

LEASE

THIS LEASE is made this 8th day of November, 2024 between:

SIMAN HOLDINGS 5, LLC, a Maryland limited liability company ("Landlord") and **Kanika Williams** (if more than one, jointly and severally, the "Tenant").

RECITALS

A. Landlord is the owner of residential property located at **908 Lyndhurst St Baltimore, MD 21229** (the "Property") and improvements thereon.

B. Tenant desires to rent the Property (which includes any and all appliances owned by Landlord and used by Tenant) and Landlord has agreed to rent same, under the terms of this lease.

AGREEMENT

The parties agree as follows:

1. Lease of Property. Landlord leases to Tenant and Tenant leases from Landlord the Property.
2. Occupants. Listed below are the **ONLY** occupants of the Property other than the Tenant named above (enter N/A, if not applicable):

Name:	D/O/B	Relationship
Tyshaun McCory	3/19/2006	Son
Tamara Williams	4/1/2008	Daughter

3. Term. **This Lease starts on November 8, 2024 and ends on November 30, 2026** (the "Lease Term"), subject to renewal as hereinafter provided.

4. Rent. **Tenant shall pay Landlord \$2129** per month for rent (the "Base Rent"). Each payment of Base Rent shall be paid on or before the first day of each month during the Lease Term. All payments of Base Rent are paid in advance without setoff or deduction. If the Lease Term starts on a day other than the first day of the month, then the Base Rent will be prorated for the first month. All payments shall be made by check or certified funds to Landlord at **7007 Park Heights Ave Baltimore, MD 21215** (or by other method approved by the Landlord in writing.). Any payment received after 5:00 p.m. will not be credited to Tenant until the next business day. All payments other than Base Rent due under this Lease constitutes "Additional Rent" and both Base Rent and Additional Rent shall be included as rent. Tenant is responsible for any delay in the mail or other delivery system.

5. Security Deposit. At the time this Lease is fully executed, Tenant shall pay to Landlord a **security deposit of \$2000** (the "Security Deposit"). The Security Deposit shall be used to reimburse Landlord for Tenant's non-payment of Base Rent or Additional Rent, for any costs associated with Tenant's failure to pay Base Rent or Additional Rent, or to repair any damage to the Property chargeable to Tenant hereunder. Additional terms for the Security Deposit are set forth in Exhibit A, which is attached to and incorporated in this Lease. This Lease constitutes a receipt of the Security Deposit. During the term of this Lease, if Landlord applies all or a portion of the Security Deposit to Base Rent, Additional Rent, or any other charge, then Tenant shall immediately replenish the Security Deposit and failure to do so shall be a breach hereof.

6. Utilities.

a. Gas and Electric. The Property has its own gas and electric meter. Prior to occupancy of the Property, Tenant shall contract with BGE for gas and electric service. Tenant shall timely pay all charges assessed by BGE. Tenant shall reimburse Landlord for any utility charges paid by Landlord during the term of the Lease and further, in the event Tenant transfers the utility service to Landlord without Landlord's written consent or fails to transfer the service to Tenant's name as required hereunder, Tenant shall pay Landlord a processing fee of

\$75.00 for each calendar month or portion thereof for which Tenant has failed to maintain such utility. Notwithstanding such payment, such action shall constitute a default hereunder.

b. Telephone. Tenant is responsible to all telephone service and all telephone bills for the Property. Tenant shall timely pay all telephone bills.

c. Cable. Tenant is responsible for all cable service and all cable bills for the Property. Tenant shall timely pay all cable bills.

d. Water. Landlord will be responsible for the cost of charges for water. Tenant shall meter the temperature of the Property above 50° to avoid burst pipes.

Landlord is not responsible for any outages in any utility or any direct or indirect damages that arise from an outage or otherwise. Landlord is not responsible for the payment of any utility bill except as specifically provided herein.

7. Default. An Event of Default includes any one of the following:

a. Tenant's failure to timely pay Base Rent or Additional Rent.

b. Tenant's failure to comply with any other term of this Lease not relating to the payment of Base Rent and Additional Rent.

c. Tenant's violation of Maryland law or any Baltimore City law, rule, or regulation with respect to the Property.

d. Tenant's failure to occupy the Property within seven days of the first day of the Lease Term.

e. Tenant's vacating the Property prior to the end of the Lease Term.

f. Tenant's permitting people other than as indicated to live in the Property for more than three (3) consecutive days or more than ten (10) days in any month without prior written consent of Landlord.

8. Remedies. If there is any Event of Default (unless limited as set forth below), then Landlord may do or impose any one or more of the following:

a. terminate this Lease and repossess the Property by filing an appropriate action in the District Court of Maryland for Baltimore City or any other court of competent jurisdiction, provided Tenant shall not be released from all rental then remaining or to come due during the Lease Term and Tenant shall be responsible for all such rents reduced by 20% to reflect current value and the possibility of locating a subsequent Tenant, and all such rent shall be due and payable as of the date of repossession. Interest shall accrue on such amount owing at a rate of 10% per annum compounded monthly until paid;

b. for failure to make timely payment of Base Rent or Additional Rent by the date it is due, Tenant shall pay a late fee of 5% of the outstanding amount which fee shall be re-imposed for each calendar month or portion thereof for which payment remains unpaid, plus interest at the rate of 10% per annum compounded monthly from the date that the payment was required to the date that payment is made. Landlord shall have the right to impose such fees immediately upon a payment being late and regardless of any grace period previously allowed by Landlord;

c. for any non-monetary Event of Default, Landlord may cure the default, and Tenant shall immediately reimburse Landlord for all costs incurred by Landlord to cure the default and same shall constitute additional rent;

d. in all events, to hold Tenant personally liable for all costs and expenses incurred as a result of such breach;

If Landlord employs a lawyer to assist with the enforcement of the terms of this Lease, then Tenant shall be responsible for all of Landlord's costs of collection, including attorneys' fees (even if the matter does not go to trial) and court costs. In the event any judgment is obtained, legal fees shall be at least 15% over and above the amount otherwise due.

If Tenant's payment of Base Rent or Additional Rent is made by a personal check and that check is returned for any reason (insufficient funds, failure to properly sign, closed account, etc.) then Landlord may assess an additional charge of \$35 for administrative expenses related to the returned check plus any charges to Landlord from Landlord's bank. In addition, from and after such date, Landlord may insist on payment being made in certified funds.

9. **Use of Property.** The Property shall be used and occupied exclusively by Tenant. The Property shall be used exclusively as a private single-family dwelling, and no part of the Property shall be used at any time 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. Attached to and incorporated in this Lease as **Exhibit B** is a list of Rules and Regulations for use of the Property which list may be amended by Landlord from time to time on fifteen (15) days' notice. Landlord is not responsible for a breach by any other Tenant of the Rules and Regulations on any provision of such tenant's lease.

10. **Condition of Property.** Tenant has examined the Property, and, at the time of this Lease, the Property is in good order, repair, and in a safe, clean, and tenantable condition (subject to any preexisting conditions indicated by Tenant in accordance with the Security Deposit regulation). The Property shall be made available in a condition permitting habitation, with reasonable safety.

Tenant acknowledges:

- a. There is both a smoke detector and carbon monoxide detector (each a "Safety Device") in the Property which are battery operated and the battery in each is currently operating.
- b. The Safety Devices were each tested in Tenant's presence and functioned properly.
- c. The Landlord has advised Tenant as to the proper operation of the Safety Devices. This includes monthly testing and periodic replacement of batteries. Tenant understands that it is Tenant's responsibility to replace the batteries of the Safety Devices and to maintain them in accordance with manufacturer's guidelines.
- d. Tenant shall immediately notify Landlord verbally and in writing of any failure of any Safety Device and shall act promptly in cooperation with Landlord to repair same.
- e. In the event Tenant disables any Safety Device Tenant shall be charged \$50 as additional rent for service fees. The foregoing does not give the Tenant the right to disable a Safety Device.

Tenant acknowledges receipt of the written manufacturer's guidelines for maintenance of each of the Safety Devices.

11. **Assignment and Subletting.** Tenant may not assign this Lease, sub-let, or grant any license to use the Property.

12. **Alterations and Repairs.** Tenant may not make any alterations to the Property or attach any fixtures to the walls, floor, or ceiling without the prior written consent of Landlord, which may be given in Landlord's sole discretion. Tenant may not paint or put wallpaper on the walls or make holes. All alterations, changes, or improvements made by Tenant shall, unless otherwise provided by written agreement between Landlord

and Tenant, be and become the property of Landlord and remain in the Property at the expiration or earlier termination of this Lease.

13. Hazardous Materials. Tenant may not keep in the Property any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any insurance company or governmental agency.

14. Landlord's Maintenance. Landlord shall be responsible for repairs to the roof, windows, or structural members. Unless Tenant or Tenant's guest is negligent and causes the damage, then Landlord shall be responsible for the maintenance, repair, or replacement of the heating, ventilation, plumbing and electric systems unless installed by Tenant. Landlord shall repair or replace any appliances provided with the Property unless damaged by Tenant (other than Tenant's ordinary use). Tenant shall promptly advise Landlord of any needed repairs and failure to do so within forty-eight (48) hours shall constitute gross negligence of the Tenant.

15. Tenant Maintenance Obligation. Notwithstanding Landlord's repair obligations, Tenant shall be responsible for general care of the Property commensurate with standard usage including but not limited to lawn care and snow removal and to the extent Tenant fails to exercise such care, Tenant shall reimburse Landlord for all damages (including, for example and not in limitation, unclogging sewage pipes, damage from rain coming into open windows, etc.). In accordance with the following, Tenant, at its sole expense, shall keep and maintain the Property in good and sanitary condition and repair during the term of this Lease. Without limiting the generality of the foregoing, Tenant shall:

- a. not obstruct the driveways, sidewalks, courts, entry ways, stairs or halls, which shall be used for the purposes of ingress and egress only;
- b. keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order, and repair;
- c. not obstruct or cover the windows or doors;
- d. not leave windows or doors in an open position during any inclement weather;
- e. not hang any laundry, clothing, sheets, etc. from any window, rail, porch, or balcony;
- f. not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord (in which case Tenant shall provide Landlord with a key);
- g. keep all sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use them only for the purposes for which they were constructed;
- h. keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other residents; and
- i. deposit all trash in the locations provided by Landlord and shall not allow any trash to be deposited or permitted to stand on the exterior of the building except in locations set aside for trash by Landlord or, on the day of trash pick-up in an area designated by Landlord for public trash collection.
- j. use any portion of the Property in a fashion not inconsistent with its purpose.

16. Casualty. If the Property is destroyed or rendered untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, then this Lease shall terminate from the date of the casualty with

Base Rent and Additional Rent prorated to the date of the casualty. If the casualty does not render the Property untenantable, then Landlord may repair the Property and Base Rent and Additional Rent shall only be abated during the period of time that the Property is untenantable. If Landlord chooses not repair the Property, then this Lease terminates as of the date of the casualty. If Tenant caused the damage, rent from such Tenant shall not be abated.

17. Condemnation. If any significant part of the Property is condemned, then, at Landlord's election, this Lease terminates on the date of condemnation and Base Rent and Additional Rent shall be prorated to the date of the condemnation. Tenant waives any right to any condemnation award or payment.

18. Inspection. Landlord and Landlord's agents may enter the Property for the purpose of inspecting the Property. Landlord may enter the Property with advance notice to Tenant to make any repairs, additions, or alterations as may be deemed appropriate by Landlord. Landlord and its agents may also show the Property to prospective tenants within four months from the end of the Lease Term.

19. Subordination. This Lease and Tenant's interest in the Property are subordinate to any mortgage, lien, or encumbrance now or hereafter placed on the Property by Landlord, all advances made under any mortgage, lien, or encumbrance. Tenant appoints Landlord as Tenant's attorney-in-fact to execute any documents to acknowledge this subordination.

20. Tenant Holding Over. If Tenant remains in possession of the Property without the consent of Landlord (and assuming the Lease is not renewed as hereinafter provided), a new tenancy from month-to-month shall be created between Landlord and Tenant that shall be subject to all of the terms and conditions of this Lease except that Base Rent shall increase to 1.5 times the previous Base Rent and except that such tenancy shall be terminable upon 30 days' written notice served by either party.

21. Surrender of Property. Upon the expiration of this Lease at the end of the Lease Term or earlier, Tenant shall surrender the Property in as good a state and condition as it was at the commencement of this Lease, reasonable use and wear and tear excepted.

22. Animals. Tenant shall not keep any dog, cat, bird or other animal in, at or near the Property (except fish in a tank of 10 gallons or less) unless Tenant receives prior written consent from Landlord for the specific allowable pet and pays to Landlord a pet deposit of _____, which is non-refundable.

23. Liability. Unless a direct result of Landlord's gross negligence, Landlord shall not be liable for any damage or injury of or to Tenant, Tenant's family, guests, invitees, agents, or employees or to any person entering the Property or to Tenant's personal property or equipment, and Tenant shall indemnify, defend, and hold Landlord harmless from any and all claims for damages or liability of every kind and nature. Landlord is not responsible for any injury, damage, or loss to person or property caused by other tenants or other people or caused by theft, vandalism, fire, water, smoke, or other causes.

24. Insurance. Tenant shall carry renter's insurance for personal liability (bodily injury and property damage) coverage and to keep Tenant's personal property insured at full value for any loss during the term of this Lease. Tenant acknowledges that Landlord has no liability for any loss. Tenant will provide Landlord with evidence of insurance upon request.

25. Parking. Tenant shall obey all parking and speed regulations posted on or by the Property or set forth in writing by Landlord. Tenant may not park on or in front of the Property any commercial vehicles, trucks, trailers, campers, or boats. Upon receipt of written notice to remove any prohibited vehicle, if Tenant fails to remove the prohibited vehicle, then Landlord may assess as Additional Rent, a charge of \$25 per day, which creates a lien on the vehicle that may be enforced as a lien held by a garage keeper or the vehicle may be towed at Tenant's expense.

26. Waiver. The failure of Landlord to insist on strict compliance with the terms of this Lease may not be construed as a waiver of Landlord's right to enforce the terms of this Lease. No representative of Landlord shall have the authority to waive or amend this provision except in writing.

27. Miscellaneous. Maryland law governs this Lease. This Lease is binding upon Landlord and Tenant and their respective heirs, successors, and assigns. This Lease contains the entire agreement between the parties for the rental of the Property. Time is of the essence under this Lease. If any portion of this Lease is held invalid or unenforceable, then the remainder of this Lease shall be enforced and interpreted including such invalid provision to the extent same may be amended and enforced (generally referred to as “judicial blue lining”), or if not able to be so amended without the invalid or unenforceable portion. Without limiting the generality of the foregoing, if any fee or interest change imposed hereunder is held to be in excess of the amount allow under Maryland law without constituting usury, then such interest rate or fee shall be reduced to an amount that shall not be considered usurious. Any amendment or modification to this Lease must be made in writing and signed by the parties. All notices required by this Lease shall be mailed or hand-delivered to Tenant at the Property. Tenant agrees that a copy of any suit, mailed to the Property, first class postage prepaid, during the Lease Term, shall constitute personal service to Tenant. The Tenant hereby authorizes anyone living with him in the Property as his attorney-in-fact to accept service of any proceeding by Landlord and subject Tenant to in personam jurisdiction in any court having jurisdiction over the Property. This designation is coupled with an interest and may not be revoked. Furthermore, so long as Tenant is still living at the Property, Tenant consents to in personam jurisdiction of any suit filed relating to the Property, a copy of which is posted on the front door of the Property (as evidenced by a photograph thereof taken by the Landlord’s agent). Tenant further authorizes Landlord to effect service and obtain personal jurisdiction at anytime following posting of the Property by delivery of a copy of the suit to the clerk of the court having jurisdiction over the Property. Tenant’s designation of the clerk of the court as his attorney-in-fact for receipt of service is coupled with an interest and may not be revoked. All notices required by this Lease shall be mailed or hand-delivered to Landlord at the address used for payment of rent.

28. Lead and Mold Disclosures.

LEAD PAINT – APPLICABLE LAW: Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner’s actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner’s possession relating to lead-based paint or lead-based paint hazards applicable to the Property.

If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that Owner will have the option to participate in the liability limitation portion of the Maryland Program.

Age Classification of Property: Owner represents and warrants to Tenant(s), Agent, Agent(s) subagents, intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (initial one)

_____ the Property was built during or after 1978; the Federal Program does not apply.

_____ the Property was built before 1978; the Federal Program applies.

The Maryland Program (initial one)

_____ The Property was built prior to 1950, the Maryland Program applies fully.

_____ The Property was built after 1949 but BEFORE 1979, the Maryland Program applies at Owner’s option

Age Classification Unknown (initial, if applicable)

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Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead based paint hazards.

NOTICE TO TENANT - LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead-based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from owner/Agent.

a. The EPA "Protect Your Family From Lead in Your Home" brochure. (Under Federal Law-The Residential Lead Based Paint Hazard Reduction Act of 1992)

b. The "Notice of Tenants Rights, Lead Poisoning Prevention" published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)

c. Tenant(s) has received a copy of the Lead Inspection Certificate where applicable. Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner, and the Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

KW
TENANT'S INITIALS

MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the landlord IMMEDIATELY in writing and a phone call and the appropriate action will be taken by landlord to remedy the situation. INITIAL: KW

29. 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:

- a. Tenant shall provide written notice of such claim and all information available to Tenant to support such claim.
- b. Allow Landlord a period of 180 days to respond to such claim.
- c. At Landlord's request, within such 180 period, to submit to either (at Landlord's election):
 - i. non binding mediation; or
 - ii. binding arbitration in accordance with the AAA rules of arbitration then obtaining.
- d. At Landlord's sole and exclusive election, waive jury trial in any proceeding.

Electronic Consent Agreement:

By accepting this Agreement, you are consenting to the receipt of electronic correspondence from us. This includes communications related to your leases, account, updates, legal, and any other relevant information. You understand that these electronic communications are legally binding and equivalent to written communication. The phrase "Electronic Communication" includes communication by electronic mail (fax and email); electronic message board, network and website; and any other similar means of electronic communication.

Tenant's Initials ^{DS}
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Opt-Out Clause:

If you prefer not to receive electronic communications, you may opt out anytime by notifying us, in writing, of your election to not receive electronic media. Opting out will not affect your other rights or obligations under this Agreement.

Tenant's Initials ^{DS}
KW

Renewal of Lease/Change of Terms

Landlord, at anytime more than 60 days prior to the termination of this Lease, may send written notice to Tenant advising of any changes to the Lease terms to take effect upon Tenant renewing the Lease. Without limitation, such changes may include changes to Base Rental for the upcoming term. Such letter shall be self operating and shall be binding upon Tenant by Tenant continuing in the Property in the renewal term.

After its expiration, this Lease shall continue from year to year unless either Landlord or Tenant notifies the other in writing at least 60 days prior to the end of a **two-year term** of Landlord's or Tenant's intention not to renew the Lease. In the event neither party terminates and a renewal term commences, such term shall be on the same terms and conditions as are contained in this Lease except for any changes made in accordance with the preceding paragraph (unless changed by letter). The monthly Base Rent for the renewal term shall be 105% of the then-existing monthly Base Rent.

TENANT, ON TENANT'S BEHALF AND ON BEHALF OF ANYONE CLAIMING THROUGH TENANT, AND ON BEHALF OF ANY MINOR FOR WHICH TENANT IS A PARENT OR NATURAL OR LEGAL GUARDIAN UNDER MARYLAND LAW AND WHICH HAS ANY CLAIM RELATING TO THE APARTMENT AND/OR THE PROPERTY, BY RENEWING ITS LEASE HEREUNDER FOR ANY SUBSEQUENT TERM, AND AS A CONDITION PRECEDENT THERETO THE TENANT HEREBY RELEASES LANDLORD FROM ANY AND ALL OBLIGATIONS, LIABILITIES, COSTS, EXPENSES, OR CLAIMS EXISTING AS OF SUCH RENEWAL DATE FROM THE DATE OF CREATION, KNOWN OR UNKNOWN, CONTINGENT OR FIXED, LIQUIDATED OR UNLIQUIDATED, EXISTING IN ANY WAY BASED ON ACTIONS OF LANDLORD OR RELATING TO THE APARTMENT OR THE PROPERTY AS OF SUCH RENEWAL DATE (INCLUDING WITHOUT LIMITATION ALL CLAIMS FOR EXPOSURE TO OR INGESTION OF LEAD PAINT, LEAD DUST, OR ANY OTHER FORM OF LEAD CONTAMINATION). TENANT, BY CONTINUING ITS TENANCY BEYOND ANY RENEWAL DATE SPECIFICALLY EFFECTUATES THIS RELEASE AS OF SUCH DATE. LANDLORD HAS RELIED ON THE RECEIPT OF THIS RELEASE IN ORDER TO ALLOW TENANT TO RENEW ITS TENANCY HEREUNDER.

Notwithstanding the self operating feature of certain paragraphs contained in this Lease, at Landlord's request, Tenant shall immediately execute any documents evidencing the foregoing and failure to do so shall constitute a default hereof.

DECLARACIÓN RELATIVA A LA COMPRENSIÓN DE CONTRATO DE ARRENDAMIENTO Y TODOS SUS TÉRMINOS:

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.

DECLARATION ON 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.

Tenant:

DocuSigned by:
KANIKA WILLIAMS
40E5F38D80DC455...

Landlord:

SIMAN HOLDINGS 5, LLC

DocuSigned by:
By: Joe Muller
CD3BFAD9AE26475...

EXHIBIT B

RULES AND REGULATIONS

TENANT AGREES NOT TO:

1. PETS: Keep any pets in or about the Property without prior written permission of Landlord.
2. FURNITURE: Keep any water contained furniture in or about the Property without prior written permission of Landlord.
3. WALL PAPER, PAINT and MIRRORS: Apply contact paper, wallpaper or mirrors to the Property and will not change type or color of paint within the Property without prior permission of Landlord.
4. PORTABLE HEATERS: Store, install or operate, in or about the Property unvented, portable kerosene – fired heaters.
5. LOCKS: Change the locks on the doors of the Property or install additional locks, chains or other fasteners without the prior written permission of Landlord. Upon termination of the tenancy, all keys to the Property must be returned to Landlord. If tenant shall fail to comply with this Rule, Tenant shall pay Landlord Fifty Dollars (\$50.00) for reimbursement of the cost of changing of re-keying locks.
6. ADVERTISING: Display any advertising, sign, or notice, inside or outside the Property.
7. FIRE RISK/HAZARD : Store in the Property or any storage area any materials of any kind or description that is combustible, or would increase the risk of fire, or keep lit candles or any open flame that is not being attended to or watched thoroughly.
8. LAWS AND INSURANCE: Do anything that would violate any law or increase the rates on the Property.
9. DAY CARE CENTER: Provide, for consideration, in or about the Property, substitute parental or guardianship care or supervision of children not related to the Tenant by blood.
10. SWIMMING POOLS: Maintain within the Property any swimming pool without the prior written permission of the landlord.
11. STORAGE AREAS: Allow the use of any storage areas in or about the Property for the residential quarters of any person or animal.
12. SMOKING: Smoke any form of tobacco products or otherwise in the Property.
13. CRIME: Commit any misdemeanor or felony while a Tenant under this Lease.

TENANT AGREES TO:

13. CONDITION OF APARTMENT: Keep the Property in a neat, clean and sanitary condition.
14. PAINT: Notify the Landlord of any flaking or chipping paint found either on the inside or the outside of the Property.
15. TRASH: Tenant agrees to place all personal trash and trash bags in the trash-cans designated for the property. Any trash bags not placed in the designate trash-cans, either left in or around the Property, will result in a \$100 fine per occurrence. Such fines will be due within 3 days of request from Landlord to Tenant and shall be deemed additional rent under the Lease.

TENANTS INITIALS

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Tenant hereby acknowledges that they are NOT an active member of the military

Tenant Initials

KW