

RESIDENTIAL LEASE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT LEGAL ADVICE.

1. **DATE OF LEASE OFFER:** April 28, 2025
2. **LANDLORD OR AUTHORIZED REPRESENTATIVE OF LANDLORD (Collectively referenced herein as "Landlord"):** RPR Property Management, LLC
3. **TENANT(S) (collectively referenced herein as "Tenant"):** Megan Butler, Gabrielle Iori, Dennis Butler
4. **LEASED PROPERTY ADDRESS ("THE PROPERTY"):** 2109 E. Lombard Street, Baltimore, MD 21231

The term "Landlord" may refer to more than one Landlord if more than one is listed above. The term "Tenant" may refer to more than one Tenant if more than one is listed above.

5. INITIAL LEASE TERM: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of 24 months and 0 days beginning on July 1, 2025, and ending on June 30, 2027 (the "Initial Term"), at a total rental of Seventy six thousand eight hundred Dollars (\$76,800.00) for said Initial Term, due and payable by bank transfer (or other method prescribed by landlord) in advance, on the first day of each and every month ("Rent Due Date") of said Term, according to the following payment schedule:

- A. July 1, 2025, to June 30, 2027: equal monthly payments of Three thousand two hundred Dollars (\$3,200.00);

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. Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to RPR Property Management, LLC, at 115 Albemarle St., Baltimore, Maryland 21202 (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 or not the same be designated "rent" or "additional rent", will be deemed 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. The first monthly payment of rent, pro-rata rent, and any Security Deposit, are due upon execution of this lease, prior to moving in.

6. 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: Megan Butler, Gabrielle Iori.

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. Written permission from the Landlord must be obtained for any additional tenants.

7. RENEWAL OF LEASE TERMS (Landlord and Tenant must both initial):

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NONE. Notice shall not be required by either party. Tenant agrees to vacate the Property by the last day of the Initial Term, unless a lease renewal amendment is signed by both parties.

8. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is not received by Landlord within five (5) days after the date when due, Tenant shall pay, as additional rent, a sum equal to five percent (5%) of the amount of delinquent rent due. If a check is accepted by Landlord from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a \$100.00 charge to Landlord as additional rent. Any Tenant-related rent payment reversals or Non-Sufficient Funds (NSF) transactions will result in Tenant being charged up to a \$100.00 charge per occurrence as additional rent. The amount of late fees and bad check/payment reversal/NSF 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 such charges and fees as Landlord has for the nonpayment of rent. Tenant is hereby notified that all payments will be applied first toward late charges, then toward returned check/payment reversal/NSF service charges, then toward attorney's fees 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.

9. 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,

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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.

10. 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.

11. 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. Tenant shall provide Landlord or Landlord's Agent with current home and work telephone numbers at start of lease and at any time during this lease that such numbers change.

12. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by e-mail or by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the Security Deposit shall be mailed by Landlord to Tenant at Tenant's last known address, or e-mailed, within forty-five (45) days after the termination or expiration of this Lease. All notices required to be given by Tenant to Landlord, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail or e-mail.)

Name RPR Property Management, LLC
Address 115 Albemarle St., Baltimore, MD 21202
Phone (410) 220-2120
Email rr@rprpmllc.com

13. SECURITY DEPOSIT: In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of Three thousand two hundred Dollars (\$3,200.00), ("Security Deposit") receipt of which is hereby acknowledged, which sum does not exceed one (1) months' Rent. **NOTICE: Total security deposit, including pet deposit, may not exceed one month's rent.**

The Security Deposit is to be held as collateral security and applied to 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 Property in excess of ordinary wear and tear caused by the Tenant, Tenant's family, guests, agents, employees, trades people, or pets, 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 must not apply the same as the last month's Rent. The Security Deposit will be deposited within thirty (30) days after it has been received and maintained in an escrow account, devoted exclusively to security deposits, in a federally insured financial institution which does business in the State of Maryland. 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 Property together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, Landlord must return the Security Deposit to Tenant together with simple interest which will accrue at the legal rate less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said collateral security with Landlord, provided the said Security Deposit is Fifty Dollars (\$50.00) or more. Interest on the Security Deposit shall not be compounded. Landlord need not notify Tenant of his/her intention to withhold all or any part of the Security Deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event Tenant may make demand for return of the Security Deposit by giving written notice by first class mail to Landlord within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Landlord, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. 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 incurred for damages.

Tenant has the right to have the Property inspected by Landlord, in the presence of Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the Tenancy if Tenant so requests, in writing, by certified mail or e-mail, to Landlord within ten (10) days of the Tenant's occupancy of the Property. Tenant has the right to be present at the time of inspection to determine if any damage has been done to the Property if Tenant notifies Landlord by certified mail of Tenant's intention to move,

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date of moving and Tenant's new address. Such notice, from Tenant to Landlord, must be mailed or e-mailed at least 15 days prior to date of moving. Upon receipt of notice, Landlord shall notify Tenant by certified mail or e-mail of the time and date when the Property is to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the Tenant's stated date of intended moving as designated in Tenant's notice.

In the event of a sale of the Property or the transfer or assignment by Landlord of this Lease, 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 Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the Security Deposit and 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 Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee or sublessee and Landlord will have no further liability with respect to return of such Security Deposit to the assignor.

The failure of Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. Landlord, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant. Landlord or Landlord's estate but not the managing agent or court appointed receiver shall remain liable to Tenant for the maintenance of the Security Deposit as required by law.

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

MB GI DB **TENANT'S INITIALS**

14. PETS/SERVICE ANIMALS:

A. PETS: Tenant is not allowed to keep pets on the Property except with the written permission of Landlord. Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed and deodorized by a professional cleaner, 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.

Tenant ☒ is/ ☐ is not authorized to have a pet.

ALLOWED: 2; TYPE OF PET: cat—short-haired domestic; WEIGHT: ~8 lbs.

Pet Deposit: Zero Dollars (\$0.00) has been added to the security deposit in consideration of Landlord allowing Tenant to keep pet on the Property. **NOTICE: Total security deposit, including pet deposit, may not exceed one month's rent.**

B. 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 the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, having the carpeting shampooed and deodorized by a professional cleaner, 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.**

Tenant ☐ does/ ☒ does not have service animal.

ALLOWED N/A; TYPE OF SERVICE ANIMAL(S): N/A.

15. TENANT'S 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.

16. 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. 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

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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.

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TENANT'S INITIALS

17. 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. 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. 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. If the Property is located in a jurisdiction that requires Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit, Tenant should initial the Tenant Certification.

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

Signed by:

Megan Butler

62F6C704C1ED4ED...

Tenant's Signature: _____ Date: 4/29/2025

Signed by:

Gabrielle Tori

64913C673C534E5...

Tenant's Signature: _____ Date: 4/29/2025

Signed by:

Dennis Butler

63F2D7D10166477...

Tenant's Signature: _____ Date: 4/29/2025

Tenant's Signature: _____ Date: _____

18. TENANT'S 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. Two keys 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. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

19. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Any refrigerator, range, washer, dryer, dishwasher, other personal property or appliances which are located or installed on the Property are provided "as is," are for the Tenant's use and convenience and are not warranted by Landlord. Tenant agrees to maintain said appliances and personal property at Tenant's own risk and expense and maintain them in good order. In the event of repair or replacement of appliances, the cost shall be the responsibility of the Landlord, unless such condition was the result of Tenant's negligence, in which case Tenant will bear the cost of repair or replacement. By definition, replacement shall be necessary in the event the cost of repair exceeds seventy percent (70%) of the replacement cost, unless such condition is the result of Tenant negligence, in which case Tenant will be responsible for cost of repair and/or replacement. Items included are as follows:

CHECK INCLUDED ITEMS

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☐ Alarm System	☐ Drapery/Curtain Rods	☒ Garbage Disposer	☒ Smoke Detector(s)
☒ Dishwasher	☐ Draperies/Curtains	☒ Microwave	☐ Trash Compactor
☒ Carbon Monoxide Detector(s)	☐ Exist. w/w Carpet	☒ Refrigerator(s) # <u>1</u>	☐ Wall Oven(s) # <u> </u>
☒ Ceiling Fan(s) # <u> </u>	☐ Fireplace Screen/Doors	☐ w/ice maker	
☒ Clothes Dryer	☐ Furnace Humidifier	☒ Shades/Blinds	
☒ Clothes Washer	☐ Garage Opener(s) # <u> </u>	☐ Storm Door	
	☐ w/remote(s) # <u> </u>	☒ Stove or Range	

Additional Inclusions: _____

20. TENANT’S OBLIGATIONS 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 promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; to refrain from keeping personal belongings in the HVAC/water heater/utility closet; 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 the 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. Any breach of this provision shall be sufficient cause for the Landlord or Landlord’s Agent to issue to the Tenant a thirty (30) day notice to vacate, any other provisions of this agreement notwithstanding.

21. COMMUNITY ASSOCIATION: In the event the Property is part of a condominium or homeowners 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 Landlords of the condominium or the homeowners 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 applicable documents.

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TENANT’S INITIALS

Failure to comply with the provisions of the Association Documents or Rules and Regulations shall constitute a breach of this lease. All costs incurred to cure such a breach shall be paid by the Tenant. To the extent permitted by the Community Association, this Lease grants the Tenant the rights of the Landlord to use the common elements and facilities of the Community Association (excluding membership rights in the Association), for the Lease Term, in accordance with the provisions of the Association Documents and Rules and Regulations and provided that the Tenant pays any optional user fees. The Landlord agrees to complete necessary forms for the Tenant to obtain or use any Community Association services. Upon Tenant request, Landlord shall provide Tenant with name and address of the Community Association management company or the Community Association officers. Notwithstanding, Tenant acknowledges that it is Tenant's own responsibility to comply with Community Association Covenants, Rules and Regulations throughout the Term of this Lease.

22. UTILITIES AGREEMENT: The Tenant shall be responsible for the cost and maintenance of all utilities to the Property, including but not limited to heat, air conditioning, electricity, gas, fuel oil, water, sewage, telephone, cable television, Internet and any other utilities for the duration of the Lease Term. The Tenant shall be responsible for placing the billing into the Tenant's name effective with the start of this Lease and shall promptly pay all such utility bills during the Lease Term as the bills become due. In Baltimore City water and sewer bill must remain in the Landlord’s name; therefore, Landlord will pay water and sewer bill before bill due date and then send Tenant a copy of the bill(s) each quarter. Costs for water and sewer shall be considered additional rent and Tenant agrees to pay Landlord for water and sewer within fifteen (15) days of receipt of the bill(s). Failure by the tenant to pay any utility costs shall constitute a default under this Lease. Upon termination of this lease and upon Tenant vacating the Property, the final water and sewer bill may not yet be issued by Baltimore City; as such, Landlord will calculate average daily usage cost using previous bills and Tenant will pay Landlord the sum of the average daily cost of water and sewer use from the point of the last bill received through the move out date. Such arrangements shall not relieve the Tenant of Tenant's financial responsibility or obligation under this Lease for these services. In the event Tenant fails to make such payments or any other utility payments critical to the maintenance or protection of the property (including but not limited to electricity, heat in cold months, proper sewer or septic tank operation), then Landlord or Landlord’s Agent, at its option, may pay same for Tenant's account, in which event Tenant shall immediately, as additional rent, reimburse Landlord in full the amount thereof. Such payment may, at the discretion of the Landlord, be added to or deemed part of the rent due and the Landlord shall have the right to seek the remedies for the collection of such charges, together with any interest and penalties incurred, as additional rent. Tenant agrees to keep the property temperature at no less than 60 degrees Fahrenheit at all times.

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Tenant will be liable for damages to the Property, including but not limited to frozen or burst pipes, that results from negligently allowing temperature of the Property to fall low enough so as to allow pipes to freeze and burst. Tenant is also liable for additional cost of water bill due to frozen or burst pipes resulting from negligence, or due to failure to notify Landlord of leaks. Landlord shall have the same remedies for the collection of utility costs as Landlord has for the non-payment of rent under this Lease.

23. 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.

24. 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.

25. 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 or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord 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 and replacements 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, and fuses at Tenant's expense.

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.

Tenant shall not order repairs on or about the Property without prior approval of Landlord or Landlord's Agent. Tenant shall be responsible for the ongoing maintenance and operation of the Property (including, but not limited to, points 1-16 below), and for repairs made necessary by misuse, negligence, excessive wear and tear, or destructive activities of Tenant, other occupants, guests, invitees, pets or others, whether authorized or unauthorized. In addition, all repairs not otherwise addressed in this Lease are each subject to a deductible amount of one hundred dollars (\$100) which is to be paid promptly by Tenant. If any employee of Landlord at Tenant's request moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

The Tenant shall be responsible for:

- 1) Maintaining the Property in a clean, orderly and sanitary condition and complying with all applicable federal, state and local laws, ordinances and regulations with respect to occupancy of the Property;
- 2) Disposing of all trash, garbage, and waste in tied, proper waste bags, which are then put in suitable covered containers or appropriate or required receptacles;
- 3) Using and operating all appliances, equipment and systems in a safe and reasonable manner so as not to overload them;
- 4) Maintaining, turning off and properly draining water pipes in cold weather. In the event that the plumbing at the Property is frozen or obstructed due to negligence of Tenant, Tenant's family, guests or others, Tenant shall immediately pay the cost of repairing the frozen pipes or clearing the obstruction and any additional costs associated with the repair (including, but not limited to, drywall, flooring and repainting);
- 5) Changing of furnace, heat pump and air conditioner filters at Tenant's expense at least once every three (3) months;
- 6) Clearing plumbing stoppages of all toilets and drains including garbage disposals; In the event that plumbing of the Property is obstructed due to the negligence of the Tenant, Tenant's family, employees, or guests, or occurs after the first thirty (30) days of this Lease Agreement, the cost for clearing such obstructions shall be paid by the Tenant;
- 7) Ensuring any and all grease, cooking oil, solid foods and other food waste items are disposed into a proper trash receptacle and NOT in the garbage disposal, as disposing such materials into the garbage disposal can result in obstructions of drain lines and/or destruction of the garbage disposal;
- 8) Replacing and fixing any glass or screen breakage; Furnishing and replacing light bulbs, fuses and faucet washers as needed;
- 9) Maintaining all flooring and carpeting in a clean and good condition;
- 10) Maintaining exterior gutters, drains and grounds free of leaves and other debris;

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- 11) Storing firewood and other sources of termites at least fifty (50) feet away from dwelling;
- 12) Keeping the streets and areas adjacent to the Property clear of filth, refuse and obstructions;
- 13) Promptly removing ice and snow from all walks, steps, and drives including public sidewalks and steps, and maintaining a clear condition;
- 14) Controlling and eliminating pests in or emanating from the Property including but not limited to ants, roaches, fleas, ticks and rodents during occupancy and upon vacating;
- 15) Making any repairs, alterations, or additions required by any governmental authority, condominium or homeowner association, or the managing agent due to the Tenant's use;
- 16) Promptly reporting to the Landlord any defect, damage, or breakage. Failure to report shall make Tenant liable for the repair of any resulting damage. This does not obligate the Landlord to repair or correct such defects, breakage, malfunction or damage.
- 17) Maintaining caulk and grout in all tub and shower enclosures.

26. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agents and employees 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, without being liable to prosecution therefore, or damages by reason thereof. Landlord will attempt to provide reasonable notice (24 hours in advance) to Tenant before entering the Property. In case of emergency, where it is impractical for the Landlord or Landlord's Agent to give reasonable notice to the Tenant of the intent to enter the Property, or in case the Property has been vacated, abandoned or surrendered by the Tenant, the Landlord or Landlord's Agent may enter the Property without notice and without the consent of the Tenant. Should it become necessary to make repairs or to decorate the Property, the Landlord or Landlord's Agent, whenever possible, shall make arrangements for such workers to coordinate with the Tenant the time and date when workers may enter the Property in order to accomplish the work. It then shall be the Tenant's responsibility to ensure that these workers have access to the Property at a time and date convenient to both Tenant and workers and that this time and date should be during the regular business hours of the firm doing the work. If the Tenant refuses to allow or prevents this access as provided herein, Tenant shall bear any additional expense incurred by the Landlord or Landlord's Agent. The Landlord may take legal action to compel access or may terminate this Lease. In either case, the Landlord or Landlord's Agent may recover actual damages sustained and reasonable attorney's fees. In the event Tenant abandons the Property, deemed to have occurred when Tenant has removed the bulk of Tenant's furnishings from the Property, or is required to vacate the Property due to Landlord exercising its right upon Tenant's breach of Lease, then Landlord shall have the right to enter the Property for the purpose of making alterations, and repairs, and may relet the Property for a term which may at Landlord's option be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease. Landlord shall further have the right, without further notice, to sell or otherwise dispose of any personal property left in or about the Property or storage area by Tenant, after Tenant has vacated.

27. SHOWING OF PROPERTY FOR RENT OR SALE: During the last sixty (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 8:00 a.m. to 8:00 p.m. daily. Landlord shall give Tenant reasonable notice (24 hours in advance) 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.

28. 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 prior to any inspection.

29. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: The Tenant shall keep the areas adjacent to the Property clear of filth, refuse and obstructions. The Tenant shall keep the front porch, steps any walks or walkways, and rear driveway of the Property free from ice and snow. Landlord covenants that the Tenant, upon paying the rent and complying with the terms of this Lease, shall peaceably and quietly have, hold and enjoy the Property for the Term of the Lease. The Tenant shall use the Property in compliance with applicable laws and ordinances, in a manner which shall not increase the Property's insurance rates. 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.

30. TENANT'S RESTRICTIONS REGARDING PROPERTY:

A. CHANGES TO THE PROPERTY: Tenant shall not make any structural changes, alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Landlord's written consent. Landlord shall have the right to inspect the Property to determine whether it has been altered or redecorated without consent, or whether such alterations and redecoration, if done with written consent, have been properly completed in a good and workmanlike manner. Any alterations, repairs or replacements which have been permitted, are to be done with a quality of materials and workmanship comparable to those which currently exist on the Property. Any alterations, additions or improvements of a permanent nature that may be made to the Property shall be the property of Landlord and shall remain with the Property, at Landlord's option. Tenant shall not remove or exchange appliances or equipment, such as, but not limited to air conditioning, heating, refrigeration or cooking units. Tenant shall not drive nails or other devices into the walls or woodwork except for a reasonable number of small nails as picture hangers (which Tenant shall be responsible for professionally repairing at end of tenancy). In no case shall tape be used. Tenant shall not paint, install wallpaper,

Tenant:   

paneling, flooring, carpeting, ceiling tiles or any other object attached in any way to the property. Tenant shall not refinish nor recoat the wood floors of the Property. Tenant shall not affix any object containing an adhesive backing to any surface in the Property, attach plant hooks to the ceiling, install iron safes, or any other extra heavy objects. The Landlord reserves the right to prescribe the maximum weight, proper position and the manner of placing objects. The Tenant shall be liable for any damage to the Property caused by bringing in, using, or removing Tenant's furnishings.

B. VEHICLE PARKING: No automobile, truck, motorcycle, trailer or other vehicle shall be parked on the property without current license plates and tags. Properly licensed vehicles in operating condition may be parked in the driveway, if provided, or in the street or other paved parking area, in accordance with the law and any community or community association restrictions or regulations. If the Property is part of a community association, Tenant agrees to abide by all parking rules, regulations and restrictions and to use only those parking spaces provided or assigned to the unit. Tenant shall be responsible for informing Tenant's guests and invitees of these rules and Tenant shall be responsible for Tenant's guests and invitees abiding by these rules. If vehicle registration is required by the community association, it shall be Tenant's responsibility to ensure that Tenant's vehicles are registered promptly and properly. Any community association parking fines or penalties caused by Tenant's vehicles shall be the responsibility of the Tenant under this Lease and payment for such shall be promptly made by Tenant. In the event that Landlord is required by the community association to pay for such, this amount shall be considered as additional rent under the terms of this Lease. Tenant does hereby irrevocably constitute and appoint Landlord as Tenant's attorney in-fact to remove any vehicle parked in violation of this Lease, and to store the same at the expense of Tenant in such place or places as Landlord, in its sole discretion, may deem proper.

C. TRASH: All garbage and trash must be placed in tied bags and then in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening (6:00PM) before scheduled pickup. Containers must be kept in the garage when not placed out for scheduled pickup.

D. WATERBEDS: Tenant acknowledges that waterbeds are NOT permitted on or about the Property.

E. SMOKING: Tenant acknowledges that smoking of any substance, including but not limited to cigarettes and electronic cigarettes, is strictly forbidden within the Property. During move-out inspection, if Landlord determines that a smell of cigarettes and/or any other substance resulting from smoking has penetrated the carpets, walls, paint, or other materials, or caused an unpleasant odor, then Landlord has the right to consider such an odor as damages and utilize Tenant's security deposit to mitigate such damages at the Landlord's sole discretion.

F. SPACE HEATERS: Tenant acknowledges that space heaters are NOT permitted on or about the Property.

G. DRUG-FREE PROPERTY: It is the policy of the Landlord to make reasonable efforts to provide an environment free from any illegal drug activity. Tenant acknowledges that the use or possession of illegal drugs (including any controlled dangerous substances as defined by federal, state or local law) upon the Property is strictly prohibited. Tenant agrees that no person occupying or otherwise using the Property, shall manufacture, sell, distribute, dispense, or store any illegal drugs on or about the Property, nor shall any such person attempt, endeavor or conspire to manufacture, sell, distribute or store any illegal drugs on or about the Property. Any violation of this prohibition shall give Landlord the right to terminate this Lease immediately, in which event Landlord shall give Tenant written notice to vacate the Property. If Tenant fails to vacate the Property in accordance with the notice, Landlord shall be entitled to immediately seek repossession of the Property in accordance with applicable law. Tenant agrees Landlord shall be entitled to repossession of the Property pursuant to this provision if Landlord or Landlord's Agent has a reasonable basis to believe there has been a breach of this covenant to maintain a drug-free environment.

31. 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. 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. Until further notice, the designated service company is _____. If jetted tub is in any bathroom, it is provided as-is and for use solely as a soaking tub.

32. WATER/MOISTURE/MOLD/DEFECTS: Tenant shall promptly notify the Landlord of any defects, leaks, or breakage in the structure, equipment or fixtures of the Property including damage by accident, fire, storm or flood. 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.

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TENANT'S INITIALS

33. LEAD-BASED PAINT:

A. FEDERAL LEAD-BASED PAINT 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 Tenant, based upon owner's actual knowledge, all known lead-based paint hazards in the Property and provide Tenant with any available reports in owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this Lease.

B. MARYLAND LEAD POISONING PREVENTION PROGRAM: If the Property was built prior to 1978, the Property is also subject to the Maryland Lead Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the "Maryland Program"). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

C. AGE CLASSIFICATION OF PROPERTY: Landlord represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that:

The Federal Program (**check 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 (**check one**)

- ☐ the Property was built during or after 1978; the Maryland Program does not apply.
☒ the Property was built prior to 1978; the Maryland Program applies.

Age Classification Unknown (**check if applicable**)

- ☐ Landlord is uncertain as to age classification, therefore, Landlord 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 1978, and agrees that the Property is fully subject to both the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards.

D. ACKNOWLEDGEMENT: Tenant understands that the Property may be subject to the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards. If the Property is subject to Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards, Tenant acknowledges receipt of the following required brochures:

1. Under Federal Law (The Residential Lead-Based Paint Hazard Reduction Act of 1992)
 - a. The EPA "Protect Your Family From Lead In Your Home" brochure.
2. Under Maryland Law (The Maryland Lead Poisoning Prevention Program)
 - a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment
 - b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as in 1.a.)

E. RENOVATION, REPAIR AND PAINTING OF PROPERTY: In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the Environmental Protection Agency ("the EPA"), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, the contractor(s) engaged by the Tenant to renovate, repair or paint the Property must be certified by the EPA to perform such renovation, repair or painting projects that may disturb paint. Before and during any renovation, repair or painting projects on any pre-1978 housing, contractor(s) must comply with all requirements of the RRP.

Tenant shall not personally perform any renovation, repair or painting project which might disturb paint in pre-1978 rental housing. Tenant shall not hire any contractor(s) to renovate, repair or paint pre-1978 rental housing unless Tenant provides to Landlord written evidence, satisfactory to Landlord, that all such contractor(s) to perform such work are certified by the EPA, or state equivalent, and shall perform such work in strict accordance with the RRP. For detailed information regarding the RRP, Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

Tenant understands and acknowledges that compliance under Federal and Maryland law is the sole responsibility of Landlord and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

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TENANT'S INITIALS

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34. TENANT ACCEPTS PROPERTY: Tenant will be provided with an opportunity to inspect the Property and notate any unsatisfactory conditions on the "Move-in/Move-out Inspection Form" within 10 days of lease start date, normal wear and tear excepted, and otherwise accepts the Property in its present condition.

35. 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.

36. FLOOD-PLAIN NOTICE: In the event any part of the Property is located within a designated flood hazard area, Tenant is advised of the following: The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance which may be purchased from some insurance agents. Damage to motor vehicles may not be covered by such insurance; therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage to your motor vehicle resulting from flooding in this area. The local zoning authority can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate department before signing either this acknowledgement or Lease for this rental unit. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future may be obtained at: <http://www.fema.gov/national-flood-insurance-program>. Detailed information regarding updated flood insurance rate maps may be obtained at: <http://www.mdfloodmaps.net/home.html>.

I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgement or Lease, to contact the appropriate governmental agency concerning the susceptibility of the area around my rental unit to flooding.


TENANT'S INITIALS
NOTICE: Some jurisdictions require acknowledgement of this notice.

37. TENANT'S LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE: Tenant agrees that with respect to those portions of the Property within the exclusive control of the 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 the 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. 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. At Tenant's sole cost and expense, Tenant agrees to purchase renter's insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit not less than \$100,000 for each occurrence and further, and to keep Tenant's personal property in and about the Property insured for the benefit of Tenant, during the term of this Lease, and any renewal or extension thereof, against loss or damage resulting from broad form named perils. **The Tenant shall have the Landlord and Landlord's Agent named as "additional interests" (NOT "additional insured"). Tenant must provide proof of such insurance coverage to Landlord or Landlord's Agent at time of move-in and at any other time upon request.** Should Tenant not provide proof of such coverage at move-in, Landlord reserves the right (but in no case shall be required or expected) to place such liability coverage in Tenant's name and at Tenant's expense. The cost of such policy premium, if placed by Landlord, shall be considered as additional rent.

38. 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. If any Tenant, guest, or occupant violates the Lease Agreement, all Tenants are considered to have violated the Lease Agreement. Landlord's requests and notices to any one Tenant constitute notice to all Tenants and occupants. Notices and requests from any one Tenant or occupant (including repair requests and entry permissions) constitute notice from all Tenants. In eviction suits, each Tenants is considered the agent of all other Tenants in the Property for service of process. A notice to vacate must be signed by all Tenants or it will not be considered valid.

39. TENANT INDEMNIFIES LANDLORD AND LANDLORD'S AGENT: Tenant shall indemnify and hold Landlord and Landlord's Agent harmless against and from any and all liability arising from 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 the 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. To the extent permitted by law, Landlord and Landlord's Agent shall not be liable for any death, injury, damage or loss resulting from any accident or occurrence in or upon the Property. To the extent permitted by law, Tenant shall indemnify and hold Landlord and Landlord's Agent harmless against all liability, claims or actions for any damages, including liability arising from death or injury to

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person or property, during the term of this Lease, and any renewal or extension thereof, caused in whole or in part by Tenant, Tenant's family, agents, employees, guests, other invitees or pets.

40. TENANT'S RESPONSIBILITY AT END OF TERM: 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 (as indicated on the "Rental Move-in and Move-out Inspection Form," which shall be completed by the Tenant and received by the Landlord within 10 days of occupancy), ordinary wear and tear excepted. The move-out inspection shall be made to determine whether there are any damages to the Property by the Tenant and whether the Tenant may be liable for damages exceeding the amount of the Security Deposit.

Prior to this inspection, the Tenant shall:

- 1) Ensure that the Property is thoroughly cleaned, including the stove, microwave, refrigerator and windows; remove all personal property of Tenant as well as trash from the Property; clean gutters and downspouts, remove leaves as necessary;
- 2) Have carpets cleaned and deodorized by a professional company acceptable to the Landlord and provide a paid receipt;
- 3) Eliminate any other household pests from the interior of the Property, including but not limited to fleas, ticks, roaches, ants and rodents;
- 4) Have the Property professionally treated for fleas and ticks and provide a paid receipt, if pets have been present.

Within twenty-four (24) hours after vacating the Property, the Tenant shall return to the Landlord or Landlord's agent all keys, garage door openers, passes and documents, including all provided appliance manuals and Community Association documents. Failure to comply will be cause to charge the Tenant for changing the locks and/or the cost of replacing the Community Association documents.

If the Tenant does not accomplish such cleaning, trash removal, exterminating and return of Landlord's property above, Landlord or Landlord's agent may have such items completed at the Tenant's expense, and the Tenant hereby agrees to reimburse the Landlord for such expense. The costs and expenses referred to above shall be considered damages due to breach of Lease in excess of ordinary wear and tear.

41. FAILURE TO VACATE AT TERMINATION: If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) eject Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense and without liability to Landlord; (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord or Landlord under Maryland Law.

42. TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE: Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Landlord, which consent may be withheld in the Landlord's sole and absolute discretion. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

43. TENANT'S AND LANDLORD'S 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.

44. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE 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.

45. LANDLORD'S RIGHTS 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 reletting. 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 property(ies) owned by Landlord.

46. TENANT AND LANDLORD MAY MEDIATE DISPUTES: In the event a dispute between Landlord and Tenant arises out of or from this Lease, Landlord and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through the local board/association of REALTORS®, the Maryland Association of REALTORS®, or through such other mediator or mediation service

Tenant: MB GI DB

as may be mutually agreed upon by Tenant and Landlord in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both Tenant and Landlord. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does not desire to do so. A resolution of a dispute through mediation is not binding upon the parties, unless the parties voluntarily enter into a binding written agreement resolving the dispute.

47. 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.

48. 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.

49. 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.

50. "TIME IS OF THE ESSENCE" SHALL APPLY TO THIS LEASE.

51. SECTION HEADINGS AND NUMBERS: Section headings and section numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

52. ADMINISTRATIVE FEES: In the event Tenant, Tenant's family members, agents, employees or guests violate any covenant, rule or regulation of this Lease, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an administrative fee in the amount of twenty percent (20%) of Tenant's then current monthly rental to help defray Landlord's costs incurred in connection with having Tenant remedy such lease violation.

53. INTERRUPTION OF SERVICE: Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Property or due to defects in the Property not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Property, or any equipment or utilities appertaining thereto, Landlord may stop or curtail the operation of said equipment or utilities, but in such case due diligence shall be used to complete the work.

54. EARLY TERMINATION OF OCCUPANCY: Tenant shall not be released from liability for rent or other charges due under this Lease unless Landlord agrees in writing to release Tenant from such liability.

55. COMPLIANCE WITH RULES AND REGULATIONS: Tenant, Tenant's family, employees, agents and guests will observe and comply with the rules and regulation set forth in this document and any attached addendums to this Lease and which are to be considered a part hereof, and with such further rules and regulations as Landlord may adopt. It is further agreed that Landlord may modify these rules and regulation and that a violation of the rule and regulations is a default under this Lease.

56. LEASE VIOLATIONS: If the Tenant, Tenant's family, employees, or guests violate any provision of this Lease, or any rule or regulation herein imposed, then Landlord may reasonably treat such representation or Lease violation as a material breach of the terms of this Lease, in which event Landlord may terminate the Lease by giving written notice to the Tenant to vacate the Property, with Tenant's possession of the Property terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may reenter and take possession of the Property by utilizing applicable law. If Tenant's possession of the Property should be so terminated, or if the Property should otherwise become vacant during the Term of this Lease, or any renewal or extension, Tenant shall remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension, had Tenant's possession not been so terminated, and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Property as long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Property, costs incurred in releasing the Property such as rental commissions, administrative expenses, a proportionate share of advertising expenses, utility costs for the Property while it remains vacant, costs incurred in cleaning, repairing or redecorating the Property and costs reasonably associated with necessary compliance with applicable State and Federal law including cleaning and testing for lead paint as mandated under Maryland Code, Environment Article, Sections 6-801 et seq.

57. LIENS ON THE PROPERTY AND SIGNS: Tenant shall not create or permit any lien upon the Property or Tenant's interest in this Lease. Tenant shall not place nor display any sign, advertisement or notice on any part of the Property.

58. WAIVER OF BREACH: Receipt by Landlord of rent with knowledge of the violation of any term or provision of the Lease or the rules or regulation thereof, shall not be deemed a waiver of such breach.

Tenant: MB GI DB

59. POSSESSION DATE DISCLAIMER: In the event that the property referred to in this lease is currently Tenant occupied, this Lease is subject to and contingent upon the current Tenant vacating the Property. If the current Tenant or resident refuses to move out with due process of law and moves out on a date which conflicts with the occupancy and commencement of this Lease, all parties agree to hold harmless the Landlord and Landlord's Agent, and Tenant's right of possession hereunder shall be postponed until said Property is vacated by previous Tenant or resident, and the rent due hereunder shall be abated at the rate of one-thirtieth (1/30) of a monthly installment for each day that possession is postponed.

60. ARBITRATION: Any controversy or claim arising out of or relating to this contract, or the breach thereof, except nonpayment of rent and those disputes which fall within the jurisdiction of small claims court, shall be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

61. ARBITRATION/ATTORNEY 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 reasonable Arbitrator/Attorney fees and court costs incurred by the prevailing party in the action.

62. FINAL AGREEMENT: All parties to this Lease acknowledge that the full and final agreement between the parties is contained herein and there are no other verbal or implied conditions existing which are not contained herein. Similarly, all parties to this Agreement recognize that any Addendum to this Agreement must be executed in writing, approved and signed by all necessary parties.

63. REAL ESTATE LICENSEE DISCLOSURE: Landlord or Authorized Representative of the Landlord is a real estate licensee in the State of Maryland and hereby makes this disclosure to all other parties to this lease.

64. ADDENDUM(S) ATTACHED: ☒ YES ☐ NO.

If Yes, describe addendums attached: Legal Assistance Resources and Tenant's Rights, Bed Bug Addendum, Special Conditions Addendum

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT LEGAL ADVICE. TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT, BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Signed by: Megan Butler 4/29/2025
62F0C704C1ED4ED...
Tenant: Megan Butler Date

Signed by: Gabrielle Iori 4/29/2025
64913C673C534E5...
Tenant: Gabrielle Iori Date

Signed by: Dennis Butler 4/29/2025
63F2D7D1D166477...
Tenant: Dennis Butler Date

DocuSigned by: Rakesh Raghuvanshi managing member 4/29/2025
2D322E76CCA1483...
Landlord or Authorized Representative of
Landlord: Rakesh P. Raghuvanshi, Managing Member
RPR Property Management, LLC Date

Tenant: MB GI DB

Landlord/Authorized Representative of Landlord: RR

LEASE ADDENDUM
Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease, you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services –Advice Only

- District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202
<http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free
 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203, Baltimore, MD 21202
www.publicjustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410 951 7777, www.mdlab.org, 500 E. Lexington St. Baltimore, MD 21202
 (Legal Representation and Advice –focused on subsidized housing) Free
- Homeless persons Representation Project- 410 685 6589, www.hprplaw.org, 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing) Free
- Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org (Advice and Representation regarding lead and other health hazards)
- Peoples Law Library - (Legal Information ONLY) www.peoples-law.org

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)

- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distict/adr/home/rentcourt>
- Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org
 (services available to resolve a variety of disputes not just court cases)

Financial Assistance – General and to Avoid Eviction

- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court, 501 E. Fayette Street, RM 207 Baltimore, MD 21201

Signed by:

Megan Butler

4/29/2025

62F6C704C1ED4ED...
 Tenant: Megan Butler

Date

Signed by:

Gabrielle Iori

4/29/2025

64913C673C534E5...
 Tenant: Gabrielle Iori

Date

Signed by:

Dennis Butler

4/29/2025

63F2D7D19166477...
 Tenant: Dennis Butler

Date

Approved for Use by
Baltimore City Department of Housing and Community Development

Tenant: MB | GI | DB | _____

LEASE ADDENDUM
Bed Bug Addendum

The goal of this Addendum is to protect the quality of the Property's environment from the effects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the Lease Agreement.

- Tenant acknowledges that Tenant has read the contents of the following Baltimore City Health Department webpage, including all Educational Materials, Related Links, More Information, and Related Documents: <https://health.baltimorecity.gov/node/2026>.
- Tenant acknowledges the Landlord has inspected the unit and is not aware of any bed bug infestation.
- Tenant agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Tenant hereby agrees to prevent and control possible infestation by adhering to the following list of responsibilities:

- 1) If you stay in a hotel or another home, inspect the room, furniture and mattress for signs of bed bugs. Inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment.
- 2) Check for hitch-hiking bed bugs. Check backpacks, shoes and clothing after using public transportation or visiting theaters. Make it a habit to brush yourself off before coming inside. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
- 3) Do not accept any used mattresses or other upholstered furniture. Other furniture and belongings, including books, should be inspected carefully and cleaned before bringing them into the Property.
- 4) Second-hand clothing should be immediately dried on high heat for at least 30 minutes upon entering the Property.
- 5) Tenant shall report any problems immediately to Landlord. Even a few bed bugs can rapidly multiply to create a major infestation.
- 6) Tenant shall cooperate with pest control efforts. If your unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Tenant must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:
 - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
 - Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of them properly.
 - Wash all machine-washable bedding, drapes and clothing etc. on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
 - Move furniture toward the center of the room so that technicians can easily treat edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
- 7) Tenant agrees to reimburse the Landlord for expenses including but not limited to attorney fees and pest management fees that Landlord may incur as a result of infestation of bed bugs in the Property.
- 8) Tenant agrees to hold the Landlord harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.
- 9) It is acknowledged that the Landlord shall not be liable for any loss of personal property to the Tenant as a result of an infestation of bed bugs. Tenant agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this addendum.

Signed by: Megan Butler 4/29/2025
62F6C704C1ED4ED...
Tenant: Megan Butler Date

Signed by: Gabrielle Iori 4/29/2025
64913C673C534E5...
Tenant: Gabrielle Iori Date

Signed by: Dennis Butler 4/29/2025
63F2D7D1G166477...
Tenant: Dennis Butler Date

Tenant: MB GI DB