

On March 26, 2025, Officers of the Easton Police Department were dispatched to the area of S. Aurora Street and South Lane, Easton, MD in reference to a political sign being defaced. Officers found a Frank Gunsallus political sign had a sticker of a swastika on it. Officers later found a second Frank Gunsallus sign in the same area, with the same sticker. A third sign was also located with a swastika sticker in the area of 115 E. Dover Street. Detectives spoke with an African-American male that lives in the area, who was visibly shocked and appalled after seeing the swastika sticker. Detectives were able to recover surveillance video, showing that a white female operating a blue in color Subaru Forester, was the person who placed the swastika stickers.

On April 1, 2025, Officers of the Easton Police Department responded to the area of Glenwood Avenue and S. Washington Street, Easton, MD in reference to a swastika sticker with a line through it (anti swastika), on a stop sign. Officers also found the same sticker in the following areas:

- Port and S. Washington Street
- 3, 7, 19, 21, 23, 28 N. Harrison Street
- In front of the Tidewater Inn
- South Street and S. Harrison Street

On April 28, 2025, Officers of the Easton Police Department were dispatched to the area of the Amish Market (101 Marlboro Avenue), in reference to vandalized political signs. Officers found two Frank Gunsallus signs with swastika stickers on them. Officers also found anti swastika stickers on West Street and Bay Street, 134 N. Washington Street, 30 and 32 E. Dover Street, Dover Street and Washington Street, and Brookletts Avenue at S. Harrison Street. Detectives of the Easton Police Department were able to narrow down the suspect as Ms. Jennifer Cristaudo. On

May 6, 2025, search and seizure warrants were executed at the residence of Ms. Cristaudo in Easton and a blue Subaru Forester, with the assistance of the Talbot County Sheriff's Office. After a thorough search, Detectives found evidence connecting Ms. Cristaudo to the stickers.

Bank Robbery

On June 2, 2025 at approximately 2:35 pm, Officers of the Easton Police Department were dispatched to Bay Vanguard Bank, located at 501 Idlewild Avenue, Easton, MD in reference to a bank robbery. Upon Officers arrival, they met with employees who informed them that an African-American male entered the bank. The suspect approached a teller and demanded money. The suspect then provided the bank teller with a note demanding money and brandished a firearm. The suspect was able to obtain and undisclosed amount of money and fled the bank on foot. The suspect was last seen running on Idlewild Avenue towards Idlewild Park. No employees were injured. The bank robber, and two co-conspirators were arrested for the bank robbery.

Recent verdicts/sentencings; Criminal Investigations

- Male – Plea to two counts of sex abuse of a minor to serve 15-20 pending sentencing.
- Male – Plea to assault/rioting and sentenced to three years to serve 18 months.
- Male – Plead to reckless endangerment and use of a handgun and sentenced to one year for reckless and two years for handgun.
- Male - Plea to distribution/possession of child pornography and sentenced to 10 years serve all but 18 months.
- Male - plea to Second Degree Assault and Distribution of Cocaine and sentenced of 10 years with 5 years active.
- Male - Plea on 4/22 prior to a motion hearing (sex abuse of a minor) pending sentencing.
- Male – Plea to Rape 2nd to serve 15 years.
- Male – Plead to Reckless Endangerment and 2nd degree Assault and sentenced to 15 years to serve 5 years.

Personnel & Professional Development

Staffing

Authorized Strength	48
Non-Operational (recruit – 1)	1
Vacancies	6
Operational Strength	41
Departures – Quarter/YTD	1/2
Officers Eligible to Retire – 2025	6

Academy Recruit Status

EPD currently has 1 recruit in the police academy. He is progressing well. As his academic year progresses, we will schedule range days for him to refine his firearms skills. We will also assist him in preparation for the "Practical" portions of the police academy. This continues to be very beneficial with past recruits.

Applicants 2025 Total

Resumes received to date	23
Applicants that attended testing	6 (14 Failed to appear)
Applicants hired	0

New Hire

None

Recruiting Efforts

In addition to our digital marketing campaign, members of the EPD attended the following recruiting events in this quarter:

Date	Description
04/02/25	Del Tech Job Fair, Georgetown, DE
04/09/25	Del Tech Job Fair, Dover, DE
04/24/25	Career Fair, Joint Naval Air Station
05/30/25	Career Fair, Dover AFB

Department Training Summary

2nd Quarter 2025 Training

- Grants - received grant from LGIT to send 3 officers to Active Shooter Instructor School.
- EPD hosted a PIA training course for EPD and Town staff
- EPD hosted an officer involved shooting management training for supervisors
- Citizen's Police Academy graduated 6 participants

Topics of Training attended by EPD personnel (number of officers attended in parenthesis)

- Ballistic Shield (2)
- Basic Swat School (2)
- Accident Recon Training (1)
- Motorcycle accident recon (1)
- K9 Law and Order (1)
- Leadership Training (3 supervisors)
- ASP instructor (1)
- FTO school (2)
- Officer involved shooting (12 super)
- Polygraph training (1)
- Public Speaking (2)
- Basic Instructor School (1)
- Mobile Surveillance Training (1)
- Active Shooter (2)
- ICAC training (2)
- Open Source Intel Training (1)
- Type 2 Rifle certification (6)
- Roadway Safety Training (1)
- Child Exploitation Training (1)
- Threat Assessment Training (4)
- Taser Certification (3)
- Red Dot Optic Certification (2)
- LEEDS (2)

Grants & Donations

Donor & Purpose	Amount / Disposition
Talbot County Children's Advocacy Center- Cellebrite	\$6792.01

Capt. Gregory S. Wright



EASTON POLICE DEPARTMENT

QUARTERLY STATISTICAL REPORT- 2nd Qtr 2025

CALLS FOR SERVICE	QTR	YTD
Canine Activation	27	54
Alarms	211	430
Domestics	53	99
Emergency Petitions	20	45
Assist Other/EMS/Fire	144	273
Found Property	35	62
Harassment	35	75
Missing Persons	8	13
TOTAL CALLS FOR SERVICE	5,450	11,360

CRIMINAL ARRESTS	QTR	YTD
Adult	101	233
Juvenile	18	41
TOTAL ARRESTS:	119	274
DUI ARRESTS	12	15
FIREARMS REC.	1	7
LEFT BLANK INTENTIONALLY		

ASSETS	QTR	YTD
Currency Seized	0	\$1,740.00
Vehicles Seized	0	0
Real Property	0	0

REPORTS	QTR	YTD
Criminal/Incident	551	852
TOTAL ACCIDENTS:	217	428
Personal Injury	26	49
Property Damage	191	379
Fatalities	0	2
Exchange of Info (79)	110	237

CONTRABAND CHARGES	QTR	YTD		QTR	YTD
Heroin	1	1	CDS ARREST	5	11
Cocaine - HCL	1	3	Adult	4	10
Cocaine - Crack	1	2	Juvenile	1	1
Prescription Pills	0	0	LEFT BLANK INTENTIONALLY		
Marijuana	2	2			
OTHER	2	5			

TRAFFIC	QTR	YTD
Traffic Stops	1,485	3,471
Traffic Citations	318	650
Cellphone Violations	13	18
Collison Related	6	16
Seatbelts	13	17
Speeding	749	1,818
Suspended Driver	49	134
Traffic Warnings	1,561	3,738
SERO's	69	191

PART 1 CRIMES	QTR	YTD	QTR ARREST	YTD ARREST
Homicide	0	0	0	0
Robbery	4	6	3	8
Burglary	9	12	4	6
Rape	2	3	2	6
1st Degree Assault	7	15	9	19
Arson	0	0	0	0
Motor vehicle theft	7	11	2	3
Theft	59	129	74	145
PART 2 CRIMES	QTR	YTD	QTR ARREST	YTD ARREST
2nd Degree Assault	12	81	16	43
MDOP	23	30	5	11
CDS	3	12	5	11
Sex Offense	3	7	2	8
Fraud	5	15	0	1
Disorderly Conduct	4	8	9	16

WARRANT/CITATIONS	QTR	YTD
Warrants & Summons	53	93
Search Warrants	55	78
Criminal Citations	7	32
CDS Civil Citations	0	0
Underage Possession	0	0
OPIOID OVERDOSES	QTR	YTD
Number of Incidents	3	6
Fatalities	0	0
Narcan by EMS	0	1
Narcan by Police	1	1

Town of Easton

Board and Commission Volunteer Interest Form

Submit Completed Form to the Mayor of the Town of Easton, Maryland for consideration

(Please Print)

Last Name CARR First Name James MI

Residence Address (Street) 107 Brooklets

(Town) Easton (County) TALBOT (State) MD

(Zip Code) 21601

How Long at this Residence? 7 yrs

Home Telephone Number (703) 928 9660

Occupation Retired

Employer Name

Employer Address

Work Telephone Number ()

Please circle the board(s) or commission(s) you are interested in serving as a member of:

Board of Appeals Planning and Zoning Commission Historic District Commission

Housing Authority Easton Utilities Commission Park Board

Ethics Commission Waterfowl Festival Commission Board of Canvassers

Tree Board Affordable Housing Board

Other (list)

Please list why you would like to serve on this committee and what your qualifications are (Attach extra sheets if necessary)

I spent over 40 yrs in major construction projects from historic renovations to data centers to high rise projects and feel I have a very knowledgeable & well rounded mind set for the business - what works & what doesn't necessarily work.

Please list any special interests which should be considered during the appointment process (Attach extra sheets if necessary)

James Carr
Applicant Signature

6/5/25
Date



Town of Easton

14 S. HARRISON STREET, EASTON, MARYLAND 21601

MEGAN JM COOK
MAYOR

410-822-2525
mcook@eastonmd.gov

MEMORANDUM

TO: Don Abbatiello, President of the Council
Members of the Council

cc: Andy Kitzrow
Sharon VanEmburch

FROM: Mayor Megan JM Cook *MSMC*

SUBJECT: Boards & Commission (Re)Appointments

DATE: July 21, 2025

I am asking for confirmation of the following re-appointments:

Jennifer Williams	-	Housing Authority, 5-year term
Jennifer Williams	-	Ethics Commission, 3-year term

Also, there is a vacancy on the Historic District Commission and James Carr has expressed his interest to volunteer. The appointment is for the remainder of a three-year term which expires June 28, 2026. Mr. Carr has been interviewed by Planning and Zoning and has been recommended for the appointment. His Volunteer Interest Form is in the packet for your consideration.

Your confirmation for the appointments is appreciated.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Chief Lowrey
DATE: July 03, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Public Mini Festival

APPLICANT: Darrin Pruitt – Chesapeake Creative Wellness

LOCATION: The area between the Easton Fire Department and 31 A Creamery Lane - see attached map

DATE/TIME: August 9th, September 13th and October 11th from 2pm to 6pm

ATTENDANCE: Approx. 100 - 300

PURPOSE: Promote Community, mental wellness through music and the arts

SPECIAL REQUESTS: Use of sound amplification system for acoustic music

EPD CONCERNS: None

APPROXIMATE COST: None

RECOMMENDATION: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Andy Kitzrow
DATE: July 14, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: School Supplies Giveaway / Resource Fair

APPLICANT: Carly Palmer – For All Seasons

LOCATION: Idlewild Park

DATE/TIME: August 20, 2025 5:30 pm. to 7pm.

ATTENDANCE: Approx. 1,000

PURPOSE: Provide needed school supplies and health and wellness resources to local families.

DETAILS:

- Event is at Idlewild Park and will give out school resources to the community. Radio station DJ moderately amplified.

SPECIAL REQUESTS:

- None

EPD CONCERNS:

- None

APPROXIMATE COST:

- No Cost for the Police Department

RECOMMENDATIONS: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Chief Lowrey
DATE: July 03, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Ceremony to Commemorate the Events of September 11, 2001

APPLICANT: Clay B. Stamp – Talbot County Government

LOCATION: Gas Plant Location – Corner of West St. and Dover St.

DATE/TIME: September 11, 2025 7:30am to 9:30am

ATTENDANCE: Approx. 125

PURPOSE: To commemorate the events of September 11, 2001

DETAILS:

- Commemoration of the September 11 events. The police department will block off the streets for safety

SPECIAL REQUESTS:

- None

EPD CONCERNS:

- None

APPROXIMATE COST:

- No Cost for the Police Department

RECOMMENDATIONS: Approve

RESOLUTION NO. 6211

A RESOLUTION OF THE TOWN OF EASTON APPROVING THE EXECUTION
OF AN INDEMNITY DEED OF TRUST AND OTHER RELATED DOCUMENTS AS
SECURITY FOR THE EASTON VOLUNTEER FIRE DEPARTMENT'S LOAN TO
BUILD THE FIRE DEPARTMENT TRAINING FACILITY ON LAND OWNED BY
THE TOWN OF EASTON

INTRODUCED BY: _____

WHEREAS, the Easton Volunteer Fire Department (EVFD) is planning to build and operate a live fire training facility, classroom space, outdoor training space, and related space (the "Facility") located at Lot 8 in the Mistletoe Hall Commerce-Business Park as more particularly shown on the plat entitled "FINAL PLAT SUBDIVISION OF THE LANDS OF TOWN OF EASTON 'MISTLETOE HALL' TAX MAP 25 GRID 16, PARCEL 138 IN THE TOWN OF EASTON TALBOT COUNTY MARYLAND" prepared by Fink, Whitten & Associates, LLC and recorded among the Plat Records of Talbot County in Plat Book 87, page 124, which is owned by the Town ("Lot 8");

WHEREAS, the Town and EVFD entered into a Memorandum of Understanding governing the terms of EVFD's use of Lot 8 and construction and use of the Facility;

WHEREAS, EVFD is obtaining a loan from Burke & Herbert Bank & Trust Company in the amount of One Million Dollars (\$1,000,000.00) to help fund the new training facility;

WHEREAS, as part of the loan approval, Burke & Herbert Bank & Trust Company is requiring the Town secure the loan with an indemnity deed of trust for Lot 8;

WHEREAS, the Town is willing to encumber Lot 8 with an indemnity deed of trust to secure the EVFD loan.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Resolution.

Section 2. The Mayor is hereby authorized to execute and deliver an indemnity deed of trust and related documents, a true and correct copy of which (save for executing and dating) is attached to this Resolution as Exhibit “A”;

Section 3. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor is hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution;

Section 5. Any prior execution and delivery of documents related to the indemnity deed of trust that are consistent with the purpose of this Resolution, are hereby ratified and approved; and

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution was passed by a ye and nay vote of the Council this _____ day of _____, 2025.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2025.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2025.

BURKE & HERBERT BANK & TRUST COMPANY

INDEMNITY DEED OF TRUST

HARRISON STREET, EASTON, MD
(Bank Office and Location)

(Date)

THIS INDEMNITY DEED OF TRUST made in favor of **Joseph D. Bonaccorsy and Cedar Hintelmann** as trustees (collectively the Trustees”) by the Undersigned (the “Grantor”), whether one or more than one) witnesseth:

WHEREAS, The Obligor or Obligors named on the reverse side hereof (the “Obligor” whether one or more than one) is/are justly indebted to **BURKE & HERBERT BANK & TRUST COMPANY** (the “Lender”) in the principal amount of **\$1,000,000.00** Dollars (**ONE MILLION DOLLARS**) which principal amount together with interest thereon is herein called the Obligation: and

WHEREAS, the Grantor is not the Obligor and is not primarily liable for the payment of the Obligation: and

WHEREAS, the Lender has requested that it be indemnified against any loss caused by the non-payment by the Obligor of the Obligation: and

WHEREAS, by the execution of these presents, the Grantor desires to so indemnify the Bank and to secure the performance by the Obligor and by the grantor of all the terms, conditions and provisions of this Indemnity Deed of Trust and any note, security agreement, pledge agreement, guaranty agreement, mortgage, other deed of trust, loan agreement, hypothecation agreement, indemnity agreement, letter of credit application, assignment, or any other document previously, simultaneously or hereafter executed and delivered by the Obligor or by the Grantor, singly or jointly with any person or persons, evidencing, securing, guarantying or in connection with the Obligation (collectively, the Loan Documents).

NOW, THEREFORE, in consideration of the foregoing, the Grantor does grant, convey and assign to the Trustees and their successors in trust and their assigns the property of properties and all buildings and improvements thereon (the “Premises”) whether one or more than one) described immediately below or described on Schedule A attached hereto and made apart hereof by reference:

1. The property known as 9095 Mistletoe Drive, a/k/a Lot 8, Easton, Talbot City/County, Maryland and more fully described in a deed to the Grantor dated January 26, 1993, from Talbot County, Maryland, a political subdivision of the State of Maryland, and recorded among the Land Records of Talbot City/County, Maryland and recorded among the Land Records in Liber 743, folio 703, together with the rights, alleys, ways, waters, fixtures, appurtenances, and advantages belonging or in any wise appertaining to the Premises. To have and to hold the Premises and the appurtenances, etc. as aforesaid unto the Trustees and their successors in trust and their assigns forever, but in trust nevertheless to indemnify the Lender against loss caused by the non-payment of the Obligation and to secure the performance by the Grantor and by the Obligor and the terms, conditions and provisions of the Loan Documents and of this Indemnity Deed of Trust; provided, however (a) until the occurrence of a default hereunder, the Grantor may retain possession of the Premises, and (b) if the Obligor shall pay the Obligation in accordance with the terms, conditions and provisions of the Loan Documents then this Indemnity Deed of trust shall be void.

The Grantor hereby covenants with the Trustees, their successors and their assigns for the benefit of the Lender: (a) to perform, observe and comply with the terms, conditions and provisions of the Loan Documents to be performed, observed and complied with by it: (b) to pay when due all ground rents, taxes and public charges for which the Premises may become liable: (c) to keep the Premises in good condition and repair and not to remove, demolish or materially alter all or any part of the Premises without the prior written consent of the Lender: (d) to permit representatives of the Lender to inspect the Premises from time to time at any reasonable time: (e) to keep the Premises free from all liens, security interests and other encumbrances of every kind and nature other than those permitted by the Lender in writing: (f) not to violate any laws, regulations or ordinances applicable to the Premises or any use thereof: (g) to apply to the unpaid Obligation as the Lender may direct any award or proceeds of any condemnation or eminent domain proceedings pertaining to all or any part of the Premises: (h) to keep the Premises fully insured with a responsible insurance company for the benefit of the Lender against loss by fire, flood or other hazards and casualties and in such amounts as from time to time may be required by the Lender and/or by applicable law or regulation and if requested by the Lender, to deliver to the Lender the insurance policy or a certificate thereof: (i) to take such further action as the Trustees or the Lender may at any time reasonably request for the better assuring and confirming to the Trustees or to the Lender and Premises, this Indemnity Deed of Trust and/or the conveyance and lien created hereby; and (j) to pay as and when due and payable all costs expenses, recordation taxes and other taxes for which the Premises, the Trustees, the Lender or the Grantor may at any time be liable in connection with or as a result of the maturity, collection, enforcement, recording or foreclosure of the Obligation, of any of the loan Documents or of this Indemnity Deed of Trust. If the Grantor fails to perform, comply with or observe any of the foregoing covenants, the Lender or the Trustees may, but are not obligated to, perform, comply with or observe the same on behalf of the Grantor. All moneys advanced and costs and expenses incurred by the Lender or the Trustees (as the case may be) in so doing (collectively, the Expense Payments), together with interest thereon at a per annum rate of interest which is equal to the rate of interest charged on the principal of the Obligation plus 1% per annum, from the date of payment until repaid in full, shall be paid to the Lender or to the Trustees (as the case may be) by the Grantor on demand and shall be secured hereby.

Without notice to and further consent of the Grantor, and, without in any way waiving or releasing this Indemnity Deed of Trust or any of its provisions, the Grantor hereby consents to: (a) any extension of time for payment of all or any part of the Obligation: (b) any renewal, modification, waiver or release of all or any part of the Obligation or of any of the Loan Documents;(c) the addition or release of, any maker, accommodation maker, endorser, guarantor, surety or indemnitor of all or any part of the Obligation or of any of the Loan Documents; (d) to the addition to, or release of, all or any part of the collateral and security for any of the Loan Documents or for all or any part of the Obligation; and (e) any indulgence and/or waiver given to the Obligor or any accommodation maker, endorser, guarantor, surety or indemnitor of any part of the Obligation.

The occurrence of any one or more of the following events shall constitute a default under this Indemnity Deed of Trust: (a) the failure of the Obligor to pay the Obligation as and when due and payable; (b) the failure of the Grantor to perform, observe or comply with any of the terms, conditions and provisions of this Indemnity Deed of Trust: (c) the occurrence of a default under any of the Loan Documents: (d) the transfer or conveyance of all or any part of the Premises without the prior written consent of the Lender; (e) if any information contained in any financial statement, application, schedule, report or any other document given by the Grantor, by the Obligor or by any other person in connection with the Obligation or with any of the Loan Documents is not in all respects true and accurate, or if the Grantor, the Obligor or such other person omitted to state any material fact or any fact necessary to make such information not misleading; (f) the filing of any petition under the Bankruptcy Code or any similar Federal or State statute by or against the Grantor; (g) an application for the appointment of a receiver for, the making of a general assignment for the benefit of creditors by, or the insolvency of the Grantor; (h) the dissolution, merger, consolidation, or reorganization of the Grantor; (i) the death of the Grantor; or (j) if the Grantor should become a Disabled Person as defined by the Estates and Trusts Article of the Annotated Code of Maryland. Upon the occurrence of a default under this Indemnity Deed of Trust, the Lender may, at its option, proceed to enforce this Indemnity Deed of Trust and in connection with such enforcement by the Lender, the Grantor does hereby (a) authorize the Trustees and their successors and assigns to sell the Premises, and (b) declare its assent to the passage of a decree by a court of proper jurisdiction for the sale of the Premises. Any such sale pursuant to (a) or (b) above is to be made in accordance with the applicable provisions of the Real Property Article of the Annotated Code Maryland and with the Maryland Rules of Procedure, and any amendments or supplements thereto. All costs, expenses and taxes paid or incurred in connection with any such sale (collectively, the Liquidation Costs), together with interest thereon at a per annum rate of interest which is equal to the rate of interest charged on the principal of the Obligation plus 1% per annum for the date of payment until repaid in full, shall be paid to the Lender by the Grantor on demand and shall be secured hereby. The proceeds of any such sale or of any insurance policies covering all or any part of the Premises shall be applied, 1st to the payment of all Expense Payment (with interest accrued thereon). Liquidation Costs (with interest

accrued thereon) and a commission to the party making the sale equal to those permitted by rules of court, 2nd, to the payment of the unpaid balance of the Obligation (whether then due or not) and any other amounts secured hereby, and 3rd, the balance, if any, to the Grantor or other person (including the Lender) entitled to the same, provided the ½ of such commissions and all Expense Payments and Liquidation Costs with interest accrued thereon shall be paid by the Grantor if the unpaid balance of the Obligation an any other amounts secured hereby are tendered after the 1st advertisement of such sale but before such sale. The Lender shall have the irrevocable power to remove or substitute trustees at any time and from time to time and the powers and duties of the Trustees may be executed by either of them with the same legal force and effect as though executed by both of them including, without limitation, the right and power on the part of either of them with the same legal force and effect as though executed by both of them including, without limitation, the right and power on the part of either Trustee to execute and deliver a full or partial release of this Indemnity Deed of Trust for all or any part of the Premises covered hereby.

The Grantor warrants specially the Premises and that it is seized of the Premises. This Indemnity Deed of Trust shall be binding upon the Grantor and Grantors heirs, personal representatives, successors and assigns and shall inure to the benefit of the Lender, the Trustees and their successors and assigns. As used herein, the singular number shall include the plural, the plural the singular and the use of the masculine, feminine or neuter gender shall include all genders, as the context may require, and the term “person” shall include an individual, a corporation, an association, a partnership, a trust and an organization.

11 ____ If this line is checked _____ signs this Indemnity Deed of Trust only for the purposes of inducing the Lender to make, extend or continue loans and credits to the Obligor and for conveying his or her interest in the Premises as security to the Lender, and shall not be deemed to be otherwise liable for the Obligation or any other amount secured by this Indemnity Deed of Trust solely by reason of his or her signature below.

The signature(s) and seal(s) of the Grantor is/are subscribed to this Indemnity Deed of Trust the day and year written above.

TOWN OF EASTON, a Government Entity

_____(SEAL)
Megan Cook, Mayor

The Obligor(s) is/are:

Easton Volunteer Fire Department, Inc. and Friends of Easton Volunteer Fire Department, Inc.

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

On this ____ day of July, 2025, before me a Notary Public of the State, personally appeared Megan Cook who acknowledged herself to be Mayor of Town of Easton, a Government Entity, the Grantor in the foregoing Indemnity Deed of Trust and that ____ she ____, as such Mayor, being authorized to do so, in my presence, signed and sealed the foregoing Indemnity Deed of Trust and acknowledged that (he, she, they) executed the same of the purposes herein contained.

At the same time also appeared Amy Wilson and made oath that he is the agent of the Lender, the party secured by the foregoing Indemnity Deed of Trust and that the consideration set forth in said Indemnity Deed of Trust is true and bonafide as therein set forth and that the within Indemnity Deed of Trust and that the consideration set forth in said Indemnity Deed of Trust is true and bonafide as therein set forth and that the within Indemnity Deed of Trust was prepared by an attorney duly admitted to practice before the Court of Appeals of Maryland, or under his supervision, or by one of the parties named in the foregoing Indemnity Deed of Trust. He further made oath that he is the agent of the party secured and is duly authorized to make this affidavit.

_____(SEAL)
Notary Public

My Commission Expires:

CERTIFICATION

I hereby certify that the foregoing form of Indemnity Deed of trust was prepared on behalf of Burke & Herbert Bank & Trust Company by a member of the bar of the Court of Appeals of Maryland, or under his or her supervision, or by one of the parties named in the foregoing Indemnity Deed of Trust. I further certify that no recordation taxes are due upon the recording of the foregoing Indemnity Deed of Trust.

_____(SEAL)
Willard C. Parker, II, Esquire

EXHIBIT “A’

ALL that lot or parcel of land on the Easterly side of Goldsborough Neck Road, known as "Mistletoe Hall Commerce-Business Park", "LOT 8, 2.742 ACRES ±", in Talbot County, Maryland, as more particularly shown on the Plat entitled: “FINAL PLAT SUBDIVISION OF THE LANDS OF TOWN OF EASTON ‘MISTLETOE HALL’ TAX MAP 25 GRID 16, PARCEL 138 IN THE TOWN OF EASTON TALBOT COUNTY MARYLAND”, prepared by Fink, Whitten & Associates, LLC, dated November 7, 2019 and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 87, folio 124-128, reference to said Plat and the recording thereof is hereby made for a more particular description of said lot by metes and bounds, courses and distances.

SUBJECT, HOWEVER, to "DECLARATION OF COVENANTS FOR MISTLETOE HALL COMMERCE-BUSINESS PARK", dated November 5, 2021 and recorded among the Land Records of Talbot County, Maryland in Liber No. 2916, folio 104.

BEING PART OF the same property conveyed unto Town of Easton, a Maryland municipal corporation from Talbot County, Maryland, a political subdivision of the State of Maryland by Deed dated January 26, 1993 and recorded among the Land Records of Talbot County, Maryland in Liber No. 743, folio 703.