

MARYLAND RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") is made on **February 23, 2026**, by and between:

Black Olive Holding Company
814 South Bond Street
Baltimore, Maryland 21231
("Landlord")

and

Jacob Reid Berry
jakereidberry@gmail.com
(240) 425-2591

and

Rijaa Shoukat
rijaashoukat@gmail.com
(240) 515-7879

(collectively, "Tenant").

1. Property

Landlord leases to Tenant the residential apartment located at:

814 South Bond Street – 2nd Floor
Baltimore, Maryland 21231

The Property consists of two (2) bedrooms and two (2) bathrooms and shall be used solely as a private residence.

2. Term

The lease term shall begin on **March 7, 2026** and end on **March 7, 2027**.

After the initial term, the tenancy shall continue month-to-month unless terminated by either party with at least thirty (30) days' written notice in accordance with Maryland law.

3. Rent

Monthly Rent: **\$2,000.00**

Rent is due in advance on the 1st day of each month.

If rent is not paid within seven (7) days after it is due, a late fee of **\$50.00** may be charged, not to exceed five percent (5%) of the monthly rent as permitted under Maryland law.

Tenants are jointly and severally responsible for all obligations under this Agreement.

4. Security Deposit

Tenant shall pay a security deposit of **\$2,000.00** upon signing this Agreement.

The deposit will be held and returned in accordance with Maryland law. Any lawful deductions will be itemized in writing. The balance of the deposit, together with any required interest, will be returned within forty-five (45) days after the tenancy ends.

5. Occupancy

Only the following individuals may reside at the Property:

- Jacob Reid Berry
- Rijaa Shoukat

No additional occupants without written consent of Landlord.

6. Assistance Animals

Tenant has disclosed two (2) cats designated as Emotional Support Animals.

In accordance with the Fair Housing Act and Maryland law, these assistance animals are permitted in the Property and are not considered pets. No pet fee or pet rent applies.

7. Utilities

Tenant is responsible for payment of gas and electric service for the Property.

8. Maintenance

Tenant agrees to keep the Property clean and in good condition.

Landlord will maintain the Property in a safe and habitable condition as required by Maryland law.

Landlord may enter the Property with reasonable notice for inspection, repairs, or necessary purposes, except in emergencies.

9. Smoking

Smoking is prohibited inside the Property.

10. Assignment

Tenant may not assign or sublet the Property without prior written consent of Landlord.

11. Lead Disclosure

Landlord has no knowledge of lead-based paint hazards in the Property. Tenant acknowledges receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home."

12. Entire Agreement

This Agreement represents the entire agreement between the parties and may only be modified in writing signed by all parties.

SIGNATURES

Landlord:

Black Olive Holding Company

By: *Dimitris Spiliadis*
02-23-2026 07:09:01 PM UTC - 6-1

Dimitris Spiliadis

Date: _____

Tenant:

Jacob Reid Berry

Signature: *Jacob Berry*
02-23-2026 01:19:57 PM EST - 4-2

Date: _____

Tenant:

Rijaa Shoukat

Signature: *Rijaa Shoukat*
02-23-2026 01:46:13 PM EST - 5-3

Date: _____