

SINGLE FAMILY RESIDENTIAL LEASE AGREEMENT

THIS DOCUMENT IS A LEGAL, BINDING CONTRACT AND LEASE. IT SHOULD BE REVIEWED CAREFULLY. IF YOU REQUIRE AN EXPLANATION OF ANY CLAUSE, PLEASE SEEK LEGAL ADVICE. THIS LEASE CONTAINS STATEMENTS OF RIGHTS AND DUTIES OF LANDLORDS AND TENANTS CREATED BY MARYLAND STATUTE.

1. DEFINITIONS:

The following terms when used in this lease have the following meanings:

A. **"Premises"**: The single family home or condominium, lot, all fixtures, improvements, and mechanical and electrical systems, and appliances in the home, at the following address:

B. **"Appliances"**:

The items checked below:

- ☒ Stove
- ☒ Refrigerator
- ☐ Window Air Conditioner(s) 0 (number)
- ☒ Central Air Conditioning
- ☐ Clothes Washer
- ☐ Clothes Dryer
- ☐ Lawnmower
- ☒ Dishwasher
- ☒ Garbage Disposal
- ☒ Microwave
- ☐ Other (Specify) N/A

C. **"First Day"**: 20th JULY 2026

D. **"Last Day"**: 30TH JUNE 2027

E. **"Monthly Rent Payment"**: 1340.00

- F. **"Tenant":** The following person(s) (who are jointly and severally liable for Rent): MR. HOMER SELLERS

"You" refers to the Tenant in this lease. The persons listed below, and all members of your family who live in the Premises, have all the rights and obligations of the Tenant under this lease during your tenancy:

Full Name	Age (if under 18)	Relationship (if any)
N/A		
N/A		
N/A		

- G. **"Landlord":**

The following person(s): _____

CARROLL STREET INVESTMENTS LLP

and the Landlord's employees and agents at the following address:
1168 CARROLL STREET, BALTIMORE, MD 21230

"We" and "Us" refer to the Landlord in this Lease.

2. LEASED PREMISES AND LEASE TERM:

We shall lease the Premises to you for a term beginning on the First Day and ending on the Last Day.

3. ADVANCE PAYMENTS:

Before taking possession of the Premises, you have paid us \$ _____ as itemized below:

A. Security Deposit: \$ 1340.00

B. Monthly Rent Payment: \$ 1340.00

C. Pro-rated Rent for 12 Days: \$ 535.92

Except in an emergency, we shall give you at least one (1) day notice before we enter the Premises, and shall not enter the Premises unless you are present or you have consented to our entry, which consent shall not be unreasonably withheld.

18. SMOKE DETECTORS:

You are advised to purchase a smoke detector for the Premises if one is not currently in place.

19. NOTIFICATIONS:

We shall send or deliver all notices to you at the Premises, and you shall send all notices to us at:
3802 CEDARHURST ROAD, BALTIMORE, MD 21206

IN WITNESS WHEREOF, the Landlord and the Tenant have signed this Lease as of the date set forth on the first page of this Lease.

Dave Mayer
(Witness)

James P. Thompson
(Signature of Landlord)

(Date) 20TH JULY 2026

Dave Mayer
(Witness)

X Homer N. Sellers
(Signature of Tenant)

(Date) _____

20. AUTOMATIC RENEWAL:

UNLESS EITHER YOU OR WE GIVE THE OTHER WRITTEN NOTICE, AT LEAST 60 DAYS BEFORE THE LAST DAY, THAT S/HE DOES NOT WISH TO CONTINUE THIS LEASE FOR A TERM OF THE SAME LENGTH, THIS LEASE WILL AUTOMATICALLY RENEW FOR ANOTHER TERM. YOU AGREE THAT YOU HAVE READ AND UNDERSTAND THIS SECTION BY PLACING YOUR SIGNATURE, INITIALS, OR WITNESSED MARK IN THIS SPACE: X Homer N. Sellers