

Residential Lease – Baltimore City

APARTMENT – CONDOMINIUM – HOUSE

BY THIS AGREEMENT (herein referenced as the “Lease”) made and entered into on May 12, 2026, between Jill Wooten (herein referred to as “Landlord,”) and Heidi Spence, Grace Christensen, Marli Bannai, Ella Anslinger, Tayley Mitchell (herein referred to as “Tenant”). Landlord leases to tenant the premise more particularly described as follows: 222 S. Ann St., Baltimore, MD 21231 (herein referred to as the “Premises”) or an Initial Term of twelve (12) month(s) and sixteen (16) days, to commence on June 15, 2026, and to end on June 30, 2027, without need for further notice.

Tenant agrees to provide notice of intent to renew no later than sixty (60) days before Lease end, or May 1, 2027.

I/we specifically acknowledge the Initial Term:

<i>Heidi Spence</i>	dotloop verified 05/13/26 9:48 PM PDT B6G7-79KN-IO9W-E72W
<i>Grace Christensen</i>	dotloop verified 05/12/26 5:34 PM PDT VKJY-PSST-ICN-ADCA
<i>Marli Bannai</i>	dotloop verified 05/13/26 12:07 PM PDT FAB6-PCVX-GSVX-WTT3
<i>Ella Anslinger</i>	dotloop verified 05/12/26 5:36 PM PDT 08AY-L6G9-DYAE-YX0A
<i>Tayley Mitchell</i>	dotloop verified 05/13/26 5:01 PM PDT 8GL1-ZYS8-CPFE-EDHZ

THIS IS NOT A CONTRACT TO BUY

1. Rent. Tenant agrees to pay, without demand, to Landlord as rent for the demised Premises the sum of four thousand three hundred dollars (\$4,300.00) (herein referred to as “Base Rent”) per month in advance on the 1st day of each calendar month (the “Due Date”) beginning July 1, 2026. In addition, Tenant agrees to pay Rent in the amount of two thousand two hundred ninety three dollars (\$2,293.00) for the time period June 15, 2026 through June 30, 2026.

2. Form of Payment. Tenant agrees to pay rent each month in the form of **one** Venmo transfer sent to @JillWoot

3. Late Payment. For any rent payment not paid within five (5) days of the Due Date, Tenant shall pay a Late Fee in the amount of two hundred fifteen dollars (\$215.00) as additional rent. In the event late payment of rent and the Late Fee are not received by Landlord by 3:00 pm on the tenth (10) day of the month, Landlord in his/her sole discretion, may file an action for Failure to Pay Rent. Late Fees and Legal Fees incurred as a result of Tenant’s failure to timely pay rent shall be treated as rent and is the Tenant’s responsibility to pay.

I/we specifically acknowledge Paragraph 3:

<i>Heidi Spence</i>	dotloop verified 05/13/26 9:48 PM PDT YG9A-FAOP-RYAZ-SVCO
Tenant	Date
<i>Grace Christensen</i>	dotloop verified 05/12/26 5:34 PM PDT MGWJ-MTFD-YIYA-DYCX
Tenant	Date
<i>Marli Bannai</i>	dotloop verified 05/13/26 12:07 PM PDT RKKQ-4ILE-UADQ-LKTA
Tenant	Date

1

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<i>Ella Gustinger</i>	dotloop verified 05/12/26 5:36 PM PDT BOSW-HNBH-TDX4-7CPR
Tenant	Date
<i>Tayley Mitchell</i>	dotloop verified 05/13/26 5:01 PM PDT UKV6-IOB6-OMX2-ICS5
Tenant	Date

- 4. Checks.** Landlord does not accept checks.
- 5. Security Deposit/Receipt.** On May 12, 2026, Tenant deposited with four thousand three hundred dollars (\$4,300.00), receipt of which is acknowledged by Landlord, as security for the faithful performance by Tenant of the terms hereof, to be held by Landlord and returned to Tenant in accordance with the Maryland Real Property Article, on the full and faithful performance by Tenant of the provisions hereof. This Lease is Tenant's receipt of Security Deposit.
- 6. Early Termination of Lease.** If tenant chooses to end lease early for any reason other than those acceptable within this contract, tenant will owe two month's additional rent as penalty, due when notice of intent to vacate is given. Abandonment Clause in #33 shall remain in full effect for lease term in addition to this penalty. Sixty (60) days' notice is required to break lease, and lease Termination date shall be at the end of a month (i.e., September 30th).
- 7. Quiet Enjoyment.** Tenant covenants that on paying the rent and performing the covenants herein contained, Tenant shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- 8. Use of Premises.** The Premises shall be used and occupied by Tenant exclusively as a private single residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinance, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Premises, and the sidewalks connected thereto, during the term of this lease.
- Occupancy shall begin at 12:00PM on lease start date and house will be vacated no later than 12:00PM on the last day of the lease.
- 9. Guests.** Guest(s) staying over ten (10) consecutive days, without prior written consent from the Landlord, give Landlord the right to decide if this is a breach of this agreement.
- 10. Condition of Premises.** Tenant has the Premises, including the grounds, and is satisfied that they are, at the time of this lease, in good order, repair, and a clean and tenantable condition.
- 11. Keys.** Tenant will be given five (5) keys to the Premises. If Tenant loses a key or gets locked out of the premises, Landlord will provide an extra key to Tenant for a fee of twenty five dollars (\$25.00). Tenant must never gain entrance to the premises by force through a window or door, or otherwise without a key. Tenant must not change or add locks without Landlord's written consent. On or before the termination of this lease, Tenant must return all keys or Tenant will be charged \$200 for changing the locks.
- 12. Parking.** Any parking that may be provided is strictly self-park and is at owner's risk. Landlord is not responsible for, nor does Landlord assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any car or its contents. Snow removal is the responsibility of the Tenant.

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13. Assignment and Subletting. Without the prior written consent of Landlord, Tenant shall not assign this lease, or sublet or grant any concession or license to use the Premises or any part thereof, as such action may be deemed a Material Breach. Consent by Landlord 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 Landlord, or an assignment or subletting by operation of law, shall be void and shall, at Landlord's option, terminate this lease. If the Landlord agrees to a Sublet of an individual, the fee is five hundred dollars (\$500.00) to cover the cost and time associated with Tenant screening and creating new lease. If Landlord agrees to a Sublet of the entire home, the fee is one thousand dollars (\$1,000.00).

14. Alterations and Improvements. Tenant shall make no alterations to the building on the Premises or construct any building or make other improvements on the Premises without the prior written consent of the Landlord. All alterations, changes, and improvements built, constructed, or placed on the demised premises by tenant, with the exception of fixtures removable without damage to the premises and removable personal property, shall, unless otherwise provided by written agreement between Landlord and Tenant, be the property of the Landlord and remain on the Premises at the expiration or sooner termination of this lease.

15. Damage to Premises. Unless the Premise is uninhabitable, Tenant shall continue to pay rent. Repair or replacement costs, borne by Landlord, due to Tenant's reckless or intentional acts, shall be immediately due owing to Landlord as additional rent. If the Premises, or any part thereof, shall be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of his employee, family, agent, or visitor, the Premises shall be repaired by the Landlord within a reasonable amount of time and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises may have been un-tenantable; but, if the Premises should be damaged other than by Tenant's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Landlord 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.

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

17. Utilities. In addition to Rent, Tenant shall be responsible to pay one hundred percent (100%) of the total monthly utility expenses. Utilities include water, Heat/AC gas, electricity, cable, internet, and security monitoring (if applicable).

18. Right of Inspection. Landlord or his agent shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all building and improvements thereon. For non-emergent entry, landlord shall give tenant twenty four (24) hours' notice.

19. Maintenance and Repair.

A) Tenant will, at his sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Tenant shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the electric bells in order; keep the walks free from snow, dirt, and debris; and, at his sole expense, shall make all required repairs to the plumbing, stove, heating, apparatus, oil and electric and gas fixtures whenever damage thereto shall have resulted from Tenant's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Tenant's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of the Landlord or his assigns. Tenant agrees that no signs shall be placed or painting done on or about the leased premises by Tenant or at his direction without the prior written consent of Landlord.

3

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B) Tenant acknowledges that the icemaker/water dispenser, window screens, jets in the tub, garbage disposals, surround sound, exterior hose bibs, and blinds are excluded from Landlord maintenance responsibilities. Landlord makes no representation as to whether these items function or are present in the home.

C) Landlord agrees to repair legally required items within a reasonable time period. Landlord is not responsible for utility cost fluctuations when repairs are made within a reasonable time period.

20. Pipe-Freeze Prevention. If Tenant plans to be away from the premises for any length of time, the **heat must be left on during the cold season and the windows closed** to avoid broken pipes and water damage.

21. Painting. Unless with the prior written consent of the Landlord, the Tenant shall not paint any part of the Premises.

22. Insurance. Landlord has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Landlord negligence. **Landlord's insurance does not cover Tenant possessions or Tenant's negligence. Tenant must obtain a Tenant's insurance policy ("Renter's insurance")** to cover damage or loss of personal possessions, as well as losses resulting from their negligence.

23. Pets. Unless with the prior written consent of the Landlord, the Tenant shall not keep any pets or animals on the premises. In the event Landlord grants written consent to Tenant, Tenant shall pay Landlord a refundable initial pet deposit in the amount of zero dollars (\$0.00). The pet deposit amount is reflected in the total sum of security deposit referenced in paragraph 5 above. In the event any damages caused by the pet are greater than amount of the initial pet deposit, Tenant shall remain liable to Landlord for the damages exceeding the amount of the initial pet deposit.

24. Display of Signs. During the last sixty (60) days of this lease, Tenant grants to Landlord or his agent 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. Tenant agrees that if the home does not show favorably due to excessive grime, dirt, clutter, or filth, Tenant will be required to pay for professional cleaning within three (3) days of Landlord informing Tenant of this necessity.

25. Rules and Regulations. Landlord's existing rules and regulations, if any, shall be signed by Tenant, attached to this agreement and incorporated into it. Landlord may adopt other rules and regulations at a later time provided that they have a legitimate purpose, do not modify Tenant's rights substantially and will not become effective without notice of at least two (2) weeks.

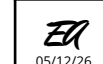
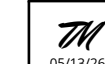
26. Mortgage Standing. Landlord states there is a mortgage against the property. Landlord further states mortgage is current and not in default.

27. Termination Upon Sale. Landlord states that lease terminates automatically due to a sale of the property unless otherwise specified by landlord in writing. Landlord shall give tenant sixty (60) day notice before sale of property.

28. Unauthorized Use of Mailing Address. Only a Tenant may use the mailing address of the premises. Allowing someone else to use the mailing address will increase the monthly rent fifty dollars (\$50).

29. Subordination of Lease. This lease and Tenant'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 Landlord, all advances made under any such liens or encumbrances, the

4

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interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

30. Holdover by Lessee. Landlord does not allow month-to-month tenancy unless otherwise agreed in writing by Landlord and Tenant. Month-to-month is typically 10% higher rent, or four thousand seven hundred thirty dollars (\$4,730.00) per month.

If Tenant occupies property beyond the agreed upon lease end date/time, Tenant agrees to pay to Landlord five hundred dollars (\$500.00) daily fine in addition to the pro-rated daily rent.

31. Surrender of Premises. At the expiration of the lease term, Tenant shall quit and surrender the Premises in as good state and conditions as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. Tenant acknowledges **carpet (if applicable) and home have been professionally cleaned prior to move-in** and agree to pay for professional cleaning of said areas prior to **move-out**. Both carpet and house cleaning will be arranged by the landlord by one of their preferred vendors and the cost paid by the tenant. These services must be scheduled and completed prior to lease termination.

32. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore 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 Landlord, shall terminate and be forfeited, and Landlord may re-enter the Premises and remove all persons therefrom. Any action taken by Tenant which this Lease deems a Material Breach, once adjudicated, shall, at the option of Landlord, terminate this Lease without opportunity for redemption and Landlord may re-enter the Premises and remove all persons therefrom. For defaults or breaches not deemed a Material Breach, Tenant shall be given Notice of any default or breach, and termination and forfeiture of the lease shall result if, within 30 days of Notice, Tenant has not corrected the default or breach.

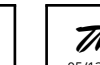
33. Abandonment. If at any time during the term of this Lease Landlord has reasonable cause to believe Tenant has Abandoned the Premises or any part thereof, Landlord may, at his option, enter the Premises by any means without being liable for any prosecution therefor, and without becoming liable to Tenant for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Tenant, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Landlord option, hold Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the un-expired term, if this lease had continued in force, and the net rent for such period realized by Landlord by means of such re-letting. Abandoned the Premises/Abandonment shall be defined as absent from the premises for more than fourteen (14) consecutive days or Tenant's expressed abandonment the premises and shall be deemed as an anticipatory repudiation or Material Breach entitling Landlord to bring an action for rent unpaid for the entire term of the Lease.

34. 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.

35. Radon Gas Disclosure. As required by law, Landlord 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 every state. Additional information regarding radon and radon testing may be obtained from your county public health unit."

36. Lead Paint Disclosure. "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing,

5

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Landlords must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Tenant specifically acknowledges receipt of "Notice of Tenant's Rights" as prepared by the Maryland Department of the Environment:

<i>Heidi Spence</i>	dotloop verified 05/13/26 9:48 PM PDT VXJX-GDUL-7TQH-OR5D
Tenant	Date
<i>Grace Christensen</i>	dotloop verified 05/12/26 5:34 PM PDT X1IX-DCL9-O243-SGVH
Tenant	Date
<i>Marli Bannai</i>	dotloop verified 05/13/26 12:07 PM PDT XFF6-YGVO-G460-THSX
Tenant	Date
<i>Ella Auslinger</i>	dotloop verified 05/12/26 5:36 PM PDT WATL-Z3J3-8UYZ-AJ3P
Tenant	Date
<i>Tayley Mitchell</i>	dotloop verified 05/13/26 5:01 PM PDT DJUJ-2XVF-TLYH-CLDE
Tenant	Date

37. Severability. If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be edited, construed, and enforced as so limited in a manner that affords the highest protection to Landlord.

38. Other Terms:

- Use of illegal drugs and/or lewd behavior within the Premises, smoking of any substance, or a violation of any applicable homeowner or condo association rule or regulation by Tenant **will not be tolerated** and will be considered a Material Breach.
- Tenant is responsible for periodically checking and ensuring all smoke detectors are fully functional and, if needed, that fresh batteries are installed.
- As used herein, "**Legal Fees**" shall include any attorney fees, court costs, and related expenses, charged by or to Landlord in an effort to enforce any provision of this Lease, regardless of whether the matter in dispute is ever actually adjudicated on its merits. Tenant shall not be liable to Landlord for any portion of Legal Fees where, as to that portion, adjudication results in a favorable decision to Tenant.
- Any time Landlord's demand for Late Fees or Legal Fees exceeds the recoverable amount per any state of local law, the amount demanded shall be adjusted to the maximum thereby allowed in favor of Landlord as rent.
- Late charges, damages to the property while the property is under the Tenant's care, custody, and control, and any unpaid utility charges incurred by the Tenant shall be the Tenant's responsibility to pay, and/or reimburse Landlord, and shall be treated as additional rent.
- In all other regards, this lease shall be subject to the terms of the Landlord and Tenant law related to unfurnished dwellings in the State of Maryland.

39. Notice. Any notice by Landlord shall be effective upon its communication, regardless of form. Any Notice by Tenant shall only be effective upon receipt by Landlord if in writing and sent via any independently verifiable and documented method of confirmable delivery. It shall be Tenant's

6

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responsibility to report any conditions relating to the Premises which could be deemed a hazard to Tenant's health and safety in accordance with this herein Notice provision, and Tenant's failure to do shall be deemed a Material Breach and prevent, and or be an absolute defense to Tenant's filing or requesting an Action of Rent Escrow.

I/we specifically acknowledge Paragraph 39:

<i>Heidi Spence</i>	dotloop verified 05/13/26 9:48 PM PDT SEBH-LBUK-CT9M-XKL1
Tenant	Date
<i>Grace Christensen</i>	dotloop verified 05/12/26 5:34 PM PDT OR99-BOMR-IW6F-XPQE
Tenant	Date
<i>Marli Bannai</i>	dotloop verified 05/13/26 12:07 PM PDT 2B9W-LS1S-35FX-ZLZZ
Tenant	Date
<i>Ella Aurlinger</i>	dotloop verified 05/12/26 5:36 PM PDT EPRY-UYGJ-NLT4-LFPY
Tenant	Date
<i>Tayley Mitchell</i>	dotloop verified 05/13/26 5:01 PM PDT SIP5-PYZV-LRPQ-P0V7
Tenant	Date

40. Property Managers. Tenant acknowledges that Landlord may substitute or designate a person or company to act as a property manager on Landlord's behalf with ten (10) days written notice to Tenant and that Tenant will be expected to deal directly with said agents as set forth in said writing until informed otherwise. In the event there is ever conflicting instructions, conditions, or terms between those set forth by Landlord and those of Landlord's agents or property managers, the terms set forth by Landlord shall control and be binding upon Tenant and Tenant's agents or assigns.

I/we specifically acknowledge Paragraph 40:

<i>Heidi Spence</i>	dotloop verified 05/13/26 9:48 PM PDT OSE9-3Q5O-Z76B-IV26
Tenant	Date
<i>Grace Christensen</i>	dotloop verified 05/12/26 5:34 PM PDT T5MA-SADT-B4CV-E2XB
Tenant	Date
<i>Marli Bannai</i>	dotloop verified 05/13/26 12:07 PM PDT UFYC-8RKU-KSR8-1CL3
Tenant	Date
<i>Ella Aurlinger</i>	dotloop verified 05/12/26 5:36 PM PDT HQCN-FOTL-FPBH-RGVZ
Tenant	Date
<i>Tayley Mitchell</i>	dotloop verified 05/13/26 5:01 PM PDT FNDG-VQDE-HVHX-NJDB
Tenant	Date

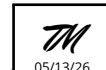
41. Abandonment/Eviction Chattels. If Landlord's right of re-entry is exercised following Abandonment by, or the Eviction of, Tenant then Landlord may consider any personal property belonging to Tenant and left at the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so. Disposal costs will be considered as additional rent. In the event an eviction or cleaning crew is/are dispatched to the property, Tenant acknowledges that one thousand dollars (\$1,000.00) is a reasonable cost for an eviction crew and that three hundred fifty dollars (\$350.00) is a reasonable cost for or a cleaning crew and agrees to pay same as rent, regardless of the actual cost borne by Landlord. The costs set forth for the eviction and cleaning crew are not penalties, but rather the agreed to liquidated damages which Tenant agrees may be enforced provided that the conditions remaining after Tenant's departure, whether as a result of the expiration of this Lease, Abandonment, or Eviction cause Landlord to undertake chattel removal

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or cleaning actions not otherwise contemplated herein. Tenant further acknowledges that any fines attributable to the actions of Tenant, Tenant's agents or assigns, for placing personal property in a public right-of-way shall be paid or reimbursed by Tenant as rent.

**SIGNATURE PAGE ATTACHED
AGREEMENT TO CO-SIGN ATTACHED**

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SIGNATURE PAGE

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

TENANT(S)

Heidi Spence dotloop verified
05/13/26 9:48 PM PDT
V8MH-YXQV-YPO6-97EF

(Tenant)

Heidi Spence
Printed Name Date

Grace Christensen dotloop verified
05/12/26 5:34 PM PDT
VPSX-3MMR-ABPO-WKRR

(Tenant)

Grace Christensen
Printed Name Date

Marli Bannai dotloop verified
05/13/26 12:07 PM PDT
5JJY-IEDG-RXPJ-8OCU

(Tenant)

Marli Bannai
Printed Name Date

Ella Anslinger dotloop verified
05/13/26 5:36 PM PDT
NSMZ-U0WT-XQPO-O8P5

(Tenant)

Ella Anslinger
Printed Name Date

Tayley Mitchell dotloop verified
05/13/26 5:01 PM PDT
AFEH-6HTU-EXCR-BHB1

(Tenant)

Tayley Mitchel
Printed Name Date

LANDLORD

Jill Wootten dotloop verified
05/29/26 1:29 PM EDT
XP1D-9EBG-U15Q-AD9V

Landlord/Member/Agent

Jill Wootten
Printed Name Date

2200 Somerville Rd, Suite 300
Address (Business/Residential)

Annapolis, MD 21401

410-541-6620
(Phone Number)

AGREEMENT TO COSIGN

THIS AGREEMENT is made and entered into this 11 day of May, 2020 by and between Jill Wootten (hereinafter referred to as "Landlord") and Eric (hereinafter referred to as "Cosigner," who resides at 5860 A), and Ainsinger, Layley Mitchell (hereinafter referred to as "Tenant"), for the Property located at 222 S. Arroyo.

This agreement shall serve as an addendum to the Residential Lease Agreement dated 7 between Landlord and Tenant. A copy of the Lease is attached to this Agreement.

Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner should Tenant fail to abide by the terms of the Residential Lease Agreement. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Cosigner by written termination of this Agreement.

This Cosigner Agreement shall remain in full force and effect throughout the term of the lease period regardless of any extensions and/or changes in terms unless specified otherwise in writing by Landlord.

Cosigner appoints Tenant as his or her agent for service of process in the event of any lawsuit arising out of this Agreement.

If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

AGREED BY LANDLORD:

Sign: [Signature] dotloop verified
05/29/26 1:29 PM EDT
RV3J-Q5KA-JNZY-VYFN

Print: Jill Wootten Date: 5/29/2020

AGREED BY TENANT:

Sign: [Signature] dotloop verified
05/13/26 9:48 PM PDT
UYBK-LQJN-UJJ-NRPC [Signature] dotloop verified
05/13/26 5:34 PM PDT
SC-MQDC-CPH-CST-111 [Signature] dotloop verified
05/13/26 5:01 PM PDT
9WBA-CLQJN-7N2N-U1AA

Print: Paula, Eric, Layley Mitchell Date: 5/29/2020

AGREED BY COSIGNER:

Sign: [Signature] dotloop verified
05/13/26 10:02 PM PDT
D3UN-XPNR-TURN-IQHR

Print: Eric Date: 5/29/2020

AGREEMENT TO COSIGN

THIS AGREEMENT is made and entered into this 15 day of May, 2020 by and between Jill Wootten (hereinafter referred to as "Landlord") and Joh (hereinafter referred to as "Cosigner," who resides at 35, and Ainsinger, Layley Mitchell (hereinafter referred to as "Tenant"), for the Property located at 222 S. Ar.

This agreement shall serve as an addendum to the Residential Lease Agreement dated 7 between Landlord and Tenant. A copy of the Lease is attached to this Agreement.

Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner should Tenant fail to abide by the terms of the Residential Lease Agreement. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Cosigner by written termination of this Agreement.

This Cosigner Agreement shall remain in full force and effect throughout the term of the lease period regardless of any extensions and/or changes in terms unless specified otherwise in writing by Landlord.

Cosigner appoints Tenant as his or her agent for service of process in the event of any lawsuit arising out of this Agreement.

If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

AGREED BY LANDLORD:

Sign: [Signature] dotloop verified 05/29/26 1:29 PM EDT ODV7-DERJ-Q2BX-RTSJ
Print: Jill Wootten Date: 5/29/2020

AGREED BY TENANT:

Sign: [Signature] dotloop verified 05/13/26 9:48 PM PDT OX3-SWQJ-ZMNV-EQQS Grace Christensen dotloop verified 5/12/26 5:34 PM PDT GL-RTNVL-HHJH [Signature] dotloop verified 05/13/26 4:37 PM PDT OX3-SWQJ-ZMNV-EQQS [Signature] dotloop verified 5/12/26 5:01 PM PDT JPE2-7CEL-HFBD-SNBR Heidi Spence, Grace Christensen, Layley Mitchell
Print: Paula, Grace Christensen, Layley Mitchell Date: 5/13/2020

AGREED BY COSIGNER:

Sign: [Signature] dotloop verified 05/12/26 4:58 PM PDT ZDF3-LE22-FA5W-RYQK
Print: [Signature] Date: 5/12/2020

AGREEMENT TO COSIGN

THIS AGREEMENT is made and entered into this 11 day of May, 2020 by and between Jill Wootten (hereinafter referred to as "Landlord") and Da (hereinafter referred to as "Cosigner," who resides at 821 Be, and Ainsinger, Layley Mitchell (hereinafter referred to as "Tenant"), for the Property located at 222 S. Ar.

This agreement shall serve as an addendum to the Residential Lease Agreement dated 7 between Landlord and Tenant. A copy of the Lease is attached to this Agreement.

Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner should Tenant fail to abide by the terms of the Residential Lease Agreement. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

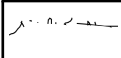
If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Cosigner by written termination of this Agreement.

This Cosigner Agreement shall remain in full force and effect throughout the term of the lease period regardless of any extensions and/or changes in terms unless specified otherwise in writing by Landlord.

Cosigner appoints Tenant as his or her agent for service of process in the event of any lawsuit arising out of this Agreement.

If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

AGREED BY LANDLORD:

Sign:  dotloop verified 05/29/26 1:29 PM EDT JN7G-OSJZ-VAL5-15D7

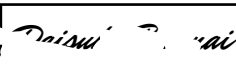
Print: Jill Wootten Date: 5/29/2020

AGREED BY TENANT:

Sign:  dotloop verified 05/13/26 5:48 PM PDT L-URVW-QSOB  dotloop verified 05/12/26 5:34 PM PDT L-YHKJ-LWZ3-SAXN  dotloop verified 05/12/26 5:07 PM PDT VUFR-RO00-FKTT-WN9J  dotloop verified 05/13/26 5:01 PM PDT SC3V-ZNSQ-YMD4-NZBS

Print: Heidi Spence, Grace Christensen, Ella, Layley Mitchell Date: 5/29/2020

AGREED BY COSIGNER:

Sign:  dotloop verified 05/12/26 5:07 PM PDT VUFR-RO00-FKTT-WN9J

Print: Daisuki Date: 5/29/2020

AGREEMENT TO COSIGN

THIS AGREEMENT is made and entered into this 13 day of May, 2020 by and between Jill Wootten (hereinafter referred to as "Landlord") and Erik (hereinafter referred to as "Cosigner," who resides at 21105 ()), and Ellen Hunsinger, Layley Mitchell (hereinafter referred to as "Tenant"), for the Property located at 222 S. Arroyo.

This agreement shall serve as an addendum to the Residential Lease Agreement dated 5/13/2020 between Landlord and Tenant. A copy of the Lease is attached to this Agreement.

Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner should Tenant fail to abide by the terms of the Residential Lease Agreement. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

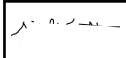
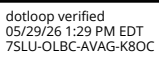
If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Cosigner by written termination of this Agreement.

This Cosigner Agreement shall remain in full force and effect throughout the term of the lease period regardless of any extensions and/or changes in terms unless specified otherwise in writing by Landlord.

Cosigner appoints Tenant as his or her agent for service of process in the event of any lawsuit arising out of this Agreement.

If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

AGREED BY LANDLORD:

Sign:  

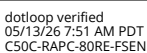
Print: Jill Wootten Date: 5/29/2020

AGREED BY TENANT:

Sign:    
   

Print: Paula, Heidi Spence, Grace Christensen, Layley Mitchell Date: 5/13/2020

AGREED BY COSIGNER:

Sign:  

Print: Erik Date: 5/13/2020

AGREEMENT TO COSIGN

THIS AGREEMENT is made and entered into this 14 day of May, 2020 by and between Jill Wootten (hereinafter referred to as "Landlord") and Tracy Mitchell (hereinafter referred to as "Cosigner," who resides at 1756 R), and Ainsinger, Layley Mitchell (hereinafter referred to as "Tenant"), for the Property located at 222 S. Arroyo.

This agreement shall serve as an addendum to the Residential Lease Agreement dated 7 between Landlord and Tenant. A copy of the Lease is attached to this Agreement.

Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner should Tenant fail to abide by the terms of the Residential Lease Agreement. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Cosigner by written termination of this Agreement.

This Cosigner Agreement shall remain in full force and effect throughout the term of the lease period regardless of any extensions and/or changes in terms unless specified otherwise in writing by Landlord.

Cosigner appoints Tenant as his or her agent for service of process in the event of any lawsuit arising out of this Agreement.

If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

AGREED BY LANDLORD:

Sign: [Signature] dotloop verified 05/29/26 1:27 PM EDT XCAC-M4CP-P4VT-18RL

Print: Jill Wootten Date: 5/29/2020

AGREED BY TENANT:

Sign: [Signature] dotloop verified 05/13/26 5:49 PM PDT C-LJRH [Signature] dotloop verified 05/13/26 5:34 PM PDT JC-XGTY [Signature] dotloop verified 05/13/26 5:01 PM PDT MHVM-QCHM-YGZB-HN4V

Print: Paula, Grace Christensen, Layley Mitchell Date: 5/13/2020

AGREED BY COSIGNER:

Sign: [Signature] dotloop verified 05/14/26 7:31 AM PDT 6YR7-ZWTB-MBHC-YUAR

Print: Tracy Mitchell Date: 5/14/2020