



McNees Wallace & Nurick LLC
600 Washington Avenue, Suite 300
Towson, MD 21204

Jennifer Deardorff
Telephone: 410.896.5526
Fax: 410.823.8032
jdeardorff@mcneeslaw.com

October 9, 2025

VIA E-MAIL AND FIRST CLASS MAIL, CERTIFICATE OF MAILING

Kalei Haynes
114 East Lexington Street, Apt. 509
Baltimore, MD 21202

Re: 114 East Lexington Street, Apt. 509

Dear Ms. Haynes:

Our office, as counsel for PMC Property Group, Inc., agent for 114 East Lexington Associates LLC, has had referred to it the matter of your lease agreement (the "Lease") for the above-referenced premises (the "Premises"). I am writing to you relative to a serious matter that has arisen regarding your tenancy at the Premises.

It has been alleged that you have behaved in a threatening manner toward the staff in the Leasing Office. It has specifically been alleged that on or about October 2, 2025, you engaged in disruptive behavior which interfered with the operations of the Leasing Office. It has been alleged that you appeared to be under the influence of drugs or alcohol. You yelled, spoke loudly and disrespectfully towards staff. You also made inappropriate comments about a former staff member, and when another employee said "good morning" to you, you responded by stating "don't f***ing talk to me" while in the presence of other residents.

The above-referenced conduct constitutes material and substantial non-compliance with Paragraph 10(C) of your Lease. Accordingly, please be advised that this letter shall constitute a WARNING. If you continue to act in a disruptive manner toward the office staff or if you enter the Leasing Office in violation of the restrictions set forth below, you will be issued a Notice to Vacate the Premises, and if you fail to vacate in accordance with that Notice, legal proceedings will be instituted so as to have you removed from the Premises.

This letter shall also constitute notice that due to your threatening and disruptive conduct during this incident, **you are banned from the leasing office effective immediately**. Moving forward, please be advised of the following:

1. You may not enter the Leasing Office under any circumstance. If you do so, your conduct will constitute Trespassing under Section §6-403 of the Maryland Criminal Code.
2. You must immediately cease all communication with the management and leasing office staff, unless your communication is in writing. This includes communication via telephone or in-person. If you do not comply with the foregoing, your conduct will constitute Harassment under Section §5-803 of the Maryland Criminal Code. All communications from you to PMC must be written, submitted in writing through the resident portal or via email. You will receive no further notice concerning this serious matter. If you have any questions or concerns regarding your tenancy, you may submit them electronically or contact undersigned counsel.

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3. If you have an emergency maintenance request you may contact the emergency maintenance line or communicate through the online Resident Portal.
4. If you have any questions regarding this letter, they are to be directed to me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Deardorff", with a stylized, cursive script.

Jennifer Deardorff, Esq.
MCNEES WALLACE & NURICK LLC

JLD

c: PMC Property Group, Inc.