

1. Month-to-Month Lease Terms

1.1 LESSOR

Landlord or Authorized Representative of Landlord: current Owner of Record, as recorded in public land records, Goddard Properties, its agent (collectively referenced herein as "Landlord"):

1.2 LEASEE

Tenant (s): Joshua M. Cook

1.3 LEASED PROPERTY ADDRESS

1705 St Paul St
Baltimore, MD 21202

1.4 LEASE TERMS

Landlord leases to Tenant and Tenant leases from Landlord the Property commencing on 07/01/2026 , on a monthly basis (the "Initial Term"), at a rental rate due and payable in equal monthly installments of

Rent Income	\$1,210.00
Month to Month Additional Charge	\$30.00
Total:	\$1,240.00

in advance, on the first day of each and every month ("Rent Due Date") of said Initial Term, plus any non-recurring additional Rent and/or prorated rent.

If this Lease commences on a day other than the first day of the month, the amount of Rent to be paid for the balance of said first month will be apportioned pro rata; thereafter rent will be paid on the first day of the month as aforesaid. Prorated charges for this lease will be:

Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to Landlord through online tenant portal (or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether described as "rent", "additional rent", or "fee" will be deemed as rent and will be collectible as such. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise. See Section 3 for additional payment details.

1.5 PERSONS WHO WILL OCCUPY THE PROPERTY

Tenant covenants and agrees that the Property shall be occupied only by the

following person(s), and by no other persons: Joshua M. Cook

Tenant represents and warrants to Landlord that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Landlord on the application for tenancy form, as signed by Tenant.

1.6 PAYMENT OF RENT

Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If the

payment is dishonored or electronic payment reversed, Tenant agrees to pay a \$35 NSF Fee to Landlord as additional rent. The amount of late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of all charges and fees as Landlord has for the non-payment of rent. Tenant is hereby notified that all payments will be applied first toward accrued interest, then late charges or other non-recurring fees, then toward returned check service charges, then damages and repairs, then toward attorney's fees, then utilities and finally toward rent. If the remaining amount is not sufficient to cover the full current month's rent, a late fee will be assessed on the current month's rent. Should the Landlord accept any partial payment of rent, this acceptance shall not be interpreted as changing the terms of the Lease which require the payment of rent as specified herein.

7a. Online Payments. Landlord may, but is under no obligation to, accept payments from Tenant through an online "Tenant Portal" that allows payment by credit card or bank account ACH. Tenant shall be responsible for paying any transaction fee or convenience fee associated with credit card payments or one-time payments of any kind. Review associated Convenience fees prior to submitting payment prior to submitting payments

7b. Cashpay Payments. Landlord participates in Cashpay, a system that allows Tenant to pay with cash at various participating locations. Should Tenant wish to pay through Cashpay, they need to request setup with Landlord. Upon request, Tenant agrees to pay a one-time \$50 Cashpay Setup fee, as well as any transaction or convenience fee charged directly by the service.

1.7 TENANT RESPONSIBLE FOR ADDITIONAL RENT

Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of this Lease; (b) any and all damages, costs and/or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; and (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non-payment of rent under this Lease.

1.8 TENANTS RIGHT TO OCCUPY THE PROPERTY

Landlord agrees that Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

By initialing below, you acknowledge and agree to the terms in Section 1.

X JMC
Joshua M. Cook

2. End or Renewal of Lease

2.1 RENEWAL OF LEASE TERMS

All Month-to-Month Leases will only be extended for a maximum of 11 months, at which time Tenant must renew on a yearly basis or choose to vacate the property.

2.2 NOTICE TO VACATE

Tenant may terminate this Lease upon two (2) calendar months notice (not including the month in which notice is given) to Landlord, and Landlord may terminate this Lease upon two (2) calendar months notice (not including the month in which notice is given) to Tenant. The Month-to-Month lease term will only be extended a maximum of 11 months, at which time Tenant must renew a yearly lease or vacate the property.

Submitting a Notice to Vacant will ONLY be accepted through Tenants Online Portal.

To submit a Notice to Vacate: Select the *Contact Us* tab, then select *Request Notice to Vacate* in the *Contact Options* block. Provide your desired move out date, your reason for leaving, and your forwarding address (if you have it), then click *Submit*.

2.3 LATE NOTICE TO VACATE

If Tenant gives notice to vacate after the deadline required above, it shall be at the sole discretion of Landlord whether to accept that notice. If accepted, Tenant shall pay a Late Notice to Vacate Administrative Fee as follows, based upon the numbers of calendar days prior to the lease termination date that the request is received:

1. \$300 if between 59 and 45 calendar days prior; or
2. \$600 if between 44 and 30 calendar days;

The above amounts must be paid in full at the time of notice, and notice shall not be deemed to have been given until such time that the total amounts are paid. Notice given less than 30 days will not be considered.

2.4 RIGHT TO TERMINATE EARLY

Provided that Tenant is not in default hereunder at the time of giving notice, Tenant has strictly complied with all provisions of this paragraph, and termination is as of the last day of a calendar month, Tenant may terminate this Lease before the expiration of the term of the Lease by:

1. Giving Landlord a minimum of 2 calendar month notice, as shown in paragraph 2.2 above, on or before the day rent is due; plus
2. Paying an Early Termination Fee equal to double the total recurring monthly rental amount as shown in paragraph 1.4 above;
3. Paying a \$250 Early Termination Administrative Processing Fee; plus
4. The above amounts must be paid in full and notice shall not be deemed to have been given until such time that the total amounts are paid.
5. Landlord shall not provide any rental verification or references to other potential landlords until all provisions of this section are fully complied with, and Tenant hereby authorizes Landlord to notify potential landlords if Tenant has expressed a desire to terminate the Lease early without complying with this section. Tenant hereby holds harmless Landlord for any statements made to potential landlords.

Tenant hereby agrees that all of the above represents liquidated damages to Landlord, that the actual amount of damages are difficult to determine, that the above amounts represent a reasonable pre-estimate of the damages, and that these amounts are not a penalty.

2.5 FAILURE TO VACATE AT THE END OF TENANCY (HOLDOVER)

If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may in accordance with Maryland law (a) eject Tenant and take possession of the Property; (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rent; and/or (c) exercise any other remedy granted to a landlord under Maryland law. Furthermore, should Tenant fail to vacate the Property upon the expiration or termination of this Agreement, Tenant agrees to pay a monthly Holdover Fee of \$500 per each full or partial month that Tenant holds over after the expiration or termination of this Lease. Acceptance of the Holdover Fee by Landlord shall in no way limit Landlord's right to treat Tenant as a tenant at sufferance for unlawfully holding over and to dispossess Tenant for the same. In addition, Tenant shall compensate Landlord with a one-time \$300 Holdover Tenancy Administrative Fee.

2.6 ACTIVE MILITARY DUTY

In the event Tenant is a member of the Armed Services and on active duty at the time Tenant enters into this Lease, and Tenant subsequently receives permanent change of station orders or temporary change of station orders for a period in excess of 3 months, and more than 50 miles from the property, Tenant's liability to pay rent may not exceed: (1) 30 days' rent after written notice and proof of the assignment is given to Landlord; and (2) the cost of repairing damage to the premises caused by Tenant. This clause also applies to those persons who receive orders releasing them from military service.

2.7 LEGAL RIGHTS OF LANDLORD

If Tenant shall fail to pay the rent or any additional rent as herein provided, or if Tenant shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (b) bring summary ejectment proceedings to evict Tenant; or (c) pursue any and all other remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property,

however, shall constitute a waiver by Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

2.8 DELIVERY OF NOTICES

Pet Requests and Additional Tenant Requests will all be submitted by Tenant through completion of applicable form on Landlord's website. Forms can be found at: <https://goddardmanagement.com/tenant-forms>. Landlord and Tenant both agree that any required or referenced notices will be considered delivered, in lieu of Certified Mail, upon submission of applicable form and confirmation of receipt. Certified Mail will also be accepted if sent to:

Goddard Properties
8775 Centre Park Dr. #224
Columbia, MD 21045

All parties agree that notices required to be delivered from Landlord to Tenant shall be delivered through email or certified mail. Email will be delivered with 'read receipts' and considered delivered upon confirmation of receipt. Tenant-provided email addresses are listed below and Landlord will only send to these addresses. **Tenant agrees to notify Landlord within 48 hours of changing email address or primary phone number.**

Tenant Email:

Joshua M. Cook
Financially Responsible
(304) 238-8474 (Mobile)
joshua.m.cook@gmail.com

X JMC
Joshua M. Cook

2.9 LANDLORDS RIGHT TO ENTER THE PROPERTY DURING TERM

Landlord shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. Landlord agrees to make best efforts to provide a minimum of 24 hours notice prior to entering premises, but reserves the right to enter with less than 24 hours notice if deemed necessary to ensure the security or preservation of the Property.

2.10 SHOWING OF PROPERTY FOR RENT OR SALE

During the last 60 days of this Lease, or any renewal thereof, Tenant shall permit the posting of a "For Rent" or "For Sale" sign and shall allow the Property to be shown to prospective Tenants and Purchasers during the hours of 9:00 AM to 6:00 PM daily. Landlord shall give Tenant reasonable notice of such showings. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply.

2.11 TENANTS RESPONSIBILITY AT END OF LEASE

Tenant agrees to surrender the Property to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received. Tenant further agrees to surrender the Property free and clear of all furniture, debris or trash, thoroughly cleaned (including appliances), broom-swept, mopped, carpets cleaned, vacuumed, walls cleaned of dirt/debris, and the entire property returned to its move-in condition. All dead light bulbs must be color-matched and functional. Failure to do so will result in a deduction of Security Deposit, referenced in Section 3 of this lease.

2.12 TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE

Tenant is prohibited from assigning this Lease or subletting all or part of the Property. Any assignment or subletting shall be null and void and of no effect. Should Landlord elect to accept rent directly from any assignee or subtenant, the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

2.13 ADDITIONAL TENANTS AND LEASE MODIFICATION

Should Tenant require a modification to any portion of this lease during tenancy, including but not limited to: adding or removing a roommate/tenant, adding or removing a minor child or pet, or other request requiring the modification of this lease, Tenant agree to pay a Lease Amendment Administrative Fee of \$100. Any additional tenants are required to complete a rental application and receive approval from Landlord prior to being added to the Lease. Contact your Property Manager to have any additional tenants complete an application.

By initialing below, you acknowledge and agree to the terms in Section 2.

X JMC
Joshua M. Cook

3. Security Deposit

3.1 HOLDING FEE

The sum of _____ will be held as a NON-REFUNDABLE Holding Fee toward the renting of the Property. Upon successfully leasing the property, and satisfaction of everything involved with entering into the lease as discussed with Tenant, THE HOLDING FEE WILL BE APPLIED TOWARDS THE MONEY REQUIRED AT LEASE SIGNING.

Upon Tenants' deposit of Holding Fee, Goddard Properties will stop actively marketing the Property for rent. Goddard Properties reserves the right to market the home however they see fit until the Holding Fee has been received.

Goddard Properties has the right to keep the Holding Fee should the Tenant decide not to move into the property by the specified Lease Start date, at Landlords discretion.

3.2 SECURITY DEPOSIT

In accordance with the Annotated Code of Maryland, Real Property Article 8, Tenant's Holding Fee will be transferred by Landlord to cover the cost of their Security Deposit in the sum of _____, ("Security Deposit") receipt of which is hereby acknowledged, which sum does not exceed one (1) month's Rent. NOTICE: Total security deposit, including any pet deposits, may not exceed one month's rent. The Security Deposit is to be held as collateral security and applied to any charges that may remain due and owing at the expiration of this Lease, or any extension thereof or holding over period, as follows: all payments will be applied first toward accrued interest, then late charges and non-recurring fees, then toward returned check service charges, then damages and repairs, then toward attorney's fees, then unpaid utilities and finally toward rent

3.3 DEDUCTIONS FROM SECURITY DEPOSIT

Holder shall have the right to deduct from the Security Deposit:

1. the cost of repairing any damage to Premises or Property caused by the accident, negligence, carelessness, or abuse by Tenant, Tenant's household, or their invitees, licensees, and guests;
2. unpaid rent, utility charges, or additional rent;
3. cleaning costs if Premises is left unclean;
4. the cost to remove and dispose of any personal property;
5. late fees and any other unpaid fees and non-recurring charges referenced herein; and/or
6. a \$100 Rekey fee if all keys are not returned either at the request of Landlord or upon the termination of the Lease.

If any deductions from the deposit are necessary for repairs or an unpaid balance, Tenant shall pay Landlord a \$50 Security Deposit Processing Administrative Fee. This fee shall not be charged if full security deposit is returned.

3.4 SECURITY DEPOSIT NOT TO BE UTILIZED AS RENT

A link to the Annotated Code of Maryland can be found at: www.GoddardManagement.com/resources. Tenant may reference Maryland Code Real Property Section § 8-203 (Security deposits) for a full list of all tenant rights regarding security deposits, and upon signing this Agreement, has been informed of all such rights by this reference.

Tenant acknowledges that this Section (SECURITY DEPOSIT) shall serve as receipt of Security Deposit.

By initialing below, you acknowledge and agree to the terms in Section 3.

X JMC
Joshua M. Cook

4. Animals

4.1 PETS

Unless otherwise specified below, or subsequent written approval is provided by Landlord, Tenant is prohibited from having any pets on Premises (this includes visiting pets, "pet sitting," short-term pets, fish tanks, etc.). **If Tenant is found to have a non-approved pet on Premises at any time, Tenant shall be charged a Pet Administrative Fees dating back to the beginning of this Agreement. The pet shall be considered a higher-risk pet and the maximum Pet Administrative Fee of \$75/month shall be charged. Tenant can complete a pet application to consider reducing future monthly fees and determine the appropriate amount of the Pet Administrative Fee. In Addition to these fees, the Tenant shall pay a \$250 Unapproved Pet Administrative Fee. Tenant shall remit payment of this total amount no later than thirty (30) days from notice being sent.** Landlord shall conduct an interior inspection of the premises upon obtaining knowledge of an unapproved pet, the cost of which shall also be charged to the tenant (not included in any liquidated damages), billed at \$120/hour. Tenant shall be prompt in scheduling this inspection.

Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree, if deemed necessary and at the sole discretion of Landlord, to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, carpeting shampooed and deodorized by a professional cleaner, and any other additional cleaning required at the termination of occupancy. Tenant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said pet including, but not limited to, odor and property damage. Additionally, Tenant agrees to pay for any and all damages caused by pets to the Property. Pet Administrative Fee, or other related fees, are paid solely for the privilege of having a pet at the property and are not considered as payment for any damages.

1. Only the following pets are approved by Landlord, and a Monthly Pet Administrative Fee will be charged as determined by the Petscreening.com FIDO score, due on the same day as the regular rent. NOTICE: This amount is additional rent and not considered as a security deposit.

Tenant is authorized to have pets:

4.2 SERVICE ANIMALS

If Tenant or Tenant's minor child has a disability, Tenant may keep and maintain a service animal trained to do work or perform tasks for the benefit of the individual with a disability. Such service animal may be kept within the Property, and shall have access to the rental facility and all other related structures in accordance with applicable laws. If Tenant has a service dog, Tenant agrees to pay, if deemed necessary and at the sole discretion of Landlord, the cost of having the Property de-fleaed and de-ticked by a professional exterminator, carpeting shampooed and deodorized by a professional cleaner, and any other additional cleaning required at the termination of occupancy. Tenant agrees to assume all liability for the service animal's behavior and actions, and agrees to comply with all laws, regulations and ordinances regarding such service animal. Tenant shall be liable for any damages to the Property or facilities caused by the service animal, including, but not limited to, odor and property damage. **NOTICE: A Landlord may not require a Tenant with a disability accompanied by a service animal to pay a security deposit for the service animal.**

4.3 ANIMAL WASTE

Animal waste is to be properly bagged and place immediately into the trash cans. At no time is pet waste allow on the premises, either inside or outside, and must be disposed of immediately. Failure to remove pet waste is a community health issue and is considered a violation of the lease.

By initialing below, you acknowledge and agree to the terms in Section 4.

X JMC
Joshua M. Cook

5. Property Use

5.1 TENANTS OBLIGATION REGARDING USE AND OCCUPANCY

Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

5.2 COMMUNITY ASSOCIATION

In the event the Property is part of a condominium or homeowner association, Tenant agrees to obey and abide by the declaration, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners of the condominium or the homeowner association, copies of which shall be provided to Tenant by Landlord prior to occupancy. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/HOA fee. Tenant acknowledges receipt of documents, if applicable

X JMC
Joshua M. Cook

5.3 TENANTS USE OF KEYS AND LOCKS

No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without the Landlord's prior written consent. One sets of keys for each Adult Tenant, over the age of 18, will be furnished to Tenant and any additional keys required will be obtained from Landlord and paid for by Tenant. Duplicate key(s) will not be made without Landlord's prior written consent. Keys are not to be shared with anyone who is not listed on Lease. All keys will be returned by Tenant to Landlord upon termination of the Lease or when vacating of the Property, whichever first occurs. Failure to return all keys or violate these policies will incur a \$100 Rekey Fee, plus the cost of any materials and labor. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

5.4 LOCKOUT

It is the sole responsibility of Tenant to maintain their access to, and security of, the Property. If locked out of the home, Tenant will facilitate and pay all costs for a locksmith.

Landlord may, at Landlord sole discretion and availability, unlock, provide new keys, or replace existing door knobs and locks upon request. **Landlord does not maintain on-call staff for this purpose and, if Tenant should choose to request services from Landlord, any availability will be between 9 am -5 pm Monday through Friday.** Should Landlord be available to assist Tenant, the following fees will be charged as applicable:

1. \$135 Lockout Fee: to unlock Property
2. \$35 Coordination Fee, plus materials and labor: for replacing door knobs or locks during tenancy

3. \$100 Rekey Fee: for providing new sets of keys

5.5 TRASH & RECYCLING

All trash and recycling cans are to be provided by the Tenant unless otherwise provided by the local jurisdiction. Any existing trash cans at the Property remain for convenience only and are not the responsibility of Landlord. If the local jurisdiction provides trash cans, Tenant may contact Landlord for additional information on how Tenant may receive a trash or recycling can.

5.6 SMOKE ALARM INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland. **NOTICE: Local jurisdictions may have additional requirements.** Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease, unless Tenant notifies Landlord, within 7 days from lease start date, of deficiency. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Landlord, or by hand delivery to Landlord, at the address used for the payment of rent. If the delivery of the notification is made by hand, Landlord shall provide to Tenant a written receipt for the delivery. Landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

X JMC
Joshua M. Cook

5.7 CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with state or local law if applicable. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease, unless Tenant notifies Landlord, within 7 days from lease start date, of deficiency. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent. **NOTICE: Some local jurisdictions require Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit. This information has been included as an addendum to this lease for reference**

TENANT CERTIFICATION: I hereby certify that I am an adult and that I have received from Landlord written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s)

X JMC
Joshua M. Cook

5.8 UTILITIES

The following Utilities are included in the Lease:

Note: For most jurisdictions, water & sewer will be paid upfront by the Landlord and the bill will be added to Tenants ledger as reimbursable additional rent.

Costs for utilities which are to be furnished at the expense of Tenant shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease.

5.9 RATIO UTILITY BILLING SYSTEM

For any multi-unit property with a single water meter a Ratio Utility Billing System (RUBS) will be used. The RUBS method utilized will be to take the total bill for the property and divide this bill evenly between the number of occupied units.

5.10 AGREEMENT FOR REPAIR OF UTILITY OR SERVICE

If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

5.11 AGREEMENT IF UTILITIES ARE INTERRUPTED

In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.

5.12 FIREPLACES

All fireplaces are for decorative purposes only, and are NOT TO BE USED UNDER ANY CIRCUMSTANCES.

By initialing below, you acknowledge and agree to the terms in Section 5.

X JMC
Joshua M. Cook

6. Maintenance and Repairs

6.1 MAINTENANCE AND REPAIRS

Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence, misuse, or by Tenant, other residents of the Property, or Tenant's agents, guests, employees, invitees, or family members. **Tenant agrees to promptly notify Landlord, within 48 hours, of any condition which is the obligation of Landlord to repair or replace.**

Except as provided above, Tenant shall be responsible for all other repairs, replacements, and maintenance to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease. **Tenant shall furnish the HVAC system filters, electric light bulbs, fuses, and any other consumable item at Tenant's expense.**

Tenant is responsible for routine maintenance of the property to keep it in working and proper order. Some example are, but not limited to, cleaning out gutters and eaves, winterizing any exterior faucet/hose bib, keeping drains free of any hair or other material, cleaning washer/dryer lint traps, cleaning dryer duct, etc. Tenant is responsible for educating themselves about proper maintenance of property. Videos for some common maintenance fixes can be found at www.GoddardManagement.com/maintenance-videos. Tenant understands and agrees that these videos were created by a third-party and provided solely as an educational tool. Referenced videos are only intended as a guide and does not constitute the totality of Tenant-required maintenance.

In the event the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

6.2 MAINTENANCE REQUESTS

All non-emergency maintenance repair requests are to be submitted through the tenants portal under the Maintenance section by choosing Maintenance Request. Requests made by text, phone or email will not be considered as submitted. Issues must be logged through the tenants portal for proper tracking, scheduling, communications, and processing.

6.3 EMERGENCY MAINTENANCE

All emergency maintenance request are to be submitted within 1 hour of occurrence by calling (410) 205-5468 Extension 9. Due to the nature of an emergency, typically a trade specialist is required and relevant industry standards dictate response times. Landlord does not maintain on-site staff 24 hours per day.

6.4 APPOINTMENT SCHEDULING

Unless otherwise mutually agreed, Tenant will be present for all scheduled appointments or have a Representative over the age of 18 present at the Property. If Tenant has a Representative present for appointment, Representatives phone number must be given to Vendor a minimum of 24 hour before appointment. Tenant agrees and understands that any confirmed appointment, whether for a maintenance repair, inspection, walk-through, photography, or otherwise requires a 24 hour minimum to cancel or reschedule. If Tenant fails to reschedule or cancel within 24 hours, Tenant agrees to pay a \$35 Coordination Fee, in addition to any hourly cost of maintenance staff or charges from Vendor. Staff and Vendors will wait a maximum of 15 minutes at the property, after which time Coordination Fee will be owed. If appointment was scheduled directly with a vendor, Tenant will reschedule directly with said Vendor. **Staff and Vendors will NOT enter Property with unaccompanied minors present at the time of the appointment.**

X JMC
Joshua M. Cook

6.5 TENANT RESPONSIBILITY

Tenant agrees to pay full cost of repair & materials, plus \$35 Coordination Fee, for any repair request deemed by Vendor or Landlord to be responsibility of Tenant, whether caused by intentional or unintentional misuse, neglect, tenant damage, or routine property maintenance.

X JMC
Joshua M. Cook

6.6 PLUMBING

Property plumbing is being delivered in good and working order and will accept normal household waste for which they were designed. They will NOT accept items such as paper diapers, sanitary napkins and tampons, flushable wipes, balls of hair, grease, table scraps, rags, sand, dirt, newspaper, or other similar items. Tenant shall pay for all expenses associated with clearing all drains of any and all stoppages except those that the plumber who is called to clear the stoppage will attest to in writing were caused by defective plumbing, tree roots, or act of God.

6.7 PESTS

Property is being delivered free of any pests or rodents. Landlord will treat property within 30 days of move-in if Tenant finds and documents any pest activity, otherwise pests and rodents are the sole responsibility of the Tenant. Landlord will provide Tenant, at Tenants

request, information regarding pests and rodents including typical causes and treatments. Should the property require a pest treatment and Tenant has not provided documentation of treatment Landlord may, under their sole discretion, contract a pest control company and invoice Tenant for the cost of treatment.

In the event that the Property is a multi-unit, Landlord will bear the cost of pest treatments.

6.8 INSPECTIONS

Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord 48 hours prior to any inspection. Tenant also acknowledges that Landlord may routinely inspect the property and will make the property available.

6.9 TENANT COMPLIANCE WITH JURISDICTIONAL AND INSURANCE REGULATIONS

Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority. Tenant is responsible for any jurisdictional violation costs, repairs, compliance, or costs resulting from repairs due to negligence of property upkeep as defined in Section 6.

By initialing below, you acknowledge and agree to the terms in Section 6.

X JMC
Joshua M. Cook

7. Tenant Restrictions Regarding Property

7.1 CHANGES TO THE PROPERTY

Tenant shall not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, nor make any alterations, additions, or improvements, including painting, electrical work or any other alterations, to the Property without first obtaining Landlord's written consent.

7.2 VEHICLE PARKING

Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

7.3 TRASH

All garbage and trash must be placed in dumpsters (if applicable) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup. Any associated penalties will be the responsibility of Tenant

7.4 WATERBEDS

Tenant acknowledges that waterbeds are not permitted on or about the Property

7.5 SMOKING

Tenant acknowledges that smoking of any kind, including vaping, is not permitted on or about the Property. Any smoking of any kind on or about the property is a breach of lease. All costs associated with any smoke damage, including any unrented periods during treatment, will be the sole cost of Tenant.

If this Property is a Multi-Unit, no smoking is permitted on the grounds and must be 100 ft away from any building.

7.6 MEDICAL MARIJUANA

The Maryland law permits the limited use of medical marijuana in specific and limited circumstances. However, this is not the case under federal law. Under federal law, specifically the Controlled substances Act (CSA), marijuana is still categorized as a Schedule 1 substance. This

means that under federal law, the manufacture, distribution, or possession of marijuana is strictly prohibited. Because the US Department of Housing & Urban Development is controlled by the federal government, it agrees that the use of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, landlords are not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user. Tenant understands and acknowledges that marijuana use, possession, distribution, or manufacture is prohibited anywhere on the property and is a breach of the lease.

7.7 SPACE HEATERS

Tenant acknowledges that space heaters are not permitted on or about the Property, with the exception of a personal electric space heater under 1000 watts. All other space heaters, including but not limited to propane, kerosene, wood, or electric heaters over 1000 watts, are strictly prohibited.

7.8 WATER CONDITIONING SYSTEM, SWIMMING POOL, HOT TUB/SPA

In the event the Property has a water conditioning system, swimming pool, and/or hot tub/spa, Tenant understands and agrees to exercise due caution in the care of these systems. Swimming Pools and Hot Tub/Spa is provided as-is and used solely at risk of Tenant. Tenant agrees to properly maintain said systems at Tenant's expense according to the instructions provided. The cost of all chemicals and filters shall be at the expense of the Tenant unless otherwise noted. Unless a designated service company has been chosen, all communication regarding the pool will be sent directly to Landlord.

7.9 WATER, MOISTURE, MOLD

Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

By initialing below, you acknowledge and agree to the terms in Section 7.

X JMC
Joshua M. Cook

8. Additional Lease Terms

8.1 TENANT ACCEPTS PROPERTY

Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing. Any property defects found by Tenant, and not listed in the inspection report, must be emailed to Landlord within 3 days of Lease Commencement Date and pictures provided for reference. Any defects emailed after this period, or not including reference pictures, will not be considered. Tenant understands and agrees that any property defects sent to Landlord will be for documentation purposes only and any repairs will be completed at the sole discretion of Landlord, unless otherwise specified in Section 6 of this lease.

8.2 CRIMINAL ACTIVITY AND SEXUAL OFFENDERS

Tenant may contact the state, county or municipal police departments in which the Property is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work within the vicinity of the Property. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenant shall have no right to cancel this Lease based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property. Tenant further acknowledges that no real estate licensee involved in the leasing of the Property, whether acting as the agent for Landlord or Tenant, has any duty nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

8.3 TENANTS LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE

Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Tenant is required to obtain insurance meeting the following requirement:

1. Policy is purchased from an A-rated carrier
2. Policy meets or exceeds \$100,000 in property damage and legal liability
3. Goddard Properties is listed as additional interest
4. Goddard Properties address is listed as: PO Box 66012 Dallas, TX 75266 on policy

Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord, or to hold Landlord harmless, or to exonerate Landlord from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Landlord on or about those areas which are not within Tenant's exclusive control.

8.4 JOINT AND SEVERAL LIABILITY

Each Tenant is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease and for compliance with applicable law.

8.5 TENANT INDEMNIFIES LANDLORD

Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases Landlord and Agent from liability for Tenant's failure to fulfill any condition of this Agreement, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against the residence as a result of Tenant's actions.

8.6 TENANTS AND LANDLORDS RIGHTS IF PROPERTY IS DAMAGED

If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, then Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect.

8.7 TENANT AND LANDLORDS RIGHT IF PROPERTY IS TAKEN BY GOVERNMENT

If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

8.8 LANDLORDS RIGHT TO RE-RENT THE PROPERTY

If the Property becomes vacant because of the exercise by Landlord of Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Abandonment of leased Property means there is an absolute relinquishment of Property by Tenant consisting of act and intention. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and may be liable to Landlord for the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental properties owned or operated by Landlord.

8.9 TENANT AND LANDLORD MAY MEDIATE DISPUTES

In the event Tenant has any claim against Landlord of any type (other than relating to the Security Deposit which are governed by other provisions hereof) relating to this Lease, the use of the Property or any damage occurring on the Property, then as a condition precedent to pursuing such claim, and prior to filing any claim or lawsuit:

1. Tenant shall provide written notice of such claim and all information available to Tenant to support such claim.
2. Allow Landlord a period of 180 days to respond to such claim.
3. At Landlord's request, within such 180 period, to submit to either (at Landlord's election):
 - Non-binding mediation; or
 - Binding arbitration in accordance with the AAA rules of arbitration then obtaining.

X JMC
Joshua M. Cook

8.10 ATTORNEYS FEES AND COURT COSTS

Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

8.11 LANDLORD DOES NOT WAIVE LEGAL RIGHTS

The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

8.12 HEIRS AND ASSIGNS ARE BOUND BY LEASE

The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

8.13 CONTROLLING LAW

This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders. It is understood and agreed by the parties hereto that if any part, term, or provision of this Lease is by the Courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

8.14 ABUSIVE BEHAVIOR AND LANGUAGE

Tenant Mistreatment/abuse of office staff, contractors, neighbors or other parties will not be tolerated in any way. This includes but is not limited; yelling, profanity, name calling, derogatory terms, or harassment by Tenant or those associated with Tenant. Mistreatment or abusive behavior is determined at Landlords sole discretion. Two documented incident will be deemed a material breach of lease.

X JMC
Joshua M. Cook

8.15 COLLECTIONS

Should Agent be required to involve a third-party for the purpose of collecting a debt, Tenant agrees that a 33% Collections fee will be added to the outstanding amount owed. Tenant also understands and agrees that 6% prejudgment interest and 6% post-judgment interest will be added to any outstanding debt.

By initialing below, you acknowledge and agree to the terms in Section 8.

X JMC
Joshua M. Cook

9. Appliance Addendum

9.1 APPLIANCE ADDENDUM

This addendum made 06/24/2026, is added to and amends the General Residential Dwelling Lease Agreement by and between (herein referred as "Landlord") BZ Realty, Authorized Representative of Landlord: Goddard Properties, its agent (collectively referenced herein as "Landlord"); and Joshua M. Cook (herein referred as "Tenant(s)") for the Property known as:

1705 St Paul St
Baltimore, MD 21202

This addendum amends the lease by adding the following:
The Property may contain various appliances such as:

9.2 USE AND CARE

Unless otherwise detailed in a Move-In Inspection Report, all appliances have been tested and are delivered in full working order. Tenant must report any undisclosed existing issues within 3 days of the move-in date.

Tenant shall assume responsibility for maintenance and care of all appliances indicated above. If instruction/ ownership manuals and/or warranty papers are included, Tenant shall retain these documents and will be responsible for their return.

In the event Tenant neglects maintenance or care responsibilities, Landlord may assume them on Tenant's behalf. Any expenses incurred by Landlord as a result of Tenant's direct or indirect negligence, misuse, and/or failure to maintain appliances shall be deemed additional rent payable on demand.

A list of common examples are listed below. These are solely for the Tenants reference and is not considered to be complete or exhaustive list. Some examples include, but are not limited to, the following:

- Jammed garbage disposal
- Overloaded washer/dryer
- Failure to replace a refrigerator filter
- Failure to remove dryer lint or maintain lint filter
- Failure to clear food from dishwasher

9.3 REPAIRS FROM NORMAL USE

Landlord will maintain listed appliances and make repairs as a result of age or normal usage, however the use of appliances are not guaranteed. Should an appliance becomes unusable, Tenant is solely responsible for making alternate arrangements while the appliance is being repaired.

Tenant understands that, due to the amount of unique appliances and corresponding parts, most replacement parts or new appliances are not stored locally and must be shipped. These shipping times can create a delay in repairs that is outside of Landlords control.

9.4 TENANTS PERSONAL BELONGINGS

Tenant is solely responsible for any personal belongings damaged as a result of an appliance failure. This includes, but is not limited to: food, clothing, pots, pans, utensils, or dishes. Should Tenant incur a loss due to an appliance failure it is recommended that Tenant contact the appropriate insurer of their personal belongings

9.5 ICE MACHINES EXCLUDED

Any ice maker or ice machine is provided solely "as-is" and is excluded from Landlords obligation to repair or replace. Should an ice machine become unusable, Tenant agrees to use their own ice trays.

By signing below, you acknowledge and agree to the terms in Section 9.

X *Joshua M. Cook*

Lessee

IP Address: 73.163.136.127

06/24/2026 02:05pm EDT

10. Bedbug Addendum

10.1 BEDBUG ADDENDUM

This addendum made 06/24/2026, is added to and amends the General Residential Dwelling Lease Agreement by and between (herein referred as "Landlord") BZ Realty, Authorized Representative of Landlord: Goddard Properties, its agent (collectively referenced herein as "Landlord"); and Joshua M. Cook (herein referred as "Tenant(s)") for the Property known as:

1705 St Paul St
Baltimore, MD 21202

It is our goal to maintain the highest quality living environment for our Residents. Landlord has inspected the property prior to lease and knows of no bedbug infestation. Tenants have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

10.2 TENANT REPRESENTATION

TENANT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PROPERTY AT ANY TIME HAVE BEEN INSPECTED BY RESIDENT AND ARE FREE OF BEDBUGS.

10.3 TENANT RESPONSIBILITIES

Tenant agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. tenant agrees to comply with the following responsibilities:

1. TENANT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY

1. **Do not wait.** Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.

2. TENANT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION:

1. **Remove clutter.** Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to thoroughly clean. If a property is excessively cluttered, Owner/Agent has a right in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
2. **Keep the property clean.** Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs and report any immediately.
3. **Avoid using secondhand or rental furnishings,** especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the Property.
4. **Cover mattresses and box springs with zippered, vinyl coverings.** These are relatively inexpensive and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your home, you will then be required to encase any salvageable mattress and box springs at your expense, and failure to do so will be a violation of the Lease Agreement.
5. **Arrange furniture to minimize bedbug hiding places.** If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.
6. **Check for hitch-hiking bedbugs.** If you stay in or just visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your Property. After guests visit you, inspect beds, bedding, and upholstered furniture.

3. TENANT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION

1. If infestation of Tenant's Property is reported, a pest management professional will be called in for an evaluation and treatment if necessary. ONCE INFESTATION IS REPORTED, Tenant will pay for the costs of evaluation and treatment. Treatment is much more likely to be effective if the Property is properly prepared. If the treatment is ineffective because Tenant did not properly prepare the Property, the treatment will be rescheduled. Tenant will again be responsible for the cost of treatment, regardless of

the origin of the infestation. These charges will be considered additional rent, and will continue to be assessed until the Tenant has properly prepared the Property. If treatment is required, Tenant must comply with the recommendations from the pest management professional, in addition to the following:

2. Remove all bedding, drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
3. Check mattresses and box springs carefully; those with minimal infestation must be cleaned, then encased in vinyl covers, before being returned to service after treatment. Heavily infested mattresses are not salvageable; they must be sealed in plastic and disposed of properly. It is within the sole discretion of the pest management professional whether a mattress and/or box spring is salvageable.
4. Empty dressers, night stands, and closets. Remove all items from floors and surfaces, and inspect every item for signs of bedbugs. Use sturdy plastic bags to bag all clothing, shoes, boxes, toys, stored goods, etc., separating washable and non-washable items. Seal the bags well.
5. Vacuum floors, including insides of closets. Pay special attention to corners, cracks and dark places.
6. Vacuum all furniture, including inside drawers, vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
7. Carefully remove vacuum bags, seal them in plastic, and discard.
8. Clean all machine-washable bedding, drapes, clothing, etc., in the hottest water possible, and dry at the highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
9. Move furniture toward the center of the room so that technicians can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
10. Comply with any other instructions provided to you by the Agent/Owner or the pest professional.

10.4 INDEMNIFICATION

Tenant agrees to indemnify and hold harmless the Landlord, it's managing agents and employees, from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Landlord may incur as a result of a bedbug infestation or treatment in tenant's property or resulting from a violation of this Addendum by the tenant or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.

10.5 DEFAULT

Failure to promptly report bedbugs, failure to comply with treatment instructions or any other violation of any other provision of this Addendum is a violation and breach of the Lease Agreement. Said violation and breach constitutes grounds for eviction, and/or termination of occupancy, and/or subjecting the tenant to other penalties as stated in the Lease Agreement and/or this Addendum. In addition, Tenant may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, Tenant's occupancy if any of the following apply: The Tenant failed to promptly report the infestation, and/or failed to properly prepare the apartment for treatment, and/or failed to comply with any other term of this Addendum.

10.6 SEVERABILITY, WAIVER, AND SURVIVAL

The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease Agreement.

10.7 RENEWAL

If the Lease Agreement is renewed, this Bedbug Addendum is automatically renewed along with the Lease Agreement without the need to sign a new Bedbug Addendum at each lease renewal.

By signing below, you acknowledge and agree to the terms in Section 10.

X *Joshua M. Cook*

Lessee

IP Address: 73.163.136.127
06/24/2026 02:05pm EDT



A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

Contents	Page
Mold Basics	
Why is mold growing in my home?	2
Can mold cause health problems?	2
How do I get rid of mold?	3
Mold Cleanup	
Who should do the cleanup?	4
Mold Cleanup Guidelines	6
What to Wear When Cleaning Moldy Areas	8
How Do I Know When the Remediation or Cleanup is Finished?	9
Moisture and Mold Prevention and Control Tips	10
Actions that will help to reduce humidity	11
Actions that will help prevent condensation	12
Testing or sampling for mold	13
Hidden Mold	14
Cleanup and Biocides	15
Additional Resources	16



MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



Why is mold growing in my home?



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Can mold cause health problems?

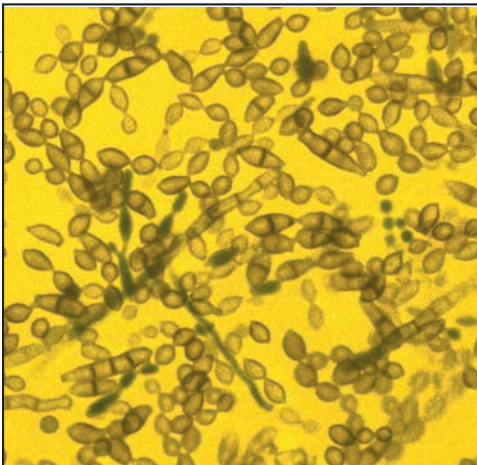
Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.
Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.
- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

- You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.
- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
 - You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
 - People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
 - Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.**
If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- ◆ Reduce the humidity (see preceeding page).
- ◆ Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- ◆ Cover cold surfaces, such as cold water pipes, with insulation.
- ◆ Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



11

EPA_Guide_to_Mold_Moisture.pdf

X *Joshua M. Cook*

Lessee

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How to Test, Clean, and Maintain CO Alarms

How can I keep my smoke and/or CO alarms in good working order?

Our alarms are designed to be as maintenance-free as possible. There are a few things you can do to make sure the alarms work their best for a long time.

General Alarm Maintenance

Here are some general maintenance tips for different types of alarms:

- **Alarm powered by a nine-volt battery or AA batteries:**
 - Test the alarm once a week.
 - Clean the alarm monthly. Replace the batteries at least once every year.
 - Replace the entire smoke alarm every 10 years.
- **Alarm powered by a 10-year sealed (or “long-life” battery:**
 - Test the alarm once a week.
 - Clean the alarm monthly.
 - Since you cannot replace a sealed battery, replace the entire alarm after you hear the end-of-life signal (5 chirps).
- **Alarm that is hardwired into yor home's electrical system:**
 - Test the alarm once a week.
 - Clean the alarm monthly.
 - Replace the backup battery at least once every year.
 - Replace the entire alarm every 10 years.

Testing Your Alarms

Testing with the "Test" button helps ensure that your alarms have a reliable power source.

Instructions:

While wearing ear protection, press the Test/Silence button until you hear the test sequence. The test button is usually located on the side or top of your unit. Refer to your user's manual for full instructions.

How the Test button works:

In ionization smoke alarms, the test button puts an electric load on the sensing chamber, causing the alarm to react as though there was smoke present. This also tests the battery and the rest of the circuitry and is a very accurate method for testing the sensing chamber.



In photoelectric smoke alarms, the test button causes a reflective material to go in front of the light-emitting diode (LED), causing light to scatter throughout the sensing chamber similar to the way smoke particles would. This tests the unit completely, not just the battery.

In carbon monoxide alarms, the test button helps you ensure that the unit is receiving power from battery or hardwired sources.

SAFETY WARNING:

- Never test your First Alert alarm with real smoke or exhaust.
- Testing with a UL-certified liquid smoke detector tester (also known as "canned smoke") is acceptable.

Cleaning Your Alarms

Clean your alarms at least once a month. This ensures that smoke or CO can reach the alarm's sensing chamber.

Instructions:

Gently vacuum the outside of the alarm using your household vacuum's soft brush attachment. A can of clean compressed air (sold at office supply stores) may also be used.

NOTE:

- Excess moisture can damage the unit.
- Never use water, cleaners, solvents, or air compressor machines to clean your alarm.

Article Source: <https://support.firstalert.com/s/article/Cleaning-and-Maintenance-for-Smoke-and-Carbon-Monoxide-Alarms>

12

How_to_Test_and_Maintain_CO_Alarms.pdf

X *Joshua M. Cook*

Lessee

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FREQUENTLY ASKED QUESTIONS

DO I NEED A LAWYER?

In some instances, corporations and certain other business entities must be represented by an attorney. Otherwise, you are not required to have a lawyer, although one could be helpful to you.

WHAT HAPPENS IN COURT?

When both sides appear: the Court will hear both sides of a case and make a decision. If the landlord wins, the Court will enter a judgment of possession, and if there was personal service on the tenant, the Court may also issue a money judgment in the amount of rent and costs due.

When the landlord fails to appear: the Court will most likely dismiss the case.

When the tenant fails to appear: the Court will most likely enter a judgment in favor of the landlord.

WHAT SHOULD I BRING WITH ME TO COURT? You should bring all of your evidence, that is, whatever you have that you believe would support your claim or defense.

HOW DO I REQUEST A POSTPONEMENT? You should make your request in writing prior to the court date, send a copy of your request to the opposing party, and certify that you have done so. However, you may also request a postponement in court on the trial date.

HOW DOES THE EVICTION PROCESS WORK? In a Failure to Pay Rent case, if the tenant does not pay all rent and costs determined by the Court to be due, the tenant may be evicted. If a landlord has obtained a judgment of possession, a request for a Warrant of Restitution must be filed within 60 days of the judgment or the expiration of any stay of execution.

Generally, the tenant may prevent eviction by paying all rent and costs due at any time before the eviction. This is known as the tenant's right of redemption.

Exception: Foreclosure of the right of redemption: If there have been 3 prior judgments for possession (4 in Baltimore City) in the preceding 12 months, the Court may foreclose (deny) the right of redemption.

WHAT ARE MY RIGHTS TO A JURY TRIAL?

Jury trials are held in the Circuit Court, not the District Court. If the amount of the claim exceeds \$15,000, or if the value of the tenant's interest in the leasehold is greater than \$15,000, either party may request a jury trial. Jury trial requests must be in writing. In a residential tenancy, a request for a jury trial may be filed no later than the first appearance of the parties in District Court.

HOW DO I FILE A CLAIM FOR HOUSING DISCRIMINATION?

Housing discrimination complaints are handled by the United States Department of Housing and Urban Development (HUD).

NEED LEGAL HELP?

The Maryland Judiciary's Help Centers are staffed by trained attorneys and provide brief free legal advice on all civil matters, including questions regarding landlord/tenant proceedings. For more information, please call **410-260-1392** or visit mdcourts.gov/selfhelp

HOW DO I FILE AN APPEAL?

Each party has the right to appeal by filing an appeal on form DC-CV-037. In failure to pay rent cases, the appeal must be filed no later than 4 business days after the date of judgment. In all other actions for possession, the appeal must be filed no later than 10 calendar days after the date of judgment. Whether the appeal is *de novo* (a new trial) or on the record depends on the amount in controversy. The filing of an appeal does not automatically stay the eviction. Posting the bond ordered by the Court will stay the eviction until the Circuit Court decides the appeal.

MEDIATION: AN ALTERNATIVE

The District Court's Alternative Dispute Resolution Program (ADR) offers mediation free of charge. It is less formal, less time-consuming and less costly than going to court. A trained mediator will work with both sides to try to arrive at a mutually agreeable solution. If mediation is not successful, you may still seek a decision by the Court.

For more information on Maryland courts and procedures, please contact a clerk in any state or county courthouse or visit the Maryland Judiciary website:

mdcourts.gov

It is the mission of the District Court of Maryland to provide equal and exact justice for all who are involved in litigation before the court.

Information contained in this brochure is intended to inform the public and is not intended to serve as legal advice. This brochure is subject to revision at any time without prior notice. Any reproduction of this material must be authorized by the Office of the Chief Clerk of the District Court of Maryland.

DC-CV-082TBR (Rev. 10/2021)



How
Tenants
Can Resolve
Disputes
with
Landlords

Information
for Tenants

RIGHTS AND REMEDIES OF THE TENANT

Filing with the Court:

Please make sure that your paperwork is accurate and legible. All correspondence with the Court after the initial filing should include the case number and a certification that you sent a copy to the landlord. The proper location for filing is in the county where the property is located.

Specific Problems and Court Remedies

LANDLORD CLAIMS TENANT FAILED TO PAY RENT

Tenant's Rights:

Before filing a Complaint for Failure to Pay Rent, the landlord must send you written notice of their intent to file a claim in the District Court to recover possession of the residential premises if you do not pay the rent owed within 10 days after you are provided the notice.

The notice may be sent by (1) first-class mail; (2) affixed to the door of the premises; or (3) if elected by the tenant, delivered by either electronic mail message, text message, or an electronic tenant portal. At your request, the landlord must promptly provide you an itemized accounting of debits and credits (rental ledger) showing how the landlord came up with the amount they claim you owe.

At your hearing, you may challenge whether the landlord gave you the required notice.

SERIOUS HEALTH OR SAFETY ISSUE(S)

What to file: Complaint for Rent Escrow/ Injunction (DC-CV-083). **Note:** You may also raise a serious health or safety issue as a defense if your landlord files a **Failure to Pay Rent** case against you. The information below regarding notice and what you must prove still applies.

What is covered? Conditions and defects that constitute a fire hazard or a serious and substantial threat to the life, health or safety of occupants, including, but not limited to:

- (1) lack of heat, light, electricity, or hot or cold water, except where the tenant is responsible for their payment and the lack thereof is the direct result of the tenant's failure to pay,
- (2) lack of adequate sewage disposal,
- (3) rodents in two or more dwelling units,
- (4) structural defect which presents a serious and substantial threat to physical safety, or
- (5) a condition which presents a health or fire hazard to the dwelling unit.

Minor defects that do not constitute a health or safety hazard are not covered.

Do I have to do anything before filing? Yes. You must give the landlord **notice** of the defect(s) or condition(s) by: (1) certified mail listing the conditions or defects, (2) actual notice of the defects or conditions, or (3) a notice from a government agency stating the asserted conditions or defects.

What do I have to prove?

(1) The existence of covered condition or defect, (2) notice to the landlord, (3) the landlord was given a reasonable time to make the repair(s) [more than 30 days is presumed by law to be unreasonable], and (4) the landlord has failed to do so.

What can the court do?

If the tenant is successful, the court may do one or more of the following: (1) order the landlord to make the repairs, (2) reduce the rent due, (3) order that the rent be paid into the court escrow instead of to the landlord, or (4) terminate the lease.

LANDLORD FAILS TO RETURN YOUR SECURITY DEPOSIT

What to file: District Court Complaint (DC-CV-001). **Note,** you must have the landlord personally served.

Do I have to do anything before filing?

No.

What do I have to prove?

(1) The tenancy has terminated, and (2) the landlord, without a reasonable basis, failed to return any part of the security deposit, plus accrued interest, within 45 days after the termination of the tenancy.

Tenant's Rights:

(1) You have the right to be present at the inspection of the premises for damages, provided that you gave at least 15 days' notice by certified mail of your intention to move, the date of move, and your new address.

(2) The landlord must send you notice by first-class mail directed to the last known address of the tenant, within 45 days after the termination of the tenancy, a written list of the damages claimed and costs actually incurred.

What can I recover? Up to 3 times the amount wrongfully withheld, plus reasonable attorney's fees.

BREACH OF THE COVENANT OF QUIET ENJOYMENT

What to file: Complaint for breach of the Covenant of Quiet Enjoyment (on DC-CV-001, the District Court Complaint form).

The Covenant of Quiet Enjoyment means that the landlord must control disturbances to your peaceful enjoyment of the rental property that s/he has the ability and authority to control.

Note: the Court may require that you previously notified the landlord of the problem and gave the landlord a reasonable opportunity to correct it.

ILLEGAL ENTRY, LOCKOUT, OR DIMINUTION OF SERVICES BY LANDLORD

1. When the landlord enters the rental premises without legal authority, you can file:

(a) Complaint for Breach of the Covenant of Quiet Enjoyment (on DC-CV-001, the District Court Complaint form), or
(b) Petition for Peace Order (DC-PO-001, DC-PO-001A, DC-PO-001S; see brochure CC-DC-DV-PO-001BR for more details), or
(c) a criminal trespass charge.

2. When landlord unlawfully locks a tenant out or otherwise unlawfully causes a diminution of services to the tenant, tenant may be entitled to be placed back in possession of the property, or an award of actual monetary damages, attorneys fees, and costs, depending on the circumstances.

Goddard Properties

8775 Centre Park Dr. • #224 • Columbia, MD 21045
(410) 205-5468



13

Information_for_Tenants-_dccv082tbr.pdf

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MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

1. RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" on a claim arising out of the lease;
- Anything that says you give up your legal rights under the law or your right to a jury trial
- Any provision that shortens any notice period required by law
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law

An automatic renewal term in a lease must:

- Be separate from other parts of the lease
- Be signed or acknowledged by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City.

If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease. Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- Your landlord may only increase your rent when your lease is renewed. In most cases, they must tell you in writing 90 days in advance of any rent increase. Some local jurisdictions may limit the amount by which rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
- Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

The landlord must keep your security deposit in an interest-paying bank account and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

Charges a landlord may legally deduct your security deposit include

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

5. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution). Efforts to evict you include changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

A landlord may not retaliate, or threaten to retaliate, against you for

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://www.legalhelpmd.org) (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

Goddard Properties

8775 Centre Park Dr. • #224 • Columbia, MD 21045
(410) 205-5468



14

Tenant-Bill-of-Rights.pdf

X *Joshua M. Cook*

Lessee

IP Address: 73.163.136.127
06/24/2026 02:07pm EDT

15. Sign and Accept

15.1 ELECTRONIC SIGNATURE

Landlord and Tenant agree that (1) this Lease, and other Lease related documents, may be signed by either party with electronic signatures; (2) this Lease and other Lease related documents, signed with an electronic signature, will be as binding as an originally signed Lease or other Lease related document; and (3) an electronically signed Lease or other Lease related document may not be denied legal effect or enforceability solely because they are in electronic form or signed with an electronic signature.

15.2 DECLARACION RELATIVA ALA COMPRESION DE CONTRATO DE ARRENDAMIENTO Y TODOS SUS TERMINOS

ENTIENDO QUE ESTE CONTRATO DE ARRENDAMIENTO COMPLETO (Y TODOS LOS ACCESORIOS) ESTÁ ESCRITO EN INGLÉS. HE TENIDO LA OPORTUNIDAD DE REVISAR EL ARRENDAMIENTO EN SU TOTALIDAD Y ENTIENDO CADA PARTE DEL ARRENDAMIENTO Y ACCESORIOS. ESTOY TOTALMENTE DE ACUERDO A TODOS LOS TÉRMINOS Y CONDICIONES DEL MISMO.

15.3 DECLARATION OF THE UNDERSTANDING OF THE LEASE AGREEMENT AND ALL ITS TERMS

I UNDERSTAND THAT THIS ENTIRE LEASE AGREEMENT (AND ALL OF THE ATTACHMENTS) IS WRITTEN IN ENGLISH. I HAVE HAD THE OPPORTUNITY TO REVIEW THE LEASE IN ITS ENTIRETY AND I UNDERSTAND EVERY PART OF THE LEASE AND ATTACHMENTS. I FULLY AGREE TO ALL OF THE TERMS AND CONDITIONS THEREIN.

X *Joshua M. Cook*

Lessee

IP Address: 73.163.136.127
06/24/2026 02:07pm EDT

X *Jacob Benzaquen*

Lessor

IP Address: 189.183.26.148
06/24/2026 02:59pm EDT