

1. Lease Agreement

1.1 LEASE AGREEMENT

This lease, made and entered into on July 16, 2026 between James Erny hereinafter referred to as Landlord, and Stella Davis hereinafter referred to as Resident (s), Landlord leases to Resident (s) the premises known as 3307 Frisby 2nd Floor Baltimore, Maryland, hereinafter referred to as the "Premises", for a period commencing on July 21, 2026, and ending on July 30, 2027 at a rental annual amount of Fourteen Thousand One Hundred Ninety Three Dollars (\$14,193.54), payable in equal monthly installments of One Thousand Two Hundred Fifty (\$1,250.00), in advance, without notice, deduction, setoff or demand, on the first day of each month.

For the period of July 21 to July 31, Resident shall pay a pro rata monthly rental of : \$443.54

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Resident agree to keep and perform.

LANDLORD AND RESIDENT AGREE THAT:

1.2 SECURITY DEPOSIT

Landlord hereby acknowledges receipt from Resident of the sum of (\$1,250.00) One Thousand Two Hundred Fifty paid with certified funds prior hereto, to be held as security for the faithful performance by the Resident of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Resident or the Resident's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Resident shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The Resident shall notify the Landlord by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Resident's notice. In the event of the sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Resident for all liability for the return of such Security Deposit and Resident shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Resident without the prior written consent of Landlord and any attempt to do so shall be void.

The Resident shall have a right to receive, by first class mail, delivered to the last known address of the Resident, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the

tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Resident's last known address within forty-five (45) days after the termination of the tenancy. Landlord does not need to notify tenant of his intention to withhold all or any part of the security deposit, if Resident has been evicted or ejected for breach of a condition or covenant of the lease prior to the termination of the Lease or if the Resident has abandoned the property prior to the termination of the tenancy. In such event, Resident may make demand for return of the security deposit by giving written notice by first class mail to Landlord within 45 days of being evicted or ejected from the property and shall receive a list of damages and costs within 45 days.

1.3 DELIVERY DATE OF PREMISES

The Landlord has not guaranteed a specific delivery date for the Premises, and that the Resident will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Resident.

1.4 POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES

If permission is given to Resident to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Resident covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.

1.5 BANK RETURNED CHECKS

Rent payments made by check or by electronic payment which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Resident will pay to Landlord thirty-five (\$35.00) dollars for each such bank returned check or electronic payment.

1.6 DEFINITION OF RENT

All payments due Landlord from Resident required by this Lease, which relate to Resident's use, possession and occupancy of the Premises, are to be considered rent.

1.7 ADMINISTRATIVE AND ATTORNEY FEES

In the event Resident, Resident's family, agents, employees, guests or invitees violate any term or provision of this Lease (other than Section 28), or the rules and regulations thereof, Resident 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 five percent (5%) of Resident's then current monthly rental, to help defray Landlord's costs incurred in connection with having Resident remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Resident shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Resident shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Resident, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Resident shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

1.8 WAIVER

The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Resident for the violation of any covenant, rule or regulation in any other lease by any other Resident.

1.9 COMPLIANCE WITH RULES AND REGULATIONS

The Resident, Resident's family, employees, agents, guests and invitees, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.

1.10 LEASE VIOLATIONS

If any of the representations made in Resident's Lease Application are misleading or untrue, or if Resident, Resident's family, employees, agents, guests or invitees violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease, with Resident's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Resident's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Resident will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Resident's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Resident's breach of Lease and/or Resident's termination of possession of the Premises so 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 Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Resident, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Resident's proportionate share of advertising expenses shall be computed by dividing Landlord's total advertising expenses for the apartment community in which the Premises are located, for the shorter of the period of time in which the Premises remain vacant or the Lease term expires, by the number of vacant units in the apartment community during that same period of time.

1.11 INTERRUPTION OF SERVICE

The Resident will receive no rent reduction, nor will Landlord be liable to Resident, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises 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 Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

1.12 RIGHT OF ENTRY

Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future Residents or purchasers without being liable to prosecution therefore, or damages by reason thereof. Resident will receive notice of entry, except in emergency situations and/or in response to residents submission of maintenance services requested.

1.13 RE-ENTRY OF PREMISES

In the event Resident abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Resident's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises 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 Resident of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Resident, after the Resident has vacated.

1.14 ABANDONMENT

Abandonment of the Premises shall be deemed to have occurred when the Resident has removed the bulk of Resident's furnishings from the Premises.

1.15 REPAIRS

Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Resident agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to the Resident, Resident's family, employees, agents, guests or invitees. In the event Resident fails to give Landlord prompt notice of the need for repairs, Resident shall be liable to Landlord for any increased cost of repairs arising out of such failure.

1.16 DAMAGE TO PREMISES

In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Resident, Resident's family, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Resident occupying same, this Lease shall terminate and the Resident shall only be liable for rent to the date of damage. If the damage to the Premises is caused by the fault, omission, negligence or other misconduct of Resident, Resident's family, employees, agents or guests, Landlord may terminate Resident's occupancy of the Premises and Resident shall remain liable to Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Resident's possession not been so terminated and shall further remain liable for any other injury or loss incurred by Landlord as a result of such damage, such liability to include a subrogation claim by Landlord's insurer.

1.17 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.

1.18 HEIRS AND ASSIGNS

This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Resident who shall have been approved in accordance with Section 30 of this Lease.

1.19 NOTICES

Except as required by applicable law or this Lease, when a notice is required to be given pursuant to this Lease, the notice may be given by email; provided, however, that in the event applicable law or this Lease requires notice by specific means, such notice must be sent by the means specified by applicable law or this Lease. Notices required by Section 1.2 (Security Deposit) of this Lease, notices modifying any term, covenant, rule or regulation of this Lease or notices from either party to the other terminating this Lease or possession of the Premises may not be given by email. Subject to the foregoing sentence, all notices from Resident to Landlord shall either be sent by certified mail, return receipt requested, and addressed to Landlord at **P.O box 52 Glen Arm, MD 21013** or via email at **theernys@yahoo.com**. All notices from Landlord to Resident shall be emailed to the address (if any) provided by Resident in Resident's Application for Rental, delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Resident at the Premises. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

1.20 AGENCY

If any employee of Landlord's at Resident's request, moves, handles or stores anything, or drives or parks Resident's motor vehicle, then and in every case, such employee shall be deemed Resident's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

1.21 SUBORDINATION OF LEASE

This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate also to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Resident automatically, without the necessity of executing any further document, will become the Resident of such successor in interest.

1.22 ENTIRE AGREEMENT

This Lease contains the entire agreement between Landlord and Resident, and can only be changed in writing, signed by both parties.

1.23 SEVERABILITY

If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

1.24 UTILITIES

Resident shall continuously maintain, in Resident's name, electricity and gas service for the Premises. Resident will pay all charges for electricity used in the Premises during the term of this Lease, and any renewal or extension thereof, including all taxes, levies, surcharges or other charges on, or related to, such utility. In the event Resident fails to make such payments, then the amount thereof, in the discretion of the Landlord, may be added to and deemed part of the rent due.


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1.25 WATER USAGE FEE (IF APPLICABLE)

During the term of this Lease, Resident agrees to pay the amount of \$35.00 as a water usage fee each month, which will be considered Additional Rent. This monthly charge will be pro-rated if Tenant moves in on any other day than the first of the month.


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1.26 CONDITION OF PREMISES

The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

1.27 EXISTING DAMAGES

Upon written request of Resident (sent in accord with Section 18 of this Lease Agreement) within fifteen (15) days of occupancy, Resident shall have the right to have the Premises inspected by the Landlord, in the Resident's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

1.28 PAYMENT OF RENT

No rent bills are rendered. Resident shall pay the rent at the Landlord's office or at such other place as may be designated by the Landlord.

Rent will be accepted by the Landlord Monday through Friday, 9:00 a.m. to 4:30 p.m. Except as may otherwise be required by law, or by Landlord, all rental payments made by Resident to Landlord shall be by check, direct debit, money order, VISA, MasterCard or debit card.

Landlord will convert all paper checks received in payment of rent into electronic items for Automated Clearing House (ACH) funds processing. Such electronic payments will be for the amount indicated on each check and may be withdrawn from Resident's bank account on the same day that such payment is received by Landlord. Resident acknowledges that a check converted into an electronic item will not be returned to Resident by Resident's financial institution and will instead appear as an electronic item on Resident's bank statement. If Resident should notify Landlord requesting that his or her check should not be converted into such electronic item, Resident agrees thereafter to make all rent payments by certified check or money order. If Landlord cannot post the transaction electronically, Landlord is authorized to present a copy of Resident's check for payment. No personal checks will be accepted after the 5th day of the month, nor will they be accepted if one (1) check, a direct debit payment or an electronic rent payment presented by Resident is dishonored by Resident's bank. Under such circumstances, except as may otherwise be required by law, a cashier's check, certified check, money order, VISA, MasterCard or debit card will be required for all future payments.

Should Landlord employ an outside service to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should

such rent be due and owing as of the filing of said proceedings, Resident shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Landlord.

1.29 LATE CHARGE

Resident agrees to pay, as additional rent, a charge of five (5%) percent of the amount of rent due as a late charge in the event that Resident fails to pay, both while occupying the Premises and after vacating the Premises, an installment of the rent for a period of ten (5) days beyond the date on which it became due and payable. This is not a waiver of Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

1.30 APPLICATION OF PAYMENTS

All payments from Resident to Landlord may, at Landlord's option, be applied in the following order to debts owed by Resident to Landlord; late charges, agent's fees, attorney's fees, court costs, obligations other than rent (if any) due Landlord, other past due rent other than monthly rent, past due monthly rent, current monthly rent.

1.31 OCCUPANCY, ASSIGNMENT & SUBLETTING

Resident will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than Resident and the following additional persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.

1.32 NOISE AND BEHAVIOR

Resident will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Resident, Resident's family, employees, agents, guests and/or invitees; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other Residents or Landlord. Resident will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Resident further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

1.33 ILLEGAL DRUGS

If Resident, Resident's family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity on or about the Premises, Resident will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Resident's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

1.34 ALTERATIONS TO PREMISES

Resident will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions or improvements of a permanent

nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, at the option of Landlord, be the property of the Landlord and remain with the Premises.

1.35 SURRENDER OF PREMISES

If the Resident does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Resident will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding Resident against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding Resident, so far as such delay is caused by the failure of Resident to surrender the Premises.

1.36 WAIVER OF BREACH

Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

1.37 INDEMNIFICATION

Resident agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Resident, or of the family, employees, agents, guests, or invitees of the Resident.

1.38 LIABILITY OF LANDLORD

Landlord shall not be liable for any injury, damage or loss to person or property caused by other Residents or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other Residents shall not be deemed an omission, fault, negligence or other misconduct on the part of the Landlord. Resident shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

1.39 RESIDENT HOLDING OVER

If Resident shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Resident holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 18 of this Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Resident is in possession of the Premises, all of the obligations of the Resident and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

1.40 CONDEMNATION

In the event the Premises, or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of

the date of such taking and Resident shall thereupon be released from any further liability hereunder.

Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

1.41 INSURANCE

During the term of this Lease, and any renewal or extension thereof, Resident shall, at Resident's sole cost and expense, maintain renter's form homeowner's insurance coverage on the Premises providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$100,000.00 each occurrence and \$5,000.00 in medical payments coverage; and further, providing coverage to keep Resident's personal property on and in the Premises insured for the benefit of Resident against loss or damage resulting from broad form named perils on a replacement cost basis. At Landlord's request, Resident shall provide a copy of a certificate of insurance of the policy(ies) required by this Section. Should Resident fail to comply with the provisions of this Section 40 of this Lease Agreement, Resident shall pay to Landlord an additional \$25.00 per month rent until Resident purchases and maintains the insurance coverage required by this Section. Collection of such additional rent shall be in addition to, and not in lieu of, any other remedies which Landlord may have as a result of Resident's failure to comply with this Lease provision.

1.42 RESIDENT INDEMNIFICATION

Resident shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Resident to procure insurance for said liability, damage or expense, and Resident failed to do so.

1.43 PREJUDGMENT INTEREST

If Resident violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than six percent (6%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Resident.

1.44 QUIET ENJOYMENT

The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

1.45 SMOKE ALARM

Landlord has installed at least one smoke alarm in the Premises and said alarm(s) is in good condition and proper working order as of the beginning of the Lease term. Landlord is responsible for the installation, repair, maintenance and replacement of smoke alarms required by law. Resident is responsible for the regular testing of all smoke alarms in the Premises. **Resident shall notify Landlord in writing of the failure or malfunction of a smoke alarm,** which shall be delivered by certified mail, return receipt requested, to Landlord, or by hand delivery to Landlord, or Landlord's agent, at the address used for the payment of rent. Landlord or Landlord's agent shall provide a written receipt to Resident of any notification of a failure or malfunction of a smoke alarm that is delivered by hand. Landlord shall provide written acknowledgement of the

notification and shall repair or replace the smoke alarm within 5 calendar days after receiving the notification. Resident assumes all liability to test the alarm(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective alarm(s) which Resident shall not have specifically reported to Landlord in accordance with this Section.

Resident agrees not to obstruct, remove or tamper with any smoke alarm or otherwise render the smoke alarm inoperative, or permit the alarm(s) to be obstructed, removed, tampered with, or otherwise rendered inoperative.


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1.46 GUEST RESTRICTIONS

Persons visiting Resident may not reside at the Premises for more than fourteen (14) days in aggregate during any twelve (12) month period, without the prior written consent of Landlord. At any time during the term of this Lease, or any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion, shall have the right to designate specific social guests and/or invitees of Resident or other occupants of the Premises who shall thereafter be prohibited from entering upon Landlord's property, including both the Premises and the common areas within the apartment community.

1.47 PEST CONTROL

If Landlord notifies Resident of a scheduled extermination of the Premises, and Resident fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Resident acknowledges that by Resident's failure to comply with Landlord's instructions, Resident will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Resident acknowledges that Resident will be liable for any damages or losses sustained by Landlord as a result thereof and that Resident will have materially and substantially breached this Lease.

In addition, Resident acknowledges that Resident's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Resident's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If Resident suspects a bed bug infestation within the Premises, Resident must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Resident. Resident shall be obligated, at Resident's expense, to immediately have the Premises and Resident's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Premises and have the infested area cleaned. In the event that the Resident fails to grant access, prepare the Premises for treatment, or permanently remove infested personal property from the Premises, Resident acknowledges that Resident will be liable for any damages or losses sustained by Landlord as a result thereof and that Resident will have materially and substantially breached this Lease.

If Resident vacates the Premises and a bed bug infestation of the Premises is subsequently discovered, Resident will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas of the building, whether adjacent

to, above or below the Premises, Resident will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

1.48 STUDENTS

If any person who constitutes Resident hereunder is a college or university student, a violation of the student's college or university student code of conduct, community standards or the like shall be deemed to be a violation of this Lease Agreement.

1.50 MILITARY SERVICE NOTICE

Resident shall promptly notify Landlord in writing (in accord with section 18 of this lease) if resident enlists in the United States Armed Forces or is discharged from the United States Armed Forces during the term of this lease or any renewal or extension thereof.

1.51 CARBON MONOXIDE ALARM (IF APPLICABLE)

Landlord has supplied and installed one or more carbon monoxide alarms ("Alarm") in a central location outside of, and audible in, each sleeping area in the Premises and has provided to Resident written information on alarm testing and maintenance, which written information Resident acknowledges having received, such that Resident will be able to, and will, test and maintain the alarm according to the manufacturer's guidelines and replace batteries as needed. Except as needed for repair or routine maintenance, Resident agrees not to remove or disconnect any Alarm or remove batteries (except to replace the batteries) and will not render any alarm inoperable. Resident shall immediately notify landlord, by certified mail, of any malfunction or other problem of the alarm.

1.52 GOVERNMENTAL CITATIONS:

Tenant agrees to reimburse Landlord for any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord, as a result of an Environmental or Code Citation or a decision of a governmental board or agency: (1) when the citation or violation is a result of any act or omission by Tenant or by Tenant's family, agents, employees, guests or invitees, or (2) where the building in which the Premises is located is a single family dwelling. If the building in which the Premises is located is a two-family dwelling, any such fine, penalty and/or attorney fees will be divided equally between the families occupying the building at the time of the violation.

By initialing below, you acknowledge and agree to the terms in Section 1.

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1.53 PACKAGES:

This community does not accept packages on behalf of the Residents. Resident agrees that Landlord does not accept liability for any lost, damaged or unordered deliveries and hereby agrees to hold Landlord harmless for the loss of stolen or damaged packages.

2. Rules and Regulations

2.1 RULES & REGULATIONS:

RESIDENT AGREES NOT TO:

1. **PETS** Residents agrees not to keep, harbor or maintain for resident, residents family, friends and/ or guests in and or about the premises at any time and for any length of time any pet, regardless of its breed, species, size or shape, unless resident has prior written permission of the Landlord. If pets are allowed, an addendum containing pet provisions (the "Pet Addendum") must be attached to this Lease. If it is discovered that there is a pet on the Property without a signed Pet Addendum, the Tenant will immediately be billed up to a \$500.00 additional non-refundable pet fee per pet and charged monthly pet rent retroactive from the Effective Date. This action is also considered breach of the terms of the Lease and could result in termination of the Lease. A service animal is not a pet. In order for Landlord to approve a service animal as a reasonable accommodation for a disability related need, Tenant must sign and provide documentation at our request.
2. **APPLIANCES**: Store or install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises.
3. **FURNITURE**: Keep any water-containing furniture in the Premises without the prior written consent of the Landlord and, if granted, only in terrace level apartments.
4. **WALLS AND WOODWORK**: Drive nails into the woodwork or walls of the Premises, except that Resident may use standard picture hangers for hanging pictures, mirrors and the like. No adhesive hangers may be used.
5. **WALLPAPER, PAINT AND MIRRORS**: Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.
6. **PORTABLE HEATERS**: Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
7. **LOCKS**: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Resident shall fail to comply with this Rule, Resident shall pay Landlord \$40.00 for reimbursement of the cost of changing or re-keying each lock.
8. **PERSONAL BELONGINGS**: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, lawn areas or other common areas of the apartment community.
9. **APPLIANCES & UTILITIES**: Misuse or overload appliances or utilities furnished by the Landlord.
10. **OBSTRUCTIONS**: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
11. **ADVERTISING**: Display any advertisement, sign, or notice, inside or outside the Premises.
12. **WIRES AND ANTENNAS/SATELLITE DISHES**: Resident may not install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only

after compliance with Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request).

13. **HAZARDOUS SUBSTANCES/FIRE RISK**: Resident will not keep in or about the Premises, or place into any dumpster, any substance designated as, or containing components designated as, hazardous, dangerous, toxic, explosive, volatile or harmful and/or subject to regulation under any Federal, State or local law, regulation or ordinance, or would increase the risk of fire.

14. **LITTER**: Litter or obstruct the public halls or grounds.

15. **LAWS AND INSURANCE**: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.

16. **THROWING OF ARTICLES**: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

17. **WINDOW SILLS**: Place anything on the outer edges of the sills of windows.

18. **COMMON AREAS**: Permit Resident or Resident's family, employees, agents, guests or invitees to play or loiter in public areas, stairways or storage areas.

19. **OBSTRUCTION OF WINDOWS, ETC.**: Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of Landlord's buildings.

20. **CLEANING OF RUGS, MOPS, ETC.**: Shake or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors or landings of any of Landlord's buildings.

21. **CANVASSING**: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers or other matter which if discarded would tend to litter such area. Canvassing, soliciting and peddling in the apartment community is prohibited. The foregoing shall not prohibit Resident from using direct mail solicitation or advertising in the regular communications media.

22. **GAS, CHARCOAL, ELECTRIC GRILLS AND OTHER COOKING DEVICES** (If Applicable): No Hibachi, gas-fired grill, charcoal grill, electric grill, deep fryer, fuel fired heating or cooking device, or any other similar devices used for cooking, heating or any other purpose, be stored, used, or kindled on any balcony, patio, or under any overhanging portion or within 15 feet of any multifamily occupancy.

23. **DAY CARE CENTER**: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Resident by blood.

24. **CLOTHES LINES**: Install, erect or utilize exterior clothes lines within the apartment community.

25. **WADING POOLS**: Maintain any wading pools within the apartment community.

26. **ODORS**: Permit any unusual or objectionable odors to permeate or emanate from the Premises.

27. **TOBACCO, MARIJUANA AND VAPOR PRODUCTS**: Carry or smoke a lit tobacco or marijuana product, or allow vapors to be emitted from an electronic smoking device, in any interior common area within any building within the rental community.

RESIDENT AGREES TO:

1. **GARBAGE & RUBBISH**: Place Resident's garbage and rubbish for disposal only as Landlord directs
2. **CONDITION OF PREMISES**: Keep the Premises in a neat, clean, good and sanitary condition.
3. **BALCONIES AND PATIOS**: Keep balconies and patios (if any) free of all personal belongings, except that Resident may maintain lawn furniture and a limited amount of seasonal planters containing live plants thereon provided the same is maintained in a neat and orderly manner, the interpretation of which is at sole and absolute discretion of the Landlord. In addition, Resident may be permitted to maintain a limited amount of UL rated outdoor decorative lighting on the balcony or patio provided Resident has received written permission from Landlord to do so; such permission may be extended or revoked at the sole and absolute discretion of the Landlord.
4. **DRAPERIES**: Only use draperies and window shades which present a white exterior coloration. Window shades or venetian blinds are furnished by the Landlord for all windows, along with a traverse rod which is provided by Landlord for use in the living room over the patio door. The shades/venetian blinds and traverse rod remain the property of the Landlord and may not be removed or altered by Resident.
5. **LOCK-OUT**: Contact a locksmith in the event that Resident is locked out of the Premises and needs assistance in gaining entry to the Premises on Saturdays, Sundays and at any other time that the Landlord's on-site office is not open.
6. **LIGHT BULBS**: Replace, at Resident's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.
7. **MOLD**: Remove any visible moisture accumulation in or on the Premises, to thoroughly dry any such area as soon as possible after any such accumulation, and to keep the temperature and moisture in the Premises at reasonable levels. In addition, Resident shall promptly notify Landlord of the presence of any water leak, excessive moisture or standing water in the Premises and shall further notify Landlord of any mold growth in or on the Premises and of any malfunction in any part of the heating, air conditioning or ventilation system in the Premises. Resident further agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the Premises.
8. **RESIDENT INFORMATION**: At all times, provide Landlord with Resident's current business and home telephone numbers and information as to Resident's then current place of employment. Such telephone numbers will only be used when necessary by members of Landlord's staff.
9. **LAUNDRY FACILITIES**: Unless other hours are posted by Landlord, use laundry facilities only between the hours of 8:00 a.m. to 9:00 p.m.
10. **FIREPLACE**: (If Applicable): **Any fireplace is prohibited** from being used at any time.

By initialing below, you acknowledge and agree to the terms in Section 2.

Resident:  _____

3. Lease Cancellation Addendum

3.1 LEASE CANCELLATION

Dated July 21, 2026

Resident : Stella Davis

Address: 3307 Frisby Street

Unit: 2nd Floor

Lease Start Date: July 21, 2026 ____

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

PURPOSE OF ADDENDUM. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions. In order to buy out early, your termination notice must be signed by all residents of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.

BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur:

- (a) you give us written notice of buy-out at least sixty (60) days prior to the new termination date (i.e., your new moveout date), which must be the last day of a month
- (b) you specify the new termination date in the notice, i.e., the date by which you'll move out;
- (c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;
- (d) you are not in default under the Lease Contract on the new termination date (move-out date);
- (e) you move out on or before the new termination date and do not hold over;
- (f) you pay us a buy-out fee of \$2,800.00 and you pay us the amount of any concessions you received when signing the Lease Contract. These fees will be due in full, 30 days prior to moveout.

ACKNOWLEDGED & ACCEPTED:

By signing below, you acknowledge and agree to the terms in Section 3.

Resident  _____
Stella Davis (Jul 17, 2026 12:28:27 EDT)

4. Maintenance Information/ Service:

4.1 MAINTENANCE INFORMATION/ SERVICE:

To increase the quality and accuracy of our Maintenance Request process, we offer our residents three ways to submit requests. This makes submitting requests quick and convenient for everyone involved, and it allows us to complete requests accurately while maintaining our commitment to delivering quality Service.

You can fill out a maintenance request by calling our maintenance number: 410-812-6161. This number can be used during normal business hours, and **MUST BE USED** for off-hours emergency requests.

You can also make requests using the Online Resident Portal. You will receive a Portal Activation email to set up your Portal prior to move-in.

1. All non-emergency requests are not scheduled but are completed within 72 business hours from the date request was submitted, barring extreme circumstances. If you submit a maintenance service request you are granting us permission to enter the unit to complete service.
2. Follow up maintenance or exterminator treatments are not automatically generated and require the tenant to submit an additional request.
3. If at any point in time you would like an update on what was completed in your unit you can contact our office and ask for a status update.
4. Emergency Maintenance is made available during all non-business hours. Emergency Maintenance includes heat, fire, flooding, gas leaks, lock outs, & smoke/co detectors. Emergency maintenance is not scheduled. A technician may need to enter a resident's unit in cases of emergency even if a resident did not make the service request.
5. If you have an Emergency Maintenance request, do NOT submit a work order through the resident portal. You must either call the office or send us an email for any Emergency Maintenance request.

By signing below, you acknowledge and agree to the terms in Section 4.

Resident  _____
Stella Davis (Jul 17, 2026 12:28:27 EDT)

5. Security Deposit, Prorated Charges, BGE, & Renters Insurance

Addendum

5.1 SECURITY DEPOSIT, PRORATED CHARGES, BGE & RENTERS INSURANCE REQUIREMENTS

Payments **MUST** be in the form of Zelle, Venmo, money order or certified check. Cash or personal checks will not be accepted.

Baltimore Gas & Electric 1-800-685-0123

Electric must be put in your name prior to move-in. (if applicable)

Your Apartment has an electronic lock. Codes will not be released without providing proof of BGE account number & renters insurance.

(\$100,000 Liability; \$5,000 Personal Injury/ Medical)

By signing below, you acknowledge and agree to the terms in Section 5

Resident  Stella Davis (Jul 17, 2026 12:28:27 EDT)

7. Sign and Accept

7.1 AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease shall continue **from month to month after its expiration, at the month to month rate**, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Resident or Resident mails to Landlord written notice (sent in accord with Section No. 1.19 of this Lease Agreement), at least two months prior to the expiration date of the then existing term, of said Landlord's or Resident's intention not to renew this Lease. If the Landlord mails a notice to the Resident of its intention to terminate the then existing Lease term, and in said notice offers the Resident a new Lease term pursuant to the terms and conditions therein contained, and if the Resident does not otherwise notify the Landlord (in accord with Section 1.19 of this Lease Agreement) within thirty (30) days of the mailing of the Landlord's notice of the Resident's intent not to renew the Lease, the Resident shall be considered as Resident under the terms and conditions specified in the Landlord's notice. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

 SD

7.2 GUARANTY OF THE LEASE:

In consideration of the execution of the aforesaid Lease Agreement dated **July 21,, 2026** James Erny (Landlord) and **Stella Davis** (Resident) the undersigned does hereby unconditionally guaranty the performance of the Lease Agreement by the Resident during the initial Lease term, as well as during any renewal or extension thereof, and as said Lease Agreement shall from time to time be modified.

IN WITNESS WHEREOF, the undersigned have executed this Guaranty of Lease this

Landlord or agent

Resident

 Stella Davis (Jul 17, 2026 12:28:27 EDT)

17/07/2026