RJ CONSULTING LLC

LEASE AGREEMENT

Lease Start Date: June 29 2026 Lease End Date: June 29 2027

Name of Resident(s): Maya Parker Antonio Mendoza
Name of Occupant(s): Maya Parker Antonio Mandoza and Minor child
Name of Guarantor(s): _____
Address of Premises (the "Premises"): 1901 Harman AVE Baltimore, MD 21230

Rent Due at Lease Start Date: _____

Rent: $ 1,400.00 Security
Rent Concession:
Total Rent Due: $2,800.00

Security Deposit/Fees Due at Lease Start Date:

Total Security Deposit Due: $ 1,400.00
Refundable Pet Fee:

Monthly Rent Charges

BGE not included Tenant will place in there name

Charge:	Rent 1,400.00
Amount:	$ 1,400.00
Charge: Upon Bill usage	Water upon recieving bill
Amount:	$

Total Monthly Rent: $ 1,400.00

Contact Information

Leasing Office Address:
Leasing Office Phone Number:
Leasing Office Email Address:
Resident Portal:

THIS LEASE effective 6/20/26 is between The RJ CONSULTING, managing agent for the owner of the apartment herein rented (hereinafter referred to as "we", "us" or "Management") and the Resident(s) listed above (hereinafter referred to as "you" or Resident"). We have agreed to lease to you and you have agreed to lease from us the above indicated Premises, to be occupied by the persons listed above as Resident(s) and occupant(s) and no others, except with the prior written approval of Management, for a

period beginning on the later of the Lease Start Date or the date we offer you possession of the Premises and ending on the Lease End Date. You have agreed to pay the Total Monthly Rent in advance, without notice, deduction, setoff or demand, on or before the first day of each month. You have further agreed to pay the Security Deposit and Fees Due at Lease Start Date at the time you sign this Lease. For the period June 29 2026 to June 29 2027 you agree to pay a pro rate monthly rental of $. If applicable, this Lease also contains a disclosure of information on Lead-based Paint and/or Lead-Based Paint Hazards.

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

1. SECURITY DEPOSIT: IN LIEU OF STANDARD SECURITY DEPOSIT. Resident(s) acknowledge and agree that resident(s) have enrolled in a collateral account with (ZELLE or CASH APP) as an alternative to standard security deposit. **Note: Security Deposits need to be double the monthly rent payment.**

   The security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by you or your family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by us. It is understood and agreed, however, that irrespective of the Security Deposit, rent must be paid when due, in accordance with the terms of this Lease. You have the right to be present when we, or our agent, inspect the Premises in order to determine if any damage was done to the Premises, if you notify us by certified mail of your intention to move, the date of moving, and your new address. Your notice must be mailed to us at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, we will notify you by certified mail of the time and date when the Premises will be inspected. The date of inspection will occur within five (5) days before or five (5) days after the date of moving as designated in your notice. In the event of the sale or transfer of the Premises by us, we have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and we will then be released by you for all liability for the return of your Security Deposit and you agree to look to our transferee solely for the return of your Security Deposit. It is agreed that this applies to every transfer or assignment made of your Security Deposit to any transferee. The Security Deposit may not be mortgaged, assigned or encumbered by you without our prior written consent and any attempt to do so will be void.

   Your have a right to receive, by first class mail, delivered to your last known address, a written list of the charges against the Security Deposit claimed by us and the actual costs, within forty-five (45) days after the termination of your tenancy. We are further obligated to return any unused portion of the security deposit, by the first class mail, addressed to your last known address within forty-five (45) days after the termination of your tenancy. Failure to comply with Maryland's Security Deposit Law may result in our being liable to you for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

2. OCCUPANCY, ASSIGNMENT & SUBLETTING: You agree not to assign this Lease, or sublet the Premises, or any part of the Premises, and not to permit the Premises to be occupied by anyone other than you and the following additional persons, without our prior written consent, which consent may be withheld by us in our sole and absolute subjective discretion, nor use or permit the Premises to be used for any purpose such as an Airbnb other than that of a private dwelling:

Name	Date of Birth	Relationship

3. ELECTRONIC SIGNATURE: We and you agree that (1) this Lease, and other Lease related documents, may be signed with our and your electronic signatures; (2) this lease and other Leases related documents, signed with an electronic signature, will be as binding as an originally signed Lease or other Lease related document; and (3) an electronically signed Lease or other Lease related document may not be denied legal effect or enforceability solely because they are in electronic form or signed with an electronic signature.

4. DELIVERY DATE OF PREMISES: We have not guaranteed a specific delivery date for the Premises, and you will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date we offer you possession of the Premises.

5. POSSESION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If we give permission for you to enter into possession of the Premises before the date stated as the commencement of this Lease, and/or we allow you to occupy any apartment/townhouse other than the Premises at anytime, you agree that your occupancy will be under all the terms of this Lease, with your Rent apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless we otherwise agree in writing.

6. BANK RETURNED PAYMENTS OR REVERSAL OF PAYMENTS: Rent payments made by any payment method which do not clear the bank cost us additional expenses for bookkeeping and clerical services. Therefore, you agree to pay to us THIRTY-FIVE ($35.00) DOLLARS for each bank returned check. In the event Resident request a reversal of payment made by Resident in error through the portal, Owner may charge a minimum fee of TEN ($10.00) DOLARS, or the charge imposed upon Owner by Owner's bank, whichever is greater.

7. DEFINITION OF RENT: All payments due us from you required by this Lease, which relate to your use, possession and occupancy of the Premises, are to be considered rent.

8. ADMINISTRATIVE AND ATTORNEY FEES: If you or your family, agents, employees, guests or invitees violate any term or provision of this Lease (other than Section 31), including the rules and regulations, you will pay to us, in addition to any other damages and expenses incurred by us, an Administrative Fee, in the amount of five percent (5%) of your then current monthly rental, to help defray our costs incurred in connection with having you correct that violation. If we employ an attorney because of your violation of this Lease, you will also pay such reasonable attorney fees as have incurred us. You will be liable for our attorney fees whether or not we file legal proceedings. However, when we file legal proceedings against you, and those proceedings result in a money judgment in our favor, those reasonable attorney fees for which you will be liable to us will not be less than fifteen percent (15%) of that judgment.

9. WAIVER: If we fail to require you to strictly comply with any of the terms of this lease, or we fail to exercise any remedy we may have, our failure is not waiver of that Lease provision, and all terms of this Lease will remain in full force and effect. In addition, we will not be liable to you for the violation of any other lease by any other tenant.

10. COMPLIANCE WITH RULES AND REGULATIONS: You and your family, employees, agents, guests and invitees, agree to comply with the rules and regulations stated in this Lease and which are part of this Lease, and with any other reasonable rules and regulations we may adopt. In addition, it is also agreed that we may modify these rules and regulations and that a violation of the rules and regulations is a violation of this Lease.

11. LEASE VIOLATIONS: If any of the representations made by you in your Lease Application are misleading or untrue, or if you, your family, employees, agents, guests or invitees violate any provision of this Lease, then we may treat your representation or Lease violation as a forfeiture under the terms of this Lease, with your possession of the Premises terminating on a date specified by us. Under such circumstances, we will take possession of the Premises by utilizing applicable law. If your possession of the Premises is terminated, or if the Premises becomes vacant during the term of this Lease, or any renewal or extension of your Lease, you will remain liable to us for the rent through what would have been the expiration date of your Lease, or any renewal or extension of your Lease, had your possession not been so terminated; and you will also remain liable for such other damages sustained by us due to your breach of Lease and/or the termination of your possession of the Premises so long as such liability is not prohibited by applicable law. Examples of other damages we may incur 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 our advertising expenses), utility costs for the Premises for which you, pursuant to this Lease, are responsible while the Premises remain vacant, and costs incurred in redecorating the Premises.

12. INTERRUPTION OF SERVICE: You will not receive a rent reduction, nor will be liable to you, due to repairs or interruption of services to utilities, appliances or equipment serving the Premises or due to defects in the Premises not caused by our fault, omission, negligence or other misconduct; or due to our inability to obtain proper fuel, utilities, or repair/replacement parts. If it becomes necessary, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities serving the Premises or any other part of the rental community, for us to stop or curtail the operation of any equipment or utilities, we may do so, but in such case, we must diligently attempt to complete the repair or replacement.

13. RIGHT OF ENTRY: We have the right to enter the Premises at any time by key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on our property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being subject to prosecution or damages.

14. RE-ENTRY OF PREMISES: In the event you abandon the Premises or are required to vacate the Premises due to our exercising our rights upon your breach of Lease, we will then have the right to enter the Premises for the purpose of making alterations and repairs, and we may relet the Premises for a term which may, at our option, may be less than or exceed the period which would otherwise have been balance of the term of this Lease, or any renewal or extension of your Lease, all without relieving you of the liabilities imposed by applicable Law and Lease. We also have the right, without further notice to you, to dispose of any personal property left in or about the Premises or any storage area by you, after you have vacated.

15. ABANDONMENT: Abandonment of the Premises will be deemed to have occurred when you have removed the bulk of your furnishings from the Premises.

16. REPAIRS: We are responsible for repairs to the Premises and any equipment and appliances furnished by us, except that you agree 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 you, your family, employees, agents, guests or invitees. You must give us prompt notice of the need for repairs. In the event you fail to give us prompt notice of the need for repairs, you will also be liable to us for any increased cost we incur for repairs.

17. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests), we will repair the damage, and suspend your rent for the period of time that the Premises, in our sole opinion, is untenantable; but if the Premises are so damaged that we decide that it is not advisable to repair the premises with you occupying the Premises, we may terminate this Lease and you will only be liable for rent to the date of damage. If the damage to the Premises is caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests, we may terminate your occupancy of the premises and you will remain liable to us for the rent through what would have been the expiration date of this Lease, or any renewal or extension of this Lease, had your possession not been so terminated and you will also remain liable for any other injury or loss incurred by us as a result of such damage, which could include a subrogation claim by our insurer.

18. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers 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.

19. HEIRS AND ASSIGNS: This Lease is binding upon and will benefit our successors and assigns and your Heirs, administrations and those to whom you have assigned this Lease who have been approved by us in writing.

20. 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 (Security Deposit) of this lease, notices modifying any term, covenant, rule or regulation of this Lease or notices from either party to other terminating this lease or possession of the Premises may not be given by email.** Subject to the foregoing sentence, all notices from you to us must either be sent by certified mail, return receipt requested, and addressed to us at 6697 LOCH HILL RD, BALTIMORE MD, 21239 or via email through our website listed below. All notices from us to you must be emailed to the address (if any) provided by you in your Lease Application, delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to you at The Premises. If more than one person is the Resident under this Lease, notice given to or by any one of them shall bind all.

Management's Email Address:
Management's Website:
Resident's Email Address:

21. AGENCY: If any of our employees at your request, move, handle or store anything, or drive or park your motor vehicle, then that employee will be your agent, and we will not be liable for any loss, damage or expense which you incur as a result of the employee's actions.

22. SUBORDINATION OF LEASE: This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the rental community and is also subject and subordinate to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section are self-operative, and no further instrument of subordination will be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the rental community, you will automatically, without the necessity of signing any further document, become the tenant of the new owner.

23. ENTIRE AGREEMENT: This Lease contains the entire agreement between us and you, and can only be changed in writing, signed by both parties.

24. SEVERABILITY: If a Court determines that any provision of this lease is invalid, that invalidity will not affect other provisions of this Lease which can be given effect without the invalid provision; and, therefore, the provisions of this Lease are declared to be severable.

25. UTILITIES: Except as otherwise stated in this lease, you must obtain and continuously maintain, in your name, and pay all charges for, all utilities used/consumed at the Premises (the "Utility Services") during the term of this Lease, and any renewal or extension of this Lease (the "Term"), including all taxes, levies, surcharges or other charges for, or related to, the Utility Services. The Utility Services may include, but are not limited to, heat, gas and electricity.

If you do not obtain and/or continuously maintain, in your name, the Utility Services during the Term, and should the Utility Services remain in, or be transferred to, our name during the Term, you must pay, as additional rent, a Processing fee of $50.00 in addition to any utility bill which we pay on your behalf. Further, if we so elect, you will have authorized us to terminate any such Utility Services five (5) days after we have sent to you (in accordance with Section 20 of this Lease) notice of our intent to do so. Please note that during the term we will not interfere with or prevent you from maintaining or restoring the Utility Services in your name. During the term you must obtain heat for the Premises and maintain the Premises at a minimum temperature of fifty-five (55) degrees Fahrenheit from October 1 to April 15.

Charges for metered water and sewer shall initially be paid by us. You must, however, reimburse us on a monthly basis, and as additional rent, your pro rate share of our than most recent periodic bulk metered water and sewer charges for the Community, including, but not limited to, all Base Meter Charges, water consumption charges, base sewer charges, sewer consumption charges, bay restoration fees, account management fees, infrastructure charges, storm water fees, and any other fees and charges as a result of the water and sewer use/consumption of the Community, less any applicable credits (the "water and sewer charges") during the Term. Your pro rata share of the water and sewer charges shall be computed by

multiplying the number of occupants in the Premises, by each day the Premises is leased ("Premises Occupancy"); and then by multiplying the number of occupants in each apartment in the community, by the number of days each apartment is leased ("Total Occupancy"); and then by dividing Premises Occupancy by the Total Occupancy. For purposes of the preceding sentence, an apartment shall be considered "leased" only during the term of a lease, or any renewal or extension of the lease.

You agree to reimburse us in the manner set forth above throughout the Term of this Lease, and any renewal or extension of this Lease. You agree that the exact amount of water and sewer used/consumed by you (or at the premises) cannot be determined precisely, and that the allocation formula described herein is a reasonable estimate of such usage/consumption by you. You acknowledge that under the billing method described herein, because it is an estimated allocation, you may be paying for more or less than your actual usage/consumption. You further understand and agree that your pro rata share of water and sewer charges will vary monthly depending on the amount of utilities used, the rates charged by the applicable provider and other factors.

We may use a third-party billing service (the "billing service") to bill you for your pro rata share of the water and sewer charges. You must pay our billing service a one-time new account fee of $25.00, which will be due and owing with your first monthly billing statement. You must pay our Billing Service a monthly administrative fee of the lesser of $3.07 or the maximum amount allowed by law, which will be due and owing with payment of your monthly billing statement for utility charges. These charges shall be deemed additional rent.

We agree to make available all bills and calculations used in determining your pro rata share of water and sewer charges, in our office, upon written request to our billing service, in accordance with Section 20 or your Lease, within ten (10) days of our Billing Service mailing the monthly billing statement to you.

We shall have the right, at any time during the term, to reasonably change and/or modify the following by sending 30 days' notice to you in accordance with section 20 of the Lease; (a) the method(s) by which utilities are furnished to the Premises; (b) the formula(s) used to determining your charges for utilities; and (c) the methods by which our billing service issues statements to you.

To the extent this Section conflicts with Section 54 of the Lease entitled GOVERNMENT IMPOSED FEES AND CHARGES, this Section shall control.

26. CONDITION OF PREMISES: When the Premises are made available for your occupancy, 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.

27. EXISTING DAMAGES: Upon your written request (sent in accordance with Section 20 of this Lease) within fifteen (15) days of occupancy, you will have the right to have the Premises inspected by us, with you present, for the purpose of making a written list of damages that exist at the commencement of your tenancy.

28. EARLY TERMINATION: In the event you wish to terminate this Lease, or any renewal or extension of this Lease, prior to its expiration date, we agree to permit the early termination upon:

(A) You giving to us two (2) calendar months prior written notice of your intent to terminate at any time during the first six (6) months of the initial Lease term, and

(B) You are paying us an amount equal to three (3) additional month's rents beyond the end of the month in which you elect to terminate this Lease (the "Lease Termination Fee"). During the second six (6) months of the initial Lease term, the Lease Termination Fee will be an amount equal to two (2) additional month's rents, and during any renewal or extension of this Lease a two (2) calendar month written notice and paying a Lease Termination Fee equal to one (1) additional month's rent.

(C) This offer is contingent upon you being current in the monthly base rent at the time you vacate, and with the Lease Termination Fee being paid prior to the termination date.

29. VEHICLE PARKING: You must register your motor vehicle(s) with us in such manner as we may designate.

We hereby authorize you to park only the motor vehicle(s) properly registered with us (the "Designated Vehicle(s)") within the Building's Garage.

The Designated Vehicle(s) must display from its rear-view mirror a valid parking hang tag supplied by us for the Garage.

Your use of the Garage is in common with other residents and occupants of the building and those other persons authorized by us, if any. Your use of the Garage will be in accordance with this Section, all parking regulations which we may post, and as directed by our personnel.

The use of the Garage by you, your family, visitors, agents or employees, is at said person's sole risk. In addition, we are not liable or responsible for any damage to, or theft of or from, vehicles while in the Garage nor are we responsible for any personal injury to you sustained while in the Garage. The foregoing limitation of liability does not apply to our negligent or willful acts or those of our contractors or our or their agents.

You must obey all parking and speed regulations which we may promulgate or post and park only the Designated Vehicle(s), properly tagged and functioning, in the Garage and may not permit nor maintain any other motor vehicle or property in or about the Garage. You may not use the Garage for the storage or repair of any motor vehicle or other property and must remove any unauthorized vehicles or other property from the Garage promptly at our request. If you fail to do so, or otherwise fail to comply with this Addendum, we may have your unauthorized vehicles or other property towed away, or otherwise removed and stored at your risk and expense and/or you will pay us, as additional rent and at the rate of $40.00 per day, for the use of the Garage improperly utilized by you and grant us a lien on your unauthorized vehicles or other property for the payment of the additional rent, which lien may be enforced by us in the same manner as such liens may be enforced by garage keepers under the applicable laws of Baltimore City. You also irrevocably constitute and appoint us as your attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Section, and to store the same at your

expense in such place or places as we, in our sole discretion, may deem proper. Any vehicle or other property parked or stored, so as to block or inhibit access to any fire lane will be towed, or otherwise removed, at its owner's risk and expense. You acknowledge having received from us a gate card (the "Card") for use at the Garage and agree that if the Card is not returned by you at the earlier of time you vacate the Premises or your right to park in the Garage expires, you will pay us $50.00 for reimbursement of the cost of replacing the Card.

We are also entitled to temporarily close or otherwise restrict use of the Garage for the purpose of maintenance, repair, reconstruction, resurfacing and other work which we, in our sole and absolute discretion, deem reasonably necessary in order to maintain and operate the Garage as required by applicable law or in a manner deemed appropriate by us.

Visitors parking in the Garage must display a Visitor Permit from their rearview mirror, which permit you may obtain, for a fee, at the Leasing Office.

30. PAYMENT OF RENT. All rental payments made by you to us must be by electronic check (free), electronic money order (MoneyGram), credit card (with a Convenience Fee), and debit card (with a Convenience Fee) through our on-line Residential Portal.

If circumstances arise and payments are accepted at our rental office located at 6697 Loch hill Rd. Baltimore Md, 21239 or paid by mail to such other address as may be designated by us, you must pay the total amount due.

Should we retain an attorney or agent 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, you agree to pay us the reasonable costs incurred by us in utilizing the services of said agent or attorney.

31. LATE CHARGE. You agree to pay, as additional rent, a charge of five (5%) percent of the amount of rent due as a late charge if you fail to pay, both while occupying and after vacating the Premises, an installment of the rent before the eleventh (11^{th}) day of the month in which it became due and payable. This is not a waiver of our right to file proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

32. APPLICATION OF PAYMENTS: All payments from you to us may, at our option, be applied in the following order to debts owed by you to us: late charges, agent's fees, attorney's fees, court costs, obligations other than rent (if any) owed to us, past due rent other than monthly rent, past due monthly rent, current monthly rent.

33. NOISE and BEHAVIOR: You may not make, permit or facilitate any unseemly or disturbing noises or conduct by you, your 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 tenants or Management. You may not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. You further agree not to conduct, give or permit vocal or instrumental instruction or practice.

34. ILLEGAL DRUGS: If you, your family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity, Tenant will be deemed to have substantially and materially

breached this Lease with such breach being grounds to terminate your 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.

35. ALTERATIONS TO PREMISES: You must leave the Premises at the end of the Lease term, or any renewal or extension of this Lease, in as good condition as received, less ordinary wear and tear, and you may not, without our written permission, make any alterations, additions or improvements (including painting and papering) to the Premises. If you do make any alterations, additions or improvements of a permanent nature to the Premises, they will, at the expiration of the Lease term or any renewal or extension of the Lease term, become our property and must remain with the Premises. In addition, you will remain liable for the cost of restoring the Premises to its original condition.

36. SURRENDER OF PREMISES: If you do not surrender the Premises at the end of the Lease term, or any renewal or extension of the Lease term, you must pay us all of the damages which we suffer as a result thereof, and you must also indemnify us against all claims made by any future tenant against us based upon our delay in delivering possession of the Premises to that future tenant, if the delay is caused by your failure to give us possession of the Premises.

37. WAIVER OF BREACH: If we receive rent from you after knowing that you have violated any term or provision of this Lease, our accepting the rent will not be deemed a waiver of your breach.

38. INDEMNIFICATION: You have agreed to indemnify and save us harmless from all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension of this Lease, caused by any act or omission by you, or by your family, employees, agents, guests, or invitees.

39. LIABILITY OF MANAGEMENT: We will not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the injury, damage or loss is exclusively due to our omission, fault, negligence or other misconduct. Failure or delay in enforcing Lease covenants of other tenants is not an omission, fault, negligence or other misconduct on our part. You will defend and indemnify us from any claim or liability from which we are hereby exonerated.

40. TENANT HOLDING OVER: If you continue to occupy the Premises after the expiration of this Lease, or any renewal or extension of this Lease, and we consent to your continued occupancy, your occupancy will (unless we otherwise agree in writing) be under a month to month tenancy, at twice the rental payable hereunder just prior to you holding over, which will continue until either of us mails notice to the other (pursuant to Section 20 of this Lease) at least two (2) months before the end of any calendar month, that the party giving such notice elects to terminate the tenancy at the end of the second calendar month. As long as you are in possession of the Premises, all of your obligations and all of our rights applicable during the term of this Lease will be equally applicable during the continued period of occupancy.

41. CONDEMNATION: If the Premises is taken by the government under the power of eminent domain, this Lease will terminate as of the date of taking and you will thereafter be released fromany further

liability under this Lease. Under such circumstances we will be entitled to receive the entire award in the condemnation proceeding.

42. INSURANCE: Resident agrees to procure and maintain renter's insurance to afford protection for the risks herein assumed. The minimum property liability limit is $100,000.00. You can certainly procure higher limits, but these are the minimum required by your lease. Resident must list any and all occupants on their renter's insurance and list property as an "Additional Interest" or "Interested Party" with the following address:

1706 Harman Ave. Baltimore Md 21230

Resident also agrees to provide the Owner with written evidence of the existence and the validity of this Insurance at the time of execution and at any renewal of this agreement or be subject to a non- compliance fee. Owner does not carry insurance for Resident's personal property. Resident should obtain and pay for that insurance. Residents are advised to protect themselves and their property by purchasing proper insurance coverage. If Lessee fails to obtain and maintain the minimum property liability insurance as required herein, Lessor shall have the right, to charge a non-compliance fee in the amount of $50.00 for the initial month of non-compliance and each additional month under the lease and immediately payable by Lessee to Lessor.

MP AM

Resident's Initials

43. RESIDENT INDEMNIFICATION: You agree to indemnify and save us harmless from all liability, damage or expense incurred by us as a result of death or injury to persons, or damage to property (including the Premises) where this Lease required you to procure insurance for that liability, damage or expense, and you failed to do so.

44. PREJUDGMENT INTEREST: If you violate this Lease and your violation results in a monetary loss to us, then we will be entitled to prejudgment interest at the rate of six percent (6%), but in no event more than the highest rate allowed by law, on the amount due us, from the date we mail our written list of damages to you.

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

46. SMOKE ALARM: We have installed at least one smoke alarm in the Premises and that alarm(s) is in good condition and proper working order as of the beginning of the Lease term. We are responsible for the installation, repair, maintenance and replacement of smoke alarms required by law. You are responsible for the regular testing of all smoke alarms in the Premises. You must notify us in writing of the failure or malfunction of a smoke alarm, which must be delivered to us by certified mail, return receipt requested, or by hand delivery to us, or our agent, at the address used for the payment of rent. We will provide you with a written receipt of any notification of a failure or malfunction of a smoke alarm that is delivered by hand. We must provide written acknowledgement of the notification and must repair or replace the smoke alarm within 5 calendar days after receiving the notification. You assume all liability to test the alarm(s) and hereby waive and exonerate us from any and all liability resulting from any defective alarm(s) which you did not specifically report to us in accordance with this Section.

You agree 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.

47. GOVERNMENTAL CITATIONS: You must reimburse us the cost of any fine or penalty. and any reasonable attorney fees paid or incurred by us, as a result of an Environmental or Code Citation or a decision of a governmental board or agency when the violation is a result of any act or omission by you or by your family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Citation or imposition of the fine was not our responsibility under this Lease and was not committed by us.

48. GUEST RESTRICTIONS: No person visiting you may reside at the Premises for more than fourteen (14) days total during any twelve (12) month period, without our prior written consent. At any time during the term of this Lease, or any renewal or extension of this Lease, we, in our sole and absolute discretion, have the right to designate specific social guests and/or invitees of yours or other occupants of the Premises who will thereafter be prohibited from entering upon our property, including both the Premises and the common areas within the apartment community.

49. PACKAGES, PARCELS. ETC.: In the event we provide a facility for receiving and delivery of packages and parcels, for or on your behalf, you, at your sole risk, may utilize our facility together with any services that we may provide in connection with the operation of that facility. Since we do not charge for this service, we assume no liability for any package or parcel left in our facility or in connection with the delivery of any package or parcel. It is the responsibility of the delivery company (i.e., Fed Ex, UPS, etc.) to notify you of package delivery. If any package or parcel belonging to you or any occupant of the Premises is placed in the custody of any of our employees for safekeeping or for delivery to you or any occupant of the Premises, then that employee will be deemed your agent, and we are released from any and all loss, damage or expense in connection with that package or parcel.

50. PEST CONTROL: If we notify you of a scheduled extermination of the Premises, and you fail to prepare the Premises for such extermination in accordance with our instructions, you acknowledge that by your failure to comply with our instructions, you will prevent our exterminator from properly exterminating the building in which the Premises are located. If that occurs, you will be liable for any damages or losses sustained by us as a result of your actions and you will have materially and substantially breached this Lease.

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

If you suspect a flea or bed bug infestation within the Premises, you must immediately notify us of your suspected infestation at which time we will hire a licensed pest control operator to confirm the infestation. If there is a flea or 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 your expense. You will be obligated, at your expense, to immediately have the Premises and your 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 you fail to grant access, prepare the Premises for treatment, or fail to permanently remove infested personal property from the Premises, you

acknowledge that you will be liable for any damages or losses sustained by us as a result and you will have materially and substantially breached this Lease.

If you vacate the Premises and a flea or bed bug infestation of the Premises is later discovered, you will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a flea or bed bug infestation spreads from the Premises into other areas of the building, whether next to, above or below the Premises, you will also be held responsible for the expense of inspection, treatment, eradication and cleaning of those other areas.

51. STUDENTS. If you are a college or university student, a violation of your college or university student code of conduct, community standards or the like will be a violation of this Lease.

52. ADDITIONAL RENT. We may, upon mailing two (2) months' prior written notice to you (sent in accordance with Section 20 of this Lease), increase the unpaid balance of the rent due under this Lease, or any renewal or extension of this Lease, and each unpaid monthly installment of rent, to reflect your pro rata share, as reasonably determined by us, of any tax, assessment, levy, fee or surcharge, including any utility or environmental tax, assessment, levy, fee or surcharge (other than any income, excess profits, inheritance or estate tax), assessed to us and relating to the Premises or the rental community in which the Premises is located, by any governmental authority where the tax, assessment, levy, fee or surcharge either did not exist at the beginning of this Lease or the rate of such tax, assessment, levy, fee or surcharge is increased during the term of this Lease or any renewal or extension of this Lease.

53. MILITARY STATUS NOTICE: At the time you sign this Lease is any person who is a Resident under the terms of this Lease a member of the United States military?

- ○ Yes (No)

If "Yes", who?

You must promptly notify us in writing (in accordance with Section 20 of this Lease) if you enlist in the United States military or are discharged from the United States military during the term of this Lease or any renewal or extension of this Lease Resident to initial correct answer. If "yes" insert name of Resident who is in the United States military

54. GOVERNMENT IMPOSED FEES AND CHARGES: We will initially pay the following government-imposed fees and charges ("Government Receivables") for the apartment community in which the Premises is located: Bay Restoration Fee, Sewer Service Fee or Sewer Service Charges, Storm Water Remediation Fee, Water Benefit Fee and Water Distribution Fee.

You agree, however, to reimburse us on or before the FIRST day of each calendar month, as additional rent, one twelfth (1/12) of your pro rata share of our than most recent annual Government Receivables for the apartment community in which the Premises is located (the "Government Receivables Bill") during the term of this Lease and any renewal or extension of this Lease. In the event any portion of the Government Receivables are paid by us on a quarterly basis, you agree to reimburse us on or before the FIRST day of each calendar month, as additional rent, one third (1/3) of your pro rata share of our than most recent quarterly bill for that portion of the Government Receivables. Your pro rata share shall be computed as follows: we will not be reimbursed for fifteen percent (15%) of the Government Receivables. Eighty-five percent (85%) of the Government Receivables are to be reimbursed by the tenants of the

apartment community in which the Premises is located based on the ratio that the number of authorized tenants and occupants in each apartment in that apartment community bears to the total number of authorized tenants and occupants of all apartments in that apartment community as of the first day of each month during the term of this Lease and any renewal or extension of this Lease.

You understand and agree that reimbursement for such Government Receivables will vary depending on the fees and charges charged by the various governmental agencies, the number of authorized tenants and occupants in each apartment in the apartment community and other factors. Our billing service will bill you on or about the FIFTEENTH of the month for the amount due from you on the FIRST of the following month.

We further agree that within ten (10) days after your written request (sent in accordance with Section 20 of this Lease), mailed within seven (7) days after our billing service mails its monthly Government Receivables Bill to you, to make available for a period of seven (7) days in our office governmental bills and all calculations determining your pro-rata share of the Government Receivables.

Payment of the Government Receivables Bill must be made to our billing service or at such other place as we may designate. In the event you fail to make any such payment, then the unpaid amount, in our discretion, may be added to and deemed part of the rent due.

MP AM
Resident's Initials

55. LEASE CORRECTIONS: If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease and/or to otherwise correctly reflect the intent of the parties to this Lease, we both agree to initial and/or sign, where applicable, any modification or correction to this Lease.

56. VIDEO RECORDING. Common areas of the rental community may be subject to periodic and random video recording or surveillance which may be provided to law enforcement authorities.

57. LEASE TERM CONVERSION: IF THREE (3) OR MORE JUDGMENTS OF POSSESSION HAVE BEEN ENTERED FOR RENT DUE AND UNPAID AGAINST YOU IN A TWELVE (12) MONTH PERIOD, WE MAY, AT OUR OPTION, CONVERT THE TERM OF THIS LEASE TO MONTH-TO-MONTH, WHICH WILL CONTINUE UNTIL EITHER OF US MAILS NOTICE TO THE OTHER (PURSUANT TO SECTION OF THIS LEASE), AT LEAST TWO (2) MONTHS PRIOR TO THE END OF ANY CALENDAR MONTH, THAT THE PARTY GIVING NOTICE ELECTS TO TERMINATE THE TENANCY AT THE END OF THE DESIGNATED CALENDAR MONTH, IN WHICH EVENT THIS TENANCY WILL TERMINATE

RULES AND REGULATIONS

YOU AGREE NOT TO

1. PETS: Keep any pets in or about the Premises without our written permission.

2. APPLIANCES: Store or install any washing machines, clothes dryers, dishwashers, air conditioners or other appliances in the Premises; provided, however, that you and we, in our sole and arbitrary discretion, may enter into a separate written agreement allowing you to install, have and to use one or more of the named appliances, for an additional charge, upon such terms and conditions as may be stated in a separate written agreement.

3. FURNITURE: Keep any water-containing furniture in the Premises.

4. WALLS AND WOODWORK. Drive nails into the woodwork or walls of the Premises, except that you 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 us without our written permission.

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 our prior written permission. At the end of your tenancy, all keys to the Premises must be returned to us. If you fail to comply with this Rule, you agree to pay us $65.00 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, elevators (if any), lawn areas or other common areas of the apartment community.

9. APPLIANCES & UTILITIES: Misuse or overload appliances or utilities furnished by us.

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 other than in areas (if any) designated by us.

12. WIRES AND ANTENNAS/SATELLITE DISHES: 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 our Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from us upon request).

13. HAZARDOUS SUBSTANCES/FIRE RISK: Keep in or about the Premises, or place in any dumpster or storage area, any substance designated as, or containing components designated as, hazardous, dangerous, toxic, combustible, 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. WINDOWSILLS. Place anything on the outer edges of the sills of windows.

18. COMMON AREAS: Loiter or play in public areas, stairways, elevators (if any), laundry rooms, or storage areas, or permit your family, employees, agents, guests or invitees to do so.

19. AUTOMOBILES: Wash, rinse, wax, service or repair any motor vehicle within the apartment community other than in areas (if any) designated by us.

20. 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 our buildings.

21. 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, landings or balconies of any of our buildings.

22. 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 you from using direct mail solicitation or advertising in the regular communications media.

23. CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices or do any open flame cooking on balconies or patios.

24. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to any child or developmentally disabled person not related to you by blood.

25. CLOTHES LINES: Install, erect or utilize exterior clothes lines within the rental community.

26. WILD BIRDS AND ANIMALS: Feed birds or wild animals so as to avoid creating unsanitary conditions and attracting unwelcome animals to the area.

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

28. SPRINKLER SYSTEMS: Alter any fire sprinkler system (if any) or paint, cover, obstruct, nor hang anything from, any sprinkler head.

29. 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 the building.

30. REMOVAL OF ICE, SNOW AND OBSTRUCTIONS: Obstruct the sidewalks adjoining the Premises, nor allow the sidewalks to be obstructed in any manner and will keep and maintain any public sidewalk or driveway adjoining the Premises in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice.

31. HOVERBOARDS: Use or store any self-balancing scooter (a/k/a hoverboard) within the apartment community.

32. DRONES: Operate any unmanned aircraft/drone or remote-controlled vehicle or other device in, on or about any building or common area within the apartment community.

33. PROHIBITED CONDUCT: You, your occupants and guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community, disrupting our business operations, manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia.

You and your occupants or guests may also not engage in the following activities: disrupting our business operations; manufacturing, delivering, possessing with intent to deliver; or otherwise possessing a controlled substance or drug paraphernalia, engaging in or threatening violence; possessing a weapon prohibited by state law, discharging a firearm in the apartment community. displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others, storing anything in closets having gas appliances; tamper with the utilities or telecommunications, bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others. Compliance with this paragraph is a condition of this Lease Contract.

YOU AGREE TO:

34. GARBAGE & RUBBISH. Place your garbage and rubbish for disposal only as we direct.

35. USE OF FACILITIES: Use all facilities which we provide for your comfort, such as swimming pool (if any), fitness center (if any), parking areas and storage areas (if any), (none of which facilities are included in the rent) solely at your own risk, and you agree that we are not responsible for any injury to person or loss or damage to property arising out of your use of these facilities, unless the injury is caused solely by our fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by us without affecting the remainder of this Lease.

If we should provide a swimming pool or other recreational facility for your use in common with others, you agree to comply with, and to cause your family and guests to comply with, all rules and regulations relating to the use of the swimming pool or other recreational facility, which we post at or near the pool or other recreational facility, or mail to you (in accordance with Section 20 of this Lease). A failure to comply with the rules and regulations may result, at our option, in our revoking your use of the pool or other recreational facility.

36. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.

37. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that you may maintain lawn furniture thereon provided the furniture is maintained in a neat and orderly manner.

38. DRAPERIES. Only use draperies, window shades or blinds which present a white exterior coloration.

39. LOCK-OUT: Contact a locksmith in the event that you are locked out of the Premises and need assistance in gaining entry to the Premises on Saturdays, Sundays and at any other time that our on-site office is closed.

40. FREIGHT ELEVATOR-MOVING: Move furniture, bulky packages and freight into or out of the Premises Monday through Friday, only between 8:00 a.m. and 6:00 p.m. and on weekends only between 9:00 am. and 6:00 p.m. and only with our written consent. If the Building has a freight elevator you may only use that elevator to bring furniture, bulky packages and freight into, or out of, the building.

41. LIGHT BULBS: Replace, at your sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

42. 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, you must promptly notify us of the presence of any water leak, excessive moisture or standing water in the Premises and must also notify us 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. You also agree not to block or cover any of the heating, ventilation or air conditioning ducts in the Premises.

AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease will continue from year-to-year after its expiration, subject to the same covenants, agreements, rules and regulations as are set forth in this Lease unless:

1. We mail to you, or you mail to us, written notice (sent in accordance with Section 20 of this Lease) at least three (3) months prior to the expiration date of the then- existing Lease term of our or your intention not to renew this Lease.

2. If we mail a notice to you of our intention to terminate the then-existing Lease term and in that notice, offer you a new Lease term pursuant to the terms and conditions contained in that notice, you will be deemed to have renewed this Lease under the terms and conditions specified in our notice unless, within thirty (30) days of the mailing of our notice, you notify us (in accordance with Section 20 of this Lease) of your intent not to renew this Lease.

If more than one person is the Resident under this Lease, notice given to, or by, any one of them will bind all of them.

MP AM

Resident's Initials

IN WITNESS WHEREOF the parties hereto have executed this Lease the day and year first above written.

WITNESS/ATTEST:

RJ CONSULTING LLC
robertanthonyjonesconsulting@gmail.com
410-428-9740

Robert Anthony Jones By: Robert Anthony Jones

Agent Management

Maya Parker Maya P 6/18/26

Resident

Antonio Mendoza AM 6/18/26

Resident

Minor Child 6/18/26

Resident

Management's After-Hours Emergency Telephone Number Is (410) 428-9740.