

RESIDENTIAL LEASE AGREEMENT

Midterm Rental — Organization-Placed Occupants

1. THE PARTIES

This Residential Lease Agreement ("Agreement") made on May 13, 2026 is between:

LANDLORD

Landlord's Name: Woodbourne Ave LLC

Mailing Address: _____

Phone: _____

Email: iapropertymngmnt@gmail.com

TENANT (ORGANIZATION) Felisha Hinds P.A.

Organization Legal Name: Felisha Hinds _____

EIN: _____

Mailing Address: _____

Authorized Representative:
Felisha Hinds

Title: Liason/Parent _____

Phone: 954-483-9862 _____

Email: felishahinds@gmail.com _____

The Tenant is an organization placing authorized occupants (defined in Section 20) in the Property for the duration of the Term. The Tenant assumes full legal and financial responsibility for all obligations under this Agreement, including but not limited to rent payments, property damage caused by any Occupant or Guest, and compliance with all terms herein.

2. PROPERTY

Property Address: 711 Woodbourne Ave

City / State / Zip: Baltimore, Maryland: Baltimore, MD, 21212

Residence Type: Detached Home

Bedroom(s): 5 Bathroom(s): 3.5

3. FURNITURE

The Property is provided fully furnished. Furnished areas include bathroom(s), bedroom(s), dining room, kitchen, living room. A detailed Inventory & Condition Report (Addendum A) is attached to this Agreement and must be signed by both Parties at move-in. All furnishings remain the property of the Landlord and must be returned in the same condition as documented at move-in, normal wear and tear excepted.

4. APPLIANCES

Appliances Included: air conditioner(s), dishwasher, microwave, heating units, refrigerator, smoke detectors, stove/oven, washer, and dryer.

All appliances remain the property of the Landlord. The Tenant shall report any appliance malfunction within 24 hours of discovery.

5. RENT

Monthly Rent: \$ 6,000

Due Date: upon move in

Total Rent for the Term: \$12,000 (approximately 60 days)

Acceptable Payment Methods:

- ACH / Bank Transfer

Bank Name: Thread Bank

Address: 210 E Main St Rogersville, TN 37857

Routing # 064209588

Account # 200000433466

All rent payments shall be made by the Tenant (Organization) directly. The Landlord will not accept rent payments from individual Occupants.

6. TERM

This Agreement is a standard lease with a start date of May 18, 2026 and ends at midnight on July 17, 2026 (approximately 60 days).

Upon expiration, the Tenant and all Occupants must vacate and deliver possession of the Property by midnight on the last day of the Term.

7. EARLY MOVE-IN

The Tenant and Occupants are not permitted to move into the Property before the Start Date unless agreed upon in writing by the Landlord. If an early move-in is permitted, prorated rent for the early move-in period shall be paid at the execution of this Agreement.

8. SECURITY DEPOSIT

Deposit Amount: \$0 (up to 2x monthly rent per Maryland law)

The Security Deposit shall be held in an escrow account at N/A in accordance with Maryland

Real Property Code. The Landlord shall provide a written receipt for the Security Deposit, including the name and address of the financial institution where the deposit is held, within 30 days of receipt.

The Security Deposit shall be returned to the Tenant within 45 days of the Tenant's delivery of possession to the Landlord

at the end of the Term, less any lawful deductions. If deductions are made, the Landlord shall provide an itemized list of damages and costs within the same 45-day period.

Deductions may include but are not limited to:

- Unpaid rent or fees
- Damage beyond normal wear and tear (as documented by comparing the Move-In and Move-Out Inspection reports)
- Cleaning costs to restore the Property to move-in condition
- Replacement of missing or damaged furnishings or appliances

9. PRE-PAYMENT OF RENT

The Tenant is required to pre-pay rent in the amount of \$12,000 covering the period from 5/18/2026 to 7/17/2026.

The Pre-Payment of Rent is non-refundable if the Tenant defaults on this Agreement. However, if the Landlord terminates

this Agreement without cause, the Landlord shall refund any prepaid rent for the unused portion of the Term.

10. LATE RENT

If Rent is not received by the 5th day of the month (in accordance with Maryland's statutory grace period), there shall be a

late fee equal to \$ N/A (cannot exceed 5% of monthly rent per Maryland law). The late fee is

charged as a one-time fee for each occurrence rent is late.

11. NSF FEE

If the Tenant pays rent with a check or electronic payment not honored by the Landlord's financial institution due to

non-sufficient funds (NSF), a stop payment, or any other reason, the Tenant agrees to pay a penalty of \$35.00 or the

maximum allowable under Maryland law, whichever is less, for each occurrence.

12. MAXIMUM OCCUPANCY

The maximum number of Occupants permitted to reside in the Property at any one time is 5 persons. The

Tenant shall not place or allow additional Occupants beyond this number without prior written consent from the Landlord.

Each bedroom shall be occupied by no more than 1 person(s).

13. UTILITIES & SERVICES

The Landlord is responsible for the following utilities and services:

all utilities are paid by landlord.

All other utilities and services not listed above are the responsibility of the Tenant.

14. PETS

No pets are allowed on the Property except for animals legally recognized as service animals under applicable laws or

those designated as emotional support animals by a licensed medical professional. All service and emotional support animals must comply with applicable regulations and must be registered with the Landlord prior to or during the Term.

Any Occupant requiring a service or emotional support animal must provide documentation through the Tenant

(Organization) to the Landlord before the animal is brought onto the Property.

15. MOVE-IN / MOVE-OUT INSPECTION (REQUIRED)

A move-in inspection is REQUIRED and shall be completed jointly by the Landlord (or Landlord's representative) and the

Tenant's Authorized Representative within 48 hours of the Start Date. The inspection shall document the condition of:

- All rooms, walls, floors, ceilings, and fixtures
- All furnishings (with photographs)
- All appliances (confirming working order)
- Any pre-existing damage or wear

Both Parties shall sign the Move-In Inspection Report (Addendum A). If the Tenant fails to participate in the Move-In

Inspection within 48 hours of the Start Date, the Landlord's inspection shall be deemed accepted by the Tenant.

A Move-Out Inspection shall be conducted jointly within 48 hours of the End Date under the same terms. The Move-Out

Inspection Report shall be compared against the Move-In Inspection Report to assess any damage beyond normal wear and tear.

16. SMOKING POLICY

Smoking is not permitted anywhere on the Property, including all interior spaces, porches, balconies, patios, yards, and

parking areas. This includes, but is not limited to, the use of tobacco or marijuana products, whether through smoking, vaping, or any other method. The Landlord will strictly enforce any violation of this section.

Violation of this policy is grounds for a \$250 fine per occurrence, deducted from the Security Deposit or billed to the Tenant directly.

17. RENTERS INSURANCE / LIABILITY INSURANCE (REQUIRED)

The Tenant (Organization) is REQUIRED to obtain and maintain a general liability insurance policy for the duration of the

Term with the following minimum requirements:

- General liability coverage of no less than \$ N/A
- The Landlord named as an Additional Insured

- Coverage for bodily injury and property damage arising from the Occupants' use of the Property

The Tenant shall provide the Landlord with a Certificate of Insurance prior to the Start Date and upon any renewal or

change of the policy. Failure to maintain the required insurance constitutes a material breach of this Agreement.

Additionally, the Tenant is encouraged to require individual Occupants to obtain personal renters' insurance for their own

belongings. The Landlord's insurance does not cover Occupants' personal property.

18. SUBLETTING

The Tenant shall not have the right to sublet the Property or any part thereof. The Tenant may not assign this Agreement or

transfer occupancy rights to any individual or entity not named in this Agreement without the prior written consent of the

Landlord.

19. NOTICES

All notices required or permitted under this Agreement shall be in writing and delivered by:

- Hand delivery (effective upon delivery)
- Certified mail, return receipt requested (effective 3 days after mailing)
- Email with read receipt (effective upon confirmed receipt)

Landlord:

Name: Woodbourne Ave LLC

Address: _____

Email: iapropertymngmnt@gmail.com

Tenant: Felisha Hinds P.A.

Organization Name: Felisha Hinds P.A. _____

Attn: Woodbourne Community LLC

Address: _____

Email: _____

20. AUTHORIZED OCCUPANTS

The following individuals are authorized to reside in the Property for the duration of the Term. No other persons may

reside in the Property without prior written consent from the Landlord.

Full Legal Name Relationship Move-In Move-Out

1 Student / Participant : Anaya Andre

2 Student / Participant : Logan Walters

3 Student / Participant : Vincent Gregory

4 Student / Participant : Amaris Iwara

5 Student / Participant : Naila Mooloo

Occupant Replacement.

If an Occupant must be replaced during the Term (withdrawal from program, emergency, etc.), the Tenant shall:

1. Notify the Landlord in writing at least 5 days before the replacement Occupant moves in
2. Provide the replacement Occupant's full legal name and identification
3. Obtain written approval from the Landlord before the replacement Occupant takes possession
4. Ensure the departing Occupant has removed all personal belongings

The Tenant remains fully responsible for any damage caused by any Occupant, whether original or replacement.

21. GUEST POLICY

Guests (individuals not listed as Authorized Occupants) are permitted on the Property under the following conditions:

- Overnight guests may stay no more than 2 consecutive nights and no more than 4 nights in any 30-day period
- No more than 10 guests may be present on the Property at any one time
- Guests are not permitted to have keys or access codes to the Property
- The Tenant is responsible for the conduct and any damage caused by all Guests
- Any Guest who remains beyond the limits stated above shall be considered an unauthorized Occupant, which is a violation of this Agreement

22. DEFINITIONS

a.) Abandonment. If the Property is vacated or abandoned for a period of 7 or more consecutive days without

informing the Landlord, the Tenant will be considered in default. The Landlord may inspect the Property with 24 hours' notice or the timeframe required under Maryland law, whichever is greater.

b.) Access. Upon the Start Date, the Landlord agrees to provide entry to the Property in the form of keys, fobs, codes, or other access methods. Access shall be provided after successful payment of all amounts due at signing.

c.) Occupants. The individuals listed in Section 20 who have the right to reside on the Property. The Tenant

(Organization) bears all responsibility and liability for actions caused directly or indirectly by any Occupant.

d.) Furnishings and Appliances. All furnishings and appliances are under the Landlord's ownership and must be returned in the same condition as documented in the Move-In Inspection Report, normal wear and tear excepted.

e.) Governing Law. This Agreement shall be governed by the laws of the State of Maryland, including the Maryland

Real Property Code and any applicable Baltimore City ordinances.

f.) Late Fee. Accumulates in accordance with Maryland law. Maryland provides a statutory grace period; rent is not considered late until after that period.

g.) Pre-Payment of Rent. Applied only to the dates specified in Section 9 and is non-refundable upon Tenant default.

h.) Rent. The first payment shall be due at execution of this Agreement. Subsequent payments on the due date per

Section 5.

i.) Security Deposit. Governed by Maryland Real Property Code Section 8-203 et seq.

j.) Term. The period during which the Tenant and Occupants are permitted to reside on the Property, as defined in

Section 6.

23. HOUSE RULES (REQUIRED)

All Occupants must comply with the following House Rules. Violation of House Rules by any Occupant is a violation by the Tenant.

a.) Quiet Hours. 10:00 PM to 8:00 AM, Sunday through Thursday. 11:00 PM to 9:00 AM, Friday and Saturday. During quiet hours, noise must not be audible outside the Property or between bedrooms.

b.) Common Areas. All Occupants share responsibility for keeping common areas (kitchen, living room, bathrooms, hallways) clean and orderly. The Tenant (Organization) is responsible for ensuring a cleaning standard is maintained.

c.) Trash & Recycling. All trash must be placed in designated receptacles and brought to the curb on scheduled collection days. No trash or debris shall be left in common areas, hallways, porches, or yards.

d.) Parking. 6 parking spaces are available. Only registered vehicles in working conditions may be parked on the Property. No vehicle repairs on the premises. The Landlord is not responsible for any damage, theft, or loss related to vehicles.

e.) Laundry. Washer and dryer usage is limited to the hours of 8:00 AM to 10:00 PM.

f.) Lockout. Occupants who lock themselves out may contact the Landlord during business hours. After-hours lockout service is available at a fee of \$0 per occurrence.

g.) **No Parties or Large Gatherings.** No gatherings exceeding 10 persons (including Occupants) are permitted without prior written approval from the Landlord.

h.) **Property Exterior.** No items shall be stored on porches, balconies, or in the yard without Landlord approval. No signs, flags, or displays shall be placed on or visible from the exterior of the Property.

24. MISCELLANEOUS TERMS

a.) **Alterations.** No Occupant may alter, modify, or change the Property in any manner without written Landlord consent. This includes painting, installing fixtures, drilling holes, or making any structural changes.

b.) **Compliance with Laws.** The Tenant and all Occupants agree to adhere to all local, State, and Federal laws, including Baltimore City ordinances.

c.) **Delivery and Possession.** The Landlord declares the Property will be delivered in habitable condition with all utilities and services in working order, free of pests, mold, leaks, or needed repairs.

d.) **Dispute Resolution.** Disputes shall first be resolved through good-faith negotiation. If unresolved within 30 days, disputes shall be submitted to mediation. If mediation fails, disputes shall be resolved through binding arbitration under Maryland law. The prevailing Party may recover reasonable attorney fees.

e.) **Equal Housing.** The Landlord complies with all fair housing laws. Reasonable accommodations and modifications will be provided as required by law.

f.) **Indemnification.** The Tenant shall indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney's fees) arising from the Occupants' use of the Property, except where caused by the Landlord's gross negligence or willful misconduct. This survives termination.

g.) **Maintenance.** The Landlord is responsible for maintaining habitability. The Tenant shall report maintenance issues within 24 hours of discovery. Maintenance issues caused by Occupant negligence shall be repaired at the Tenant's expense.

h.) **Right of Entry.** The Landlord may enter the Property with 24 hours' written notice (or as required by Maryland law, whichever is greater) for: maintenance, inspections, showings, lease violations, or emergencies.

i.) Right of Quiet Enjoyment. Both Parties have the right to quiet enjoyment. Violation by Occupants is a breach of this Agreement.

j.) Sale of Property. This Agreement continues in the event of a sale. The Landlord shall provide the new owner's contact information.

k.) Severability. If any provision is invalid or unenforceable, the remainder of this Agreement remains in effect.

l.) Active Military. The Servicemembers Civil Relief Act applies. Tenant or Occupants who are active military may terminate with written notice and a copy of orders per SCRA requirements.

25. EARLY TERMINATION

a.) By Tenant. If the Tenant (Organization) terminates this Agreement before the End Date, the Tenant shall:

- Provide 30 days' written notice (or pay 30 days' rent in lieu of notice)
- Forfeit the Security Deposit
- Remain liable for rent through the earlier of: (i) 30 days after notice, or (ii) the End Date
- Ensure all Occupants vacate within the notice period

b.) By Landlord. The Landlord may terminate this Agreement for cause (Tenant default) by providing written notice in accordance with Maryland law. The Landlord may not terminate without cause during the Term.

c.) Mutual Termination. Both Parties may agree in writing to terminate this Agreement at any time. Terms of the mutual termination (refunds, move-out timeline) shall be specified in the written agreement.

26. PROHIBITED ACTIONS

a.) Assignment. The Tenant may not assign this Agreement without written Landlord approval.

b.) Hazardous Materials. No flammable, explosive, or hazardous substances on the Property.

c.) **Illegal Activity.** No illegal activities by any Occupant or Guest anywhere on the Property. Violation is grounds

for immediate termination and eviction. The Tenant is liable for all resulting damages, legal fees, and costs.

d.) **Residential Use Only.** The Property shall be used for residential purposes only.

e.) **No Waterbeds.** No liquid-filled beds, mattresses, or sleeping aids.

27. ORGANIZATION RESPONSIBILITIES

The Tenant (Organization) specifically agrees to:

a.) **Primary Point of Contact.** Designate a Program Coordinator or equivalent who shall serve as the primary point

of contact between the Occupants and the Landlord for all property-related matters. This person shall be reachable by

phone and email during business hours and shall respond to Landlord communications within 24 hours.

Program Coordinator: Felisha Hinds

Phone: 954-483-9862 Email: felishahinds@gmail.com

b.) **Occupant Conduct.** The Tenant is responsible for the conduct of all Occupants and shall address behavioral

issues promptly upon notice from the Landlord. If an Occupant's behavior constitutes a material breach of this

Agreement, the Tenant shall remove and replace the Occupant within N/A days of written notice from

the Landlord.

c.) **Occupant Orientation.** The Tenant shall ensure all Occupants receive and acknowledge (in writing) the House

Rules (Section 24) and relevant terms of this Agreement before move-in.

d.) **Insurance.** Maintain insurance per Section 17 for the duration of the Term.

e.) Payment. All rent, fees, and charges are the sole responsibility of the Tenant (Organization), not individual Occupants.

28. NO INDIVIDUAL CO-SIGNER

There is no individual co-signer to this Agreement. The Tenant (Organization) bears full financial responsibility.

29. ADDITIONAL TERMS & CONDITIONS

The Tenant may request an extension of the Term by providing written notice at least 21 days before the End Date.

Extension terms (including rent) shall be agreed upon in writing by both Parties.

Additional terms: _____

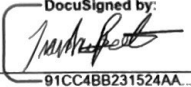
30. ENTIRE AGREEMENT

This Agreement, including all Addenda, constitutes the entire understanding between the Parties. It supersedes all prior negotiations, understandings, and agreements. Both Parties acknowledge and agree to be bound by these terms until the end of stay.

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written. Each Party warrants that they have the legal authority to enter into this Agreement.

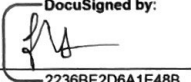
LANDLORD:

Signature:  Date: 5/13/2026

Print Name: Woodbourne Ave LLC

Title: _____

TENANT (ORGANIZATION):

Signature:  Date: 5/13/2026

Print Name: Felisha Hinds

Title: Liason/Parent

Organization: Felisha Hinds P.A.

AMOUNT DUE ~~AT SIGNING~~ **At Move IN**

Item Amount : 2 months' rent

Two Month's Rent **\$12,000**

Pre-Payment of Rent (if applicable) \$ \$12,000

TOTAL DUE **\$12,000**

All amounts due at signing must be received before keys/access are provided.

ADDENDUM A

Inventory & Condition Report

To be completed jointly at move-in inspection. Document the condition of each room, all furnishings, and all appliances.

Attach photographs.

Room / Area Condition (Good / Fair / Poor) Notes

Living Room

Kitchen

Dining Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom 1

Bathroom 2

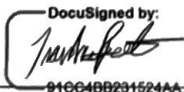
Bathroom 3

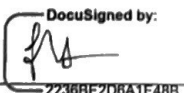
Half Bath

Hallway / Stairs

Laundry Area

Exterior / Yard

Landlord Signature:  _____ Date: 5/13/2026

Tenant Rep Signature:  _____
Date: 5/13/2026

ADDENDUM C

Occupant Acknowledgment Form

Each Occupant must sign this acknowledgment before move-in:

We, Anaya Andre, Logan Walters, Vincent Gregory, Amaris Iwara, Naila Mooloo,
acknowledge that I have received and read the House Rules and relevant terms of the
Residential Lease Agreement for

711 Woodbourne Ave Baltimore, MD, 21212. We understand that we are Authorized
Occupants, that Anaya Andre, Logan Walters, Vincent Gregory, Amaris Iwara, Naila Mooloo
are the Tenants of record, and that occupancy is subject to the terms of this Agreement.
We agree to comply with all House Rules and applicable terms.

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____