Maryland Residential Lease Renewal

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this 10th day of **July, 2026**, by and between **Pictor Management Consulting LLC** (hereinafter referred to as "Landlord") and **Rasheena Blanks** (hereinafter referred to as "Tenant").

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 **3231 E Northern Parkway, Baltimore, MD 21214** (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, together with any and all appurtenances thereto, for a term of **1 (one) year**, such term beginning on July 11, 2026, and ending at 11:59 PM on June 30, 2027.

2. **RENT**. The total rent for the term hereof is the sum of Twenty-five Thousand, Thirty seven dollars and 10/100 DOLLARS ($25,037.10) payable on the 1st day of each month of the term, beginning on **August 1, 2026**, in equal installments of Two Thousand, one hundred fifty DOLLARS (**$2,150.00**), plus a pro-rata amount of **$1387.10** for the period of **July 11, 2026 through July 31, 2026.** All such payments shall be made to **PICTOR Management Consulting LLC** at **P.O. Box 1449, Laurel, MD 20725, via deposit into the PICTOR Management bank account or via electronic means,** as set forth in the preamble to this Agreement on or before the due date and without demand.

3. **SECURITY DEPOSIT**. In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited, with landlord, the sum of Two Thousand, one hundred fifty **DOLLARS** (**$2,150.00**), receipt of which will be acknowledged upon receipt. The 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 security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The security deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

   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 together with simple interest which will accrue in the amount of three percent (1.5%) per annum less any damages rightfully withheld. Interest will accrue at six (6) month