

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement" or "Lease") is made and entered into this 23 day of April 2026, between John J. Baker and Meagan N.H. Baker, hereinafter called the "Landlords" or "Owner", and Brent Cook, Morgan Robinson, and Brian J. Cook, hereinafter called the "Tenant(s)" or "Resident(s)".

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address of 107 East Cross St. (hereinafter referred to as the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1) TERM: Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of 12 months, such term beginning on May 15, 2026, and ending at 11:59 PM on May 14, 2027.

2) RENT: The total rent for the term hereof is the sum of Two Thousand, Seven Hundred Dollars and Zero Cents

DOLLARS (\$ \$2,700.00) payable on the 1st day of each month of the term. All such payments shall be made to Landlord at Landlord's address as set forth in the "Delivery of Rents" paragraph to this Agreement on or before the due date and without demand. Tenant shall pay the Rent in an initial installment of \$ \$2,700.00 prorated rent of which is immediately due and payable in advance to the full monthly installments. Failure to pay rent when due, may result in the Landlord taking immediate legal action to evict the Tenant from the Premises, and seize the security deposit.

3) SECURITY DEPOSIT: In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of Two Thousand, Seven Hundred Dollars and Zero Cents DOLLARS (\$2,700.00), receipt of which is hereby acknowledged, which sum does not exceed two (2) months' rent, which is to be held as collateral security and applied on any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Tenant may not utilize the security deposit as rent, and Tenant must not apply the same as the last month's rent.

The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, a written list of any damages to the premises together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, the Landlord must return the deposit to the Tenant. The foregoing provisions do not apply to any Tenant who has abandoned the Premises or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of being evicted, ejected or abandoning the premises, and provides the Landlord with Tenant's new address.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Premises. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs exceeding the amount of the security deposit incurred for damages. In the event of a sale of the property upon which the Premises are situated or the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the security deposit to the transferee. After the transfer is made and after written notice of same is given to the Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the security deposit and the Tenant must look solely to the new Landlord for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord. In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the security deposit is deemed to be held by the Landlord as a deposit made by the assignee or sublessee and the Landlord will have no further liability with respect to return of such security deposit to the assignor.

4) LATE FEE: Rent received after the fifth (5th) day of the month will be subject to a late fee of 5% of that month's rent.

5) BAD CHECKS: Tenant further agrees to pay as a service charge the larger of \$45.00 or 5% of the amount of any dishonored check, regardless of cause.

6) UTILITIES: Tenants shall be responsible for payments of all utilities, garbage, and sewer charges, electric, telephone, water, gas or other bills incurred during their residency. Tenant agrees to transfer the utility service charges to their name immediately upon occupancy and to make arrangements for meter readings as needed. They specifically authorize the Landlord to deduct amounts of unpaid bills from their deposits in the event they remain unpaid after the termination of this Agreement.

7) USE OF PREMISES: The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of three adults exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises. Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

8) EXTRA VISITORS: To use said Premises as living quarters only for 3 adults and 0 children, named _____ and to pay \$500.00 each month for each other person who shall occupy the Premises in any capacity other than visiting.

9) ACCEPTANCE OF PROPERTY: Tenant accepts the "AS IS" condition of the Premises, waiving inspection of same by Owner and agrees to notify Owner of any defects. Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition. Tenant further agrees to indemnify Landlord against any loss or liability arising out of Tenant's use of the property, including these using the property with Tenant's consent.

10) MAINTENANCE: Tenant agrees to maintain the Premises during the period of this Agreement. This includes woodwork, floors, walls, ceilings, furnishings and fixtures, appliances, windows, doors, lawns, landscaping, fences, plumbing, electrical, air conditioning and heating, and mechanical systems. Any damages caused to units because of not changing and cleaning filters will be paid for by the Tenant. Tenant acknowledges complete responsibility and liability associated with use of indoor and/or outdoor fireplaces. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed and walls/ceilings repaired at the termination of this Agreement. Damage caused by rain, hail, or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, whether caused by abuse or neglect is the responsibility of the Tenant. Tenant agrees to provide pest control in the event it is needed.

11) VEHICLES: Tenant agrees never to park or store a motor home, recreational vehicle, or trailer of any type on the premises; and to park only N/A automobiles described as follows...on the driveway, community parking, or along the road. Tenant agrees to indemnify Landlord of any vehicle damage or loss. Tenant agrees that no vehicle may be repaired, nor may any vehicle be stored on the Premises without a current registration and tag. Tenant agrees that any vehicle parked on any unpaved areas or vehicle without a current registration may be towed and stored at Tenant's expense. Tenant to list and describe vehicles as follows: N/A – public street parking

12) CLEANING: Tenant accepts Premises in its current state of cleanliness and agrees to return it in a like condition.

13) PETS: Tenant agrees to pay a non-refundable pet fee of \$ 0 per month per pet. All pets found on the Premises, but not registered under this Agreement will be presumed to be strays and disposed of by the appropriate agency as prescribed by law. In the event a Tenant harbors an undisclosed pet, they agree to pay a pet fee of \$ 0 per month for the entire term of the Agreement, regardless of when the pet was first introduced to the household. The Tenant specifically understands and agrees:

A. No pet which is attack-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the Premises;

B. That the Tenant is solely responsible for any and all damage to the Landlord's property including, but not limited to the Premises, carpeting, draperies, blinds, wall coverings,

- furnishings, appliances, and landscaping, including the lawn, and shrubbery;
- C. That in a like manner, the Tenant is responsible for any and all damage or loss to persons or property of others caused by the Tenant's pet(s) and in this regard does hereby agree to hold the Landlord harmless for any such damage;
- D. That all pet(s) should be cared for and maintained in a humane and lawful manner;
- E. That all pet waste shall be removed and disposed of promptly, including waste in neighbor's yards distributed by Tenant's pets;
- F. That all pets shall be maintained so as to not cause annoyance to others.
- G. List pet(s) to be registered under this Agreement: _____
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14) TENANT'S OBLIGATIONS: The Tenant agrees to meet all of Tenant's obligations; including:

- A. Taking affirmative action to insure that nothing exists which might place the Landlord in violation of applicable building, housing and health codes.
- B. Keeping the dwelling clean, and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and/or leakage of plumbing, fixtures, faucets, pipes, etc.
- C. Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.
- D. Assuring that property belonging to the Landlord is safeguarded against damage, destruction, loss, removal, or theft.
- E. Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- F. Conducting him/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Tenant warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to do so will be grounds for termination of this Agreement and loss of all deposits without further recourse.

15) SUBLETTING: Tenant agrees not to assign this Agreement, nor to sub-let (or Airbnb) any part of the Premises, nor to allow any other person to live therein, other than as named on page(s) _____ and paragraph(s) _____ of this Agreement above, without first requesting permission from the Landlord and paying the appropriate surcharge. Further, that covenants contained in the Rental Agreement, once breached, cannot afterward be performed; and that eviction proceedings may be commenced at once.

16) COURT COSTS / LEGAL FEES: Tenant agrees to pay all court costs and Attorney's fees incurred by the Landlord in enforcing legal action or any of the Landlord's other rights under this Agreement or any law. In the event any portion of this Agreement shall be found to be unenforceable under the law, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception.

17) LANDLORD'S STATEMENTS: All rights given to the Landlord by this Agreement shall be cumulative in addition to any other laws which might exist or come into being. Any exercise or failure to exercise, by the Landlord of any right shall not act as a waiver of any other rights. No statement or promise of Landlord or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless specified in writing and specifically endorsed.

18) INDEMNIFICATION AND EXCULPATION: Tenant shall indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability, and expense in connection with loss of life, personal injury, and/or damage to the Premises arising from or out of the occupancy and use by the Tenant, or assignees, of the Premises, or any part thereof or any other part of the Landlord's property, or occasioned wholly or in part by any act or omission of the Tenant, its agents, contractors, invitees, or acquaintances. Tenant further agrees that Landlord shall not be responsible or liable for damages or injuries to the person or property of the Tenant or its agents, invitees, and contractors, including damages to the Premises or to any other person or to Tenant's property caused directly or indirectly by water damage, theft, fire or other casualty, or any cause whatsoever.

19) PARTIAL PAYMENT: The acceptance by the Landlord of partial payments of rent due shall not under any circumstance, constitute a waiver of the Landlord, nor affect any notice or legal eviction proceedings in theretofore given or commenced under law.

20) ABANDONMENT: If Tenant leaves said Premises unoccupied for 15 days while rent is due and unpaid, Landlord is granted the right hereunder to take immediate possession thereof and to exclude Tenant there from; removing at his/her expense all his/her property contained therein and placing it into storage at Tenant's expense, in addition to any or all remaining financial obligation(s) due to the Landlord.

21) RIGHT TO SIGN: The individual(s) signing this Lease/Rental Agreement as to Tenant stipulates and warrants that he/she/they have the right to sign for and to bind all occupants.

22) PERSONAL PROPERTY: No rights of storage are given by this Agreement. The Landlord shall not be liable for any loss of personal property or injury by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the leased/rented Premises resulting from electrical failure, water, rain, windstorm, or any act of God, or negligence of Landlord, or Landlord's agent, contractors, or employees, or by any other cause, whatsoever. Tenant covenants and agrees to make no claim for any such damages or loss against Landlord, but to purchase needed "renters insurance" or to provide self-insurance in adequate amounts to offset any risk, at the Tenant's option. Tenant agrees to list Landlord as "additional insured" on their insurance policies, if purchased.

23) REMOVAL OF PROPERTY: Tenant agrees not to remove or alter in any way Landlord's property without specific written permission from the Landlord. Any removal or alteration of Landlord's property without permission shall constitute abandonment and surrender of the Premises, and termination of this Agreement. Landlord may take immediate possession and exclude Tenants from the property, storing all Tenants' possessions at Tenant's expense including reimbursement in full for Landlord's loss, expenses, and damages.

24) WATERBEDS: In the event any occupant of the Premises shall use a flotation bedding system, the Tenant shall carry an insurance policy with a loss payable clause payable to the Landlord. This policy should cover personal injury and damage to the Landlord, and should be in a form standard to the industry. The minimum limits should be \$100,000.

25) HAZARDOUS MATERIALS: Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

26) HOLDING OVER: In the absence of an executed extension to this lease, Tenant agrees to vacate the Premises by midnight on the final day of the term stated in provision 1 of this Agreement and Landlord shall be entitled to the benefits of summary proceedings to recover possession of the Premises at the end of the term, as though statutory notice had been given. If Tenant remains in possession of the Premises beyond the expiration date of this lease agreement, said action shall not be deemed to have extended the term of the lease or to renew the lease for an additional term and nothing contained in this lease shall constitute Landlord's approval of Tenant's remaining. If Tenant remains in the Premises beyond the termination date of this lease, Landlord, at its option, shall consider Tenant to be either a) a "Tenant-At-Will" who shall be liable for rent at the then current market rate as determined by the Landlord or b) a "Tenant-Holding-Over" who shall be liable for rent in the amount of 150% of the last full month's rent during the term of this lease plus any additional rent (real estate taxes, utility surcharge, etc.) and shall also be liable for any and all direct verifiable and necessary costs incurred by the Landlord as a result of the Tenant's holding over, including but not limited to, all typical legal fees and costs, damages and opportunity costs lost by the Landlord and damages incurred by any future tenant who is consequently unable to occupy the Premises.

27) METHOD OF PAYMENT: The initial payment of rent and deposits under this Agreement must be made in cash, personal check, or cashier's check drawn on a local financial institution. Thereafter, monthly rent payments may be paid by check until the first check is dishonored and returned unpaid. Regardless of cause, no other additional payments may afterwards be made by personal check, unless given written permission by the Landlord. Checks returned will be subject to paragraphs 4 and 5 of this Lease Agreement. The Tenant will be notified and will be required to pay the amount due, including the bad check charge. Tenant is aware that Landlord may report past rent, damages, utilities or other costs owed by Tenant to credit reporting agencies. Tenant understands this reporting could affect Tenant's ability to obtain credit for future housing.

28) DELIVERY OF RENTS: The use of Paypal (410-245-5103) or Venmo (@John-Baker-87) is preferred.

29) RETURN OF DEPOSIT: Release of these deposits is subject to the provisions of State Statutes and as follows:

- A. The full term of this Agreement has been completed.
 - B. Formal written notice has been given to the Landlord.
 - C. No damage or deterioration to the Premises, building(s), or grounds is evident.
 - D. The entire dwelling, appliances, closets, cabinets, cupboards, are clean and left free of insects, the refrigerator is defrosted, and all debris and rubbish has been removed from the Premises and its property ; the carpets are thoroughly cleaned and left odorless.
 - E. Any and all unpaid charges, pet charges, late charges, extra visitor charges, delinquent rents, utility charges, etc., have been paid in full.
 - F. All keys have been returned.
 - G. A forwarding address has been left with the Landlord.
- Forty-five (45) days after termination of occupancy, the Landlord will send the balance of the deposit to the address provided by the Tenant, payable to the signatories hereto, or Landlord will impose a claim on the deposit and so notify the Tenant. If such claim is not sent, the Owner relinquishes his right to make any further claim on the deposit and must return it to the Tenant provided Tenant has given the Landlord notice of intent to vacate, abandon, and terminate this Agreement proper to the expiration of its full term, at least 7 days in advance.

30) PHONE/CABLE/INTERNET: Tenant agrees any installation and maintenance of telephone, cable, and/or internet service is the responsibility of the Tenant.

31) NON-DELIVERY OF POSSESSION. In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.

32) SUBORDINATION OF LEASE: This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances

33) THREE (3) DAY INSPECTION: Under the terms of this lease/rental agreement, Tenants will be provided with an inspection sheet. It is their obligation to inspect the Premises and to fill out and return to the Landlord their inspection sheet within 3 days after taking possession of the Premises. It will be presumed that the Premises functions in a satisfactory manner in all respects after the expiration of the 3 days. Tenant agrees that failure to file such a statement shall be conclusive proof that there were no defects of note in the property or the Premises. After that time, the Tenant is obligated to provide for routine maintenance at its own expense, as specified in this Rental Agreement.

34) LANDLORD'S AND AGENT'S ACCESS: Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

35) REPAIRS: In the event repairs are needed beyond the competence of the Tenant, he or she is urged to arrange for professional assistance. Therefore as much as possible, the Tenant should refrain from contacting the Landlord except for emergencies. Any improvement made by the Tenant shall become the property of the Landlord at the conclusion of this Agreement. A state licensed contractor may report upon the cause of damage incurred, afterward the Landlord and/or its Agents will determine monetary reimbursement by the Tenant due to the Landlord, even if in excess the amount of the security deposit; furthermore any or all damage deemed to be the fault of the Tenant shall result in reimbursement due to the Landlord, including and exceeding the security deposit dollar amount.

36) ALTERATIONS AND RENOVATIONS: Tenant shall not make any alterations or renovations to the Premises without the prior written consent of the Landlord first obtained, which consent shall not be unreasonably withheld or delayed. Said consent shall not be given until full drawings and specifications detailing proposed changes have been submitted to and approved by the Landlord. At the time of consenting to such alterations or improvements, the Landlord shall indicate in writing whether the Tenant will be required to remove such alteration or improvement upon termination of this Lease.

37) WORKER'S WARRANTY: All parties to this Agreement warrant that any work or repairs performed by the Tenant will be undertaken only if he/she is competent and qualified to perform it, and the person performing the work will be totally responsible for all activities to assure they are done in a safe manner which will meet all applicable statutes. They further warrant that they will be accountable for any mishaps or accidents resulting from such work, and that they will hold the Landlord free from liability, harm, litigation or claims of any other person.

38) DEFAULT: If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement. Any breach or violation of any provision of this contract by Tenant or any untrue or misleading information in Tenant's application shall give the Landlord or his agents the right to terminate this contract, evict the Tenant to take possession of the Premises, and seize the security deposit.

39) LEAD-BASED PAINT: Houses built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet of lead poisoning prevention if the Premises were constructed prior to the year 1978.

40) SMOKE DETECTORS: Smoke detectors have been installed on the Premises. It is the Tenant's responsibility to maintain its appliances including testing periodically and replacing batteries as recommended by the manufacturer. In the event the detector is missing or inoperative, the Tenant has an affirmative duty to notify the Landlord immediately.

41) QUIET ENJOYMENT: Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

42) BANKRUPTCY: In the event of bankruptcy or state insolvency proceeding being filed against the Tenant, his heirs, or assign, at the option of Landlord, his agent, heirs, or assigns, and immediately declare this contract terminated, and to at once resume possession of the Premises. Tenant shall be deemed to have breached a material covenant of this Agreement and Landlord

may, at its option, re-enter the Premises and declare this Lease and the tenancy hereby created terminated, but notwithstanding such termination, Tenant shall remain liable for all rent or damages which may be due at the time of such termination. No judicial officer shall ever have any rights, title, or interest in or to the above-described property by virtue of this Agreement.

43) RENEWAL TERM: At the end of the initial term herein, as per paragraph 1, Landlord may elect to renew for another term for Tenant, but at a rental increase determined at time of renewal by the Landlord.

44) GOVERNING LAW: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State.

45) RECORDING OF AGREEMENT: Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

46) SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

47) BINDING EFFECT: The covenants, obligations and conditions herein contained shall be binding on and to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

48) DESCRIPTIVE HEADINGS: The descriptive headings used herein are for convenience of reference only and they are not intended to have any affect whatsoever in determining the rights or obligations of the Landlord or Tenant.

49) ACKNOWLEDGMENT: In this Agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Landlord will include Owner, Lesser, and the term Tenant will include Resident, Lessee. The below-signed parties acknowledge that they have read and understand all of the provisions of this Agreement. This contract is bound by all heirs, executors, successors and/or assigns.

50) NON-WAIVER: No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.

51) MODIFICATION: The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

52) NOTICE: Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

53) Notice of Non-working systems – The fireplace is not in useable order and should not be used under any circumstances. The ice maker works properly however the ice dispensing

The undersigned have read and understand the terms herein and intend to become legally bound upon execution and have received a copy of this agreement.

As to Landlord this 26 day of April, 2026.

LANDLORD:

Sign: [Signature]

Print: John J. Baker Date: 4/26/26

Sign: [Signature]

Print: Meagan Baker Date: 4/26/26

As to Tenant, this 23 day of April, 2026.

TENANT:

Sign: [Signature]

Print: Brent Cook Date: 4/23/2026

TENANT:

Sign: [Signature]

Print: Morgan Robinson Date: 4/23/2026

TENANT:

Sign: [Signature]

Print: Brian J. Cook Date: 04/23/2026