
LEASE

THIS LEASE ("Lease") is made on the 14th day of June 2026, by and between James Gibbons, ("Landlord") and Emma Howey and Sarah Amrine (hereinafter individually or if two or more persons collectively called "Tenant"). If more than one person executes this Lease as Tenant, each Tenant shall be jointly and severally liable for all obligations under this Lease.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Lease, Landlord and Tenant agree as follows.

1. Premises. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, the Premises known as 630 S Belnord Ave, Baltimore, MD 21224 ("Premises"). Landlord shall provide the Premises at the inception of the Lease in a condition permitting habitation and reasonably safe.

2. Term. The initial term of this Lease shall be for one (1) year beginning on the 13th day of July 2026 and ending on the 12th day of June 2027 unless earlier terminated in accordance with other provisions of this Lease. At the end of the initial one (1) year term, this Lease shall continue for successive terms of one calendar month each unless either party terminates this Lease at the expiration of the initial term by giving the other party written notice at least two (2) months before the end of the initial term, or unless the Lease is terminated by operation of law. In the absence of such written notice, this Lease will continue on a calendar month to calendar month basis until terminated in accordance with this Lease.

3. Termination. After the initial term of this Lease, Landlord or Tenant may terminate this Lease upon written notice of at least two (2) calendar months prior to the effective date of the termination. Tenant, in addition to providing sufficient notice to the Landlord of an intention to terminate, must be current in rental payment to the date of termination; must surrender possession of the Premises in good condition, with the exception of reasonable wear and tear; and must pay for all damages or assessment for damages made by Landlord against Tenant for damage to the Premises prior to Tenant's vacating.

If Tenant vacates the Premises prior to expiration of the Lease term without Landlord's written agreement, Tenant shall remain responsible for rent and other obligations under the Lease until a replacement tenant takes possession or the Lease term expires, whichever occurs first, subject to Landlord's duty to mitigate damages as required by Maryland law. Tenant shall reasonably cooperate with Landlord in showing the Premises to prospective tenants.

4. Occupancy. Tenant must personally use and occupy the Premises as a single-family residence and shall not use, or allow to be used, the Premises for any purpose other than as Tenant's residence. Tenant may not assign this Lease or enter into a sublease for the whole or any part of the Premises without Landlord's prior written consent, which may be withheld in Landlord's reasonable discretion. No persons, other than those named in the application for tenancy attached hereto, may occupy the Premises or use the Premises address for receipt of mail. No guest of the Tenant may occupy the Premises for more than seven (7) days during any thirty (30) day period without the prior written consent of the Landlord.

5. Rent. The Tenant agrees to pay rent in the amount of Two Thousand Five Hundred Dollars (\$2,500) per month during the initial term. Thereafter the rent may be subject to adjustments every twelve (12) months. Rent shall be payable on or before the first day of each and every month during the initial term, and during any successive term of this Lease. Rent is to be prorated for the months of June 2026 and June 2027 based on the number of days in the month.

Rent may be paid via electronic bank transfer, Venmo, or mail (cash or check). All rents not received by 5:00 p.m. on the fifth (5th) day of the month in which due will be late and be subject to a late fee of five percent (5%) of the monthly rent. In any legal action or proceeding arising out of or relating to this Lease, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and expenses to the extent permitted by Maryland law.

Landlord Address: P.O. Box 158, Galesville, MD 20765

6. Security Deposit. At the signing of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of one month's rent plus pet deposit, or Two Thousand Five Hundred Dollars (\$2,500) as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. Landlord may deduct from the security deposit any amounts permitted by Maryland law, including unpaid rent, damages beyond ordinary wear and tear, and other charges due under this Lease.

7. Utilities. Tenant agrees that prior to taking possession of the Premises, Tenant shall assume responsibility and liability in Tenant's own name for all charges, statements and bills for water, electricity, fuel oil, natural gas, cable and/or telephone service supplied to and used in the Premises. Tenant shall pay the same as they shall become due and shall pay all deposits required by the utility companies providing such service. Further, if such companies shall refuse to permit the assumption of responsibility in the Tenant's own name, Tenant shall nonetheless be liable for and shall pay as they become due all said charges, statements and bills. Any and all charges due by Tenant under this Lease shall be deemed additional rent and may be enforced by Landlord as such. Any outstanding balance of utilities upon termination of the lease will be deducted from Tenant's security deposit. Tenant must not allow their utilities to be interrupted.

If utility service is interrupted for a period of five (5) working days due to failure of the Tenant to pay the bill when due, thus causing an unsafe and unsanitary condition to exist, the Landlord may pursue any remedies permitted by Maryland law, including termination of the Lease.

8. Access by Landlord. Except in case of emergency, or if it is impractical to do so, the Landlord agrees to enter the Premises during reasonable hours and to provide reasonable advance notice of the Landlord's intent to enter the Premises for the purpose of making reasonable repairs, maintenance, periodic inspections, showing the unit to prospective tenants and others, and decorating, remodeling, altering or otherwise supplying necessary and agreed services.

9. Tenant Responsibilities. Tenant shall:

- (a) keep the Premises clean and in safe condition;
- (b) remove from the Premises all ashes, garbage, rubbish and other waste in a clean and safe manner and in the appropriate covered receptacles;
- (c) keep all plumbing fixtures, appliances, floors, carpets, bathroom fixtures and tile in the Premises clean and in good repair;
- (d) use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances in the Premises;
- (e) not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or permit any person to do so whether known by Tenant or not;
- (f) conduct oneself, and require other persons on the Premises with Tenant's consent to conduct themselves, in a manner that will not disturb any neighbor's peaceful enjoyment of the neighbor's property;
- (g) abide by all reasonable rules and regulations imposed by the Landlord, pursuant to applicable section of the Maryland Landlord and Tenant Act;
- (h) give Landlord prompt notice of any defective conditions existing in the Premises, including but not limited to water leaks, plumbing leaks, frozen pipes, roof leaks, mold, HVAC malfunctions, or other conditions that could cause damage to the Premises. Tenant's failure to report leaks and clogged drains and toilets as well as other defective conditions could result in the cost for the repairs to be charged to the Tenant, if such failure to report the defect results in additional damage to the Premises;

- (j) make all minor maintenance and repair to the Premises such as, but not limited to, replacing light bulbs and air conditioning and furnace filters, where the cost of the maintenance or repair is estimated at One Hundred Dollars (\$100.00) or less;
- (j) if applicable, comply with any and all laws, ordinances, rules and orders of any homeowner association affecting the cleanliness, use, occupancy and preservation of the Premises;
- (k) replace HVAC air filters at least every ninety (90) days, or more frequently if necessary, using filters of the appropriate size and type for the HVAC system, and keep all HVAC components reasonably clean and unobstructed;
- (l) remove snow and ice from sidewalks, pathways, and steps directly in front of or leading to the Premises; and
- (m) keep the Premises in a safe and clean manner, clear of rubbish and trash, unwanted furniture, tires and other unusable items.

10. Mold. It is the Tenant responsibility to prevent excessive moisture buildup in areas of the Premises in order to avoid mold growth, particularly in the bathroom and kitchen area. Failure to promptly pay attention to leaks and moisture that might accumulate in the Property encourages mold growth and should be dealt with immediately.

If small areas of mold occur, it is recommended that Tenant clean the areas with soap and water, let dry and apply a premixed, spray-on type household cleanser, such as Lysol Disinfectant, Pine-Sol Disinfectant, Tilex Mildew Remover, or Clorox Cleanup. It is the Tenant responsibility to follow the instructions on the container to avoid damage to the Premises or personal belongings."

11. Bed Bugs. Tenant shall be responsible for maintaining the Premises in a clean and sanitary condition and may be responsible for treatment costs to the extent the infestation is caused by Tenant, Tenant's occupants, guests, or housekeeping practices.

Landlord is not aware of any current infestation or presence of bed bugs in the Premises. If the Landlord was aware of a prior infestation, it has been professionally treated by a licensed pest control professional. Should a bed bug infestation occur within 30 days of the Lease start date, and the Tenant notifies the Landlord within this time period, the Landlord will cover the cost of extermination so long as Tenant complies with all requests by the pest control professional. Once the Premises is certified all clear, any future treatments shall be the cost of the tenant.

12. Personal Property of Tenant. All personal property placed on the Premises shall be at the sole risk of Tenant and Landlord shall not be liable for the loss, destruction, theft of or damage to such property. Tenant shall maintain renter's insurance throughout the term of the Lease with a minimum personal liability coverage limit of \$100,000 and shall provide proof of coverage upon request. Tenant acknowledges that Landlord's insurance does not cover Tenant's personal property.

13. Duties of Landlord. Only the following shall be considered duties of the Landlord:

- (a) comply with requirements of applicable building and housing codes materially affecting health and safety, except that repairs, maintenance tasks, alterations and remodeling necessary to comply with these requirements shall be the duty of the Tenant until notice of such deficiencies has been received by Landlord;
- (b) make all repairs and do whatever is necessary to put and keep the Premises in fit and habitable condition, except that repairs, maintenance tasks, alterations and remodeling necessary to comply with these requirements shall be the duty of the Tenant until notice of such deficiencies has been received by the Landlord; and
- (c) maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances furnished by Landlord, except that repairs, maintenance tasks, alterations, and remodeling necessary to comply with these requirements shall be the duty of the Tenant until notice of such deficiencies has been received by Landlord.

14. Prohibited Alterations. Tenant shall not make any alterations, additions, or changes to the Premises without the prior written approval of the Landlord, which approval may be withheld in Landlord's reasonable discretion. The Tenant shall not alter, cut or otherwise mar or injure any of the walls, floors, ceiling, woodwork or any part of the Premises. The Tenant may not install any equipment of any kind that will necessitate any changes or additions to the Premises. Tenant, with the prior approval of the Landlord, may repaint interior wall and ceiling surfaces. Tenant may not affix wallpaper to any wall surface.

15. Keys and Locks. The Tenant agrees not to install additional or different locks or grates on any door or window of the Premises without the written permission of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock.

16. Condition of the Dwelling. By signing this Lease, the Tenant acknowledges that the Premises is safe, clean, in good condition and habitable. The Tenant agrees that all appliances and equipment furnished by Landlord are in good working order, except if noted otherwise. Tenant acknowledges receipt of all lead paint disclosures, notices, and educational materials required under applicable federal, state, and local law.

17. Hazardous Material. The Tenant shall not keep any items on the Premises of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any insurance company.

18. Pets. If Landlord grants permission to Tenant to keep pets, an additional security deposit may be requested by the Landlord to keep in trust for potential damage to the Premises caused by Tenant's pets.

19. Compliance with Local, State and Federal Law. Tenant further agrees to comply with all present and future laws, ordinances and regulations of federal, State and County authorities and with any direction of any public officer or officers pursuant to law and to indemnify and save harmless Landlord from any and all loss and liability due to Tenant's violation of or noncompliance with any such laws, directions or regulations.

20. Prohibited Conduct. Tenant, occupants, guests, and invitees shall not engage in any unlawful activity on or near the Premises, including but not limited to illegal drug activity, violent conduct, property damage, or conduct constituting a nuisance or disturbance to neighbors. Any such conduct shall constitute a material breach of this Lease and may result in termination as permitted by law.

21. Casualty to the Premises. If during the term of this Lease the Premises are damaged by fire or other casualty (such damage not being caused by the negligence of Tenant or Tenant's servants, employees, invitees, or guests), Landlord shall cause the damage to be repaired after notice of said damage, the rent to be suspended only for such time as the Premises are untenable. In the event the Premises is so damaged or destroyed that Landlord, in the exercise of its reasonable discretion, shall decide it is not advisable to repair, then this Lease and the tenancy under this Lease shall cease and the rent shall be apportioned and paid to the date of said damage or destruction and Tenant shall surrender the Premises. Tenant hereby releases Landlord from any and all claims for any loss, damage, or inconvenience arising from the necessity of repairing any portion of said Premises or appurtenances however the necessity may occur; and Tenant further releases Landlord from any claim which may arise by reason of the termination of this Lease by the Landlord as a result of Landlord's decision not to repair the Premises.

22. Smoke and Carbon Monoxide Detectors. If any applicable law of any government body requires the installation of smoke and carbon monoxide detectors at any time of occupancy of the leased Premises by Tenant, Landlord certifies to Tenant that said detectors have been installed and are in the proper working condition in accordance with said law prior to Tenant's occupancy. It shall be the responsibility of Tenant to check detectors periodically during the tenancy and replace batteries as necessary to keep the detectors in proper working condition and to report any malfunctions in said detectors to Landlord promptly in writing. Landlord assumes no responsibility or liability for any non-reported malfunctions to or misuse of detectors by the Tenant which results in injury or damage to persons, to property or to the Premises.

23. Failure to Provide Occupancy. If a specific date is provided herein for the commencement of the term of this Lease, and if Landlord shall be unable to give possession of the Premises on the date specified, then the rent herein reserved and covenanted to be paid shall not commence until possession is available. But no failure to give possession on the date of commencement of this term shall be deemed to extend the term of this Lease. In the event Landlord does not deliver possession within thirty (30) days of the commencement date set forth herein, this Lease may be terminated by Tenant upon written notice to Landlord delivered prior to the date Landlord delivers possession.

24. Indemnity. Tenant will indemnify and save harmless Landlord from any and all liability arising from injury or damage to person or property, occasioned by any act or omission of Tenant, or of the guests, household occupants, invitees, employees, agents, servants, or authorized assigns or subtenants, of Tenant, or arising from Tenant's holding over after said the end of the term, or arising from repairs of damages caused by Tenant that must be made after the end of the term.

25. Waiver and Consent. Failure on the part of Landlord to insist in any one or more instances upon strict performance of any of the covenants or agreements of this Lease or failure to exercise any option herein contained, shall not be treated as a waiver or as relinquishment of the right of Landlord thereafter to insist upon strict performance of such covenants or to exercise such option. Any waiver by Landlord of any breach of any covenant or agreement contained herein shall not be regarded as a waiver of any future breach of the same or any other covenant. Wherever the consent, approval or permission of Landlord is required under this Lease, Landlord may withhold such consent, approval or permission in Landlord's reasonable discretion.

26. Effect of Mortgage. This Lease and Tenant's rights hereunder are and shall always be subordinate to the operation and effect of any mortgage or deed of trust now or hereafter placed upon the Premises, or any part thereof by Landlord, or the renewal, modification, consolidation, replacement or extension of any such mortgage or deed of trust, unless the mortgagee or holder of the deed of trust elects to have Tenant's interest hereunder superior to the mortgagee or holder of such deed of trust. This paragraph shall be self-operative and no further instrument of subordination shall be required. In confirmation of such subordination, Tenant shall execute promptly any document that Landlord may request.

27. Notices. Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Premise and if to Landlord, at the address for payment of rent. Either party may change such addresses from time to time by providing notice as set forth above.

28. Electronic Communications and Signatures. The parties agree that notices, maintenance requests, documents, and other communications related to this Lease may be delivered electronically by email or other electronic means unless otherwise required by Maryland law. Electronic signatures shall be deemed valid and enforceable to the same extent as original signatures.

29. Surrender. Tenant will, upon termination of this Lease, surrender the Premises and all fixtures and equipment of the Landlord in good, clean and operating condition, ordinary wear and tear excepted. Tenant shall at the time of vacating the Premises, clean the Premises, including stove and refrigerator, and remove trash from the Premises. If such cleaning and removal of trash is not accomplished by the Tenant, action deemed necessary by the Landlord to accomplish the same shall be taken by the Landlord at the Tenant's expense.

30. Abandonment. If at any time during the term of this Lease, the Tenant abandons the Premises or any part thereof, Landlord may, at its option, obtain possession of the Premises in the manner provided by law and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, rent the Premises for the whole or any part of the then expired term, and may receive and collect all rent payable by virtue of such renting, and at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under the Lease during the balance of the unexpired term, if this Lease had continued in force and the net rent for such period realized by the Landlord by means of the renting after deducting Landlord's costs for restoring the Premises to

a condition to rent and Landlord's costs of reletting the Premises. If the Landlord's right of re-entry is exercised following abandonment of the Premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case such personal property shall be deemed to be the property of Landlord and Landlord may retain for Landlord's use or dispose of all such personal property in any manner the Landlord will deem proper in the exercise of Landlord's reasonable discretion, and Landlord is relieved of all liability for doing so.

31. Smoke Free. Tenant agrees and acknowledges that the interior of the Premises has been designated as a smoke-free living environment. Tenants, and guests of the tenant, shall not smoke anywhere inside the Premises leased by Tenant. The term "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, pipe, or other tobacco product or similar lighted product intended for inhalation. "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

32. Governing Law. This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

33. Default. If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent, or of any rules and regulations now or hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by law, within seven (7) consecutive calendar days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease. If Tenant fails to pay rent when due and the default continues for seven (7) consecutive days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Lease.

34. Severability. If any provision of the Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

TENANT ACKNOWLEDGES that Tenant has read each and every provision of this Lease and that Tenant fully understands them all.

IN TESTIMONY WHEREOF the said parties hereto have subscribed their names and Tenants have affixed their seals the day and year first above written.

LANDLORD

By: James Gibbons

TENANT

By: Emma Amorey

By: Sarah Amine