

BY THIS AGREEMENT made and entered in to on February 15, 2025 between Yashodadevi R. Dave herein referred to as Lessor, and Kuntasha Y. Stringfellow herein referred to as Lessee, Lessor leases the premises situated at 4809 Snader Avenue in the city of Baltimore, State of MD, and more particularly described as follows :

Together with all appurtenances, for a term of one year, to commence on February 15, 2025 to end on February 28, 2027 at 12 o'clock mid-night.

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for demised

premises the sum of One thousand Five hundred Fifty Dollars (\$ 1,550.00) per month in advance on the first day of each calendar month beginning February 15, 2025 at 4809 Snader Avenue city of Baltimore, State of MD 21215 or at such other place as lessor may designate. Rent is due on First of each month. Rent received after the fifth of the month will be assessed a 5 % late charge, to be paid as additional rent. Lessee is charged all court charges / fees. Attorney / legal and Lessor's agent charges / fees that is associated with filing in rent, small claims and / or civil court, due to non-payment of rent, and / or other lease violations. Rent must be received at the 6059 Harford Road, Baltimore, MD - 21214 address via mail or hand delivery by the first, not post marked or post dated. Partial rent payments will not be accepted. Monthly rent payments must be paid in its entirety. Rent payments must be paid by cash, money order or personal check. There will be a fee of sixty dollars (\$ 60.00) charged as additional rent, for checks that are returned for any reason. Thereafter the first returned check, your rent payments must be paid with cash, money order or cashier check for the duration of your stay there on the premises.

2. **Security Deposit.** On execution of this lease, lessee deposits with lessor One Thousand and Five hundred Fifty dollars and 00/100 cents only (1,550.00) receipt of which is acknowledge by Lessor, as security for the faithful performance by lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof. Lessee understands and agrees that if late paying rent three or more times in any one lease period, the Lessor reserves the right to demand a security deposit equaling up to amount of one full month's rent, to be held for the duration of the lease agreement and any subsequent renewals. Lessee further understands, that their security deposit will not be returned back to them if damages are done to the premises, excused or unexcused breaking of the lease agreement an/or previous months rents are owed.

3. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4. **Use of Premises.** The demised premises shall be used and occupied by Lessee

- Exclusively as a private single-family residence, and Lessee thereof shall use neither the premises nor any part at any time during the term of this lease 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 residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate government authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. Landlord responsible for trash.
5. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than (2) people, consisting of one adults and one children under the age of Eighteen (18) years, without the written consent of Lessor. Violation of these terms will cause termination of lease agreement. Premises occupied by and authorize occupants Kuntasha Y. Stringfellow and Leyon Nelson. Landlord purchase and provide refrigerator, gas stove, microwave, washer and dryer to tenant. All lessee indicate that they are not in military by signing this lease agreement.
6. **Condition of Premises.** Lessee stipulates that he has examined the demised Premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.
7. **Assignments and Subletting.** Without the prior written consent of Lessor, lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option terminate this lease.
8. **Alterations and Improvements.** Lessee shall make no alterations to the building on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All Alterations, changes, and improvements built, constructed, or placed on the Demised premises by Lessee, with the exception of fixtures removable without Damage to the premises and movable personal property, shall, unless otherwise Provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner Termination of this lease.
9. **Damages to Premises.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his/her employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent

corresponding with the time during which, and the extent to which, the leased premises may have been untenable, but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10. Dangerous Materials. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11. Utilities. Lessee shall be responsible for any paying for any and all utilities services that are required on these premises, to be paid as additional rent. The Lessee agrees to be responsible for paying the entire (100%) building's water bill and gas and electric bill during that time, paid as additional rent. The building's water bills shall be mailed from the city's water agency to Lessor. Lessor will turn mail a copy of the bills to tenant that is occupying the building at that time. Tenant shall make their portion of the water bills payable to Lessor, and shall pay it by no later than the 5th of the following month from the date that is stamped on your copy of the water bill by the Lessor. Any tenant that does not submit their portion of the water bills to the Lessor by no later than the 5th of the following month, will be filed on in Baltimore City's rent court for failure to pay rent and followed by a warrant of restitution for eviction. If a tenant submits their rent payment the following month of receiving the water bill, without including their portion of the water bill in with their rent payment, the Lessor will subtract their portion of the water bill from that month's rent payment. The amount of rent that the tenant is short of is what the tenant will be sued for in rent court.

12. Maintenance and Repair. Lessee will, at his sole expense, keep and maintain The leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the apartment or on or about the leased premises in good order : keep his / her fair share of the electric bills in order, keep the walks free from dirt and debris, and at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damaged thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his / her employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his assigns. Lessee is not authorized to deduct any amount from the monthly rent payment for repairs or for any other reason, without prior written authorization from the Lessor, to do so. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his / her direction without the prior written consent of Lessor. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at

her direction without the prior consent of the Lessor. Owner responsible to repair damage not cause by tenant.

13. **Animals.** Lessee shall keep no domestic or other animals on or about the leased Premises without the written consent of Lessor.

14. **Right of Inspection.** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15. **Display of Signs.** During the last Sixty (60) days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16. **Subordination of Lease.** This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

17. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on a sixty (60) days written notice served by either Lessor or Lessee on the other party, and a physical walk through of the premises must be conducted at the end of the sixty (60) days written notification to certify the condition of the premises.

18. **Surrender of Premises.** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and were thereof and damages by the elements expected. Along with a sixty (60) days written notice served by either Lessor or Lessee on the other party terminating the lease agreement, a physical walk through of the premises must be conducted at the end of sixty (60) days written notification to certify the condition of the premises.

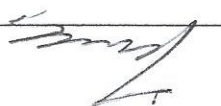
19. **Default.** If any default is made in the payment of rent, or any part thereof, at he times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease at the option of Lessor, shall terminate and be forfeited, and Lessee may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach, and termination and forfeiture or the lease shall not result if,

- within Fifteen (15) days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time, to be determined by Lessor.
20. **Abandonment.** If at any time during the term of this lease the Lessee abandons the demised premises or any part thereof, the Lessor may at this option enter the demised premises by any means necessary, without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may at his discretion, as agent for the Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, any may receive and collect all rent payable by virtue of such reletting. And at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so. Lessee is responsible for any and all damage done to the premises as a result of abandonment and in the absence of the required sixty days written notification to the Lessor and the required physical walk through of the premises.
21. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.
22. **Radon Gas Disclosure.** As required by law, (Landlord) (Seller) makes the following disclosure : "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceeds federal and state guidelines have been found in building in N/A. Additional information regarding radon and radon testing may be obtained from your county public health unit.
23. **Changing of Locks.** Lessee shall not change of the locks on the apartment / house doors without a written request to the Lessor, and receiving written permission from the Lessor to do so. When and / or if permission is granted by the Lessor to the Lessee to change the locks, keys to the new locks must be provided at the Lessee's expense within five (5) days of the changing of the locks. The Lessor reserves the right to have all unauthorized locks removed and replaced at the Lessee's expense.
24. **Death of Lessee Or Lessor Lease Provision.** At the death of either the Lessor or the Lessee, this lease agreement terminates in its entirety, with in sixty days after

the death of the deceased party. This provision in it self, acts as a sixty day written notice to any and all occupants that maybe living on the premises with the Lessee at the time of the death.

25. **Other Condition.** Tenant shall keep Landlord provided screens and / or mini blinds, in all open windows at all times, unless there is a window air conditioner unit in the window. Tenant shall keep screens and / or mini blinds clean and in good conditions at all times. Tenant shall not loiter in front of, on the side of or in back of the apartment / house building: loitering includes, sitting and gathering out in front of the building. Tenants shall not loiter in the hall ways, or foyer of the building. Tenants shall not litter in the hallways, foyer, in front of or in back of the building at anytime. Tenant shall minimize the volume of all radios, Televisions, VCR's, DVD players and all other sound devices, after 10:00 P.M. Sundays through Thursdays and 12:00 midnight on Fridays and Saturdays.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.



Landlord. (Yashodadevi R. Dave)



Tenant. (Kuntasha Y. Stringfellow)

NOTICE : State or Local law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statue or code of your state or local jurisdiction. If you have a question about the interpretation or legality of a provision of this agreement you may want to seek assistance from lawyer or other qualified person.

12.00.00 - 11/17/2025, D.P., 2025, Security Deposit
+ 300.00 - 11/27/2025, D.P., 2025, Security Deposit

11/30/2025
Home
PMS 2025