

RESIDENTIAL LEASE

[Maryland]

THIS LEASE is made this 05/02/2026 (enter date) by and among:

Martin Powers

called herein "Landlord", or "Lessor"; and

Tanner Chisari, Samuel Ranck, Andrew Wick

called herein "Tenant", or "Lessee";

and concerns the real property known as:

1336 S. Charles St. Baltimore, MD 21230

called herein the "Property"

WITNESS

In consideration of the covenants and promises contained herein, all of which are mutual, dependent and material, the parties agree as follows:

1. GRANT OF LEASE

In consideration of the rents, covenants and agreements herein promised, Landlord hereby LEASE leases to Tenant and the Tenant hereby rents and takes from the Landlord the Property.

2. LEASE TERM

The term begins on 5/15/2026 and ends on 5/30/2027, at 12:00 p.m.

Lease Extension/Renewal:

On or before April 1 of lease expiration year, tenant must notify landlord of intentions of terminating on lease date or extending for 1 year via email. If an extension is agreed upon, new dates are documented via email and all aspects of this lease remain in effect with only the 'lease term end date' being affected.

If this Lease is extended beyond the original lease term, the monthly rent may increase by up to FIVE PERCENT (5%), during each extension.

Termination of lease outside of the May 31 - July 31 window: This lease is designed to end between May 31 and July 31 of any given year. Should tenant need to break/break the lease during any dates outside this window, tenant is in default, and landlord will start advertising property immediately. Tenant will be free of rental/financial obligations on the date the new tenant starts lease. Penalty for lease termination outside of the May 31-July 31 window is \$1500 and will be deducted from the security deposit (this penalty fee is for the extra work required to show/rent during non-peak rental season). This penalty will be added to any other move out expenses incurred as result of the final walk thru.

3. RENT and LATE FEE

Tenant agrees to pay a monthly rental of \$ 2,950.00, due and payable on the FIRST day of each month and considered LATE after **midnight on the 5th day of the month.**

Tenant agrees to pay a late fee of 5% for each rent payment not received by deadline. Tenant is considered to be in default of this lease if payment has not been made by midnight on the **7th day of the month.**

This rent is only valid for **3 roommates and no pets.** Adders may apply if those parameters change. One payment for full rent amount is expected. I will provide my Bank of America account info upon lease ratification.

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3. a) PET FEE

Tenant agrees to pay a monthly Pet Fee of \$25.00 per animal (\$50 total for 2 cats) due each month.

Payment options:

- Automatic Online Transfer – setup an 'automatic' online transfer from your account to mine
- Preferred EFT –Zelle (other options include PayPal)

Payment methods other than those outlined above will incur a \$25/transaction fee unless otherwise agreed to prior in writing.

4 DEPOSIT

[Maximum is 2 months rent]

Receipt:

Landlord hereby acknowledges having received from Tenant, on 5/4/26, by direct deposit, the sum of 3000.00, as a security deposit and collateral security

If tenant is in default under this lease, such money may be used by Landlord for (1) payment of rent, (2) for any damages to the breach of this Lease, or (3) for damages to the Property by tenant, his family, guests, agents, employees, social guests, or pets in excess of ordinary wear and tear. The security deposit is to be held, and refunded or disbursed by Landlord in accordance with the Landlord/Tenant laws of the State of Maryland. Among other things, those laws require the Landlord to deposit it, within 30 days, in a separate account used only for security deposits, with interest, in a banking or savings institution in Maryland.

If the Tenant so requests in writing (within 15 days of occupancy), the Landlord shall promptly give Tenant a written list of all existing damages.

Landlords and Tenants are reminded that there are strict procedures (State Statutes) that can apply for inspecting the property at the end of a lease term and/or for keeping any part of a security deposit.

5.USE OF PROPERTY

The Property may be occupied and used by Tenant for (1) a residential dwelling for not more than 3 persons, and (2) other lawful purposes consistent state and local laws, regulations, and ordinances, and private covenants.

6.PETS

Under special circumstances and with consent of the Landlord, Tenant is permitted to keep or allow N/A at the property. The tenant has the obligation to pay for all damages in excess of ordinary wear and tear (and "ordinary wear and tear" is what is ordinary for tenants without pets or dogs, and not what is ordinary wear and tear with a pet or dog)

Any pets not described above are not permitted on the property and could be subject to a one time rental fee of \$1000 (which rent is in addition to Tenant's obligation to pay for all damages in excess of ordinary wear and tear).

7.UTILITIES

Tenant shall pay for all water, electricity, gas, cable, telephones, alarm systems and other services incident to Tenant's use of the Property. Tenant shall promptly create accounts for such services in their own name. **Water will remain in landlord's name. Landlord to send copy of water bill to tenant to be collected within 30 days of receipt. Tenant must report any running water issues in a unit.**

8.TAXES

During the lease term, Landlord shall pay all annual real estate taxes and assessments applicable to the Property, together with any interest and penalties lawfully imposed thereon.

9.REPAIRS

(A) Landlord's Obligations

During the lease term, Landlord shall (1) repair and eliminate conditions which constitute, or if not corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or

safety of the occupants (in accordance with Section 8-211 of the Real property Code), and (2) keep the major appliances (listed below) in good repair, except for those matters caused by the fault or negligence of the Tenant

The Landlord shall maintain the following major appliances and things

- | | |
|---------------------------------------|--------------------|
| o Washer/Dryer | o Dishwasher |
| o Refrigerator in kitchen | o Range/Stove/Oven |
| o All Ceiling Fans as now installed | o Garbage Disposal |
| o All wall/ carpet, as now installed. | o _____ |
| o Microwave Oven | |

The following items are present, but will not be repaired or replaced by the Landlord and are the responsibility of the Tenant to be in good, operating condition upon termination of the rental agreement:

- o Drapes and/or blinds

(B) Tenant's Obligation.

During the lease term, Tenant shall, at its own cost and expense, repair, replace, clean and maintain the Property in good order and condition, except for those repairs required of Landlord as stated in this section. In particular, the Tenant agrees to (a) keep the patio, decks, fences and walks in good condition, (b) remove leaves, weeds, and other debris that accumulates on the property, (c) promptly remove ice and snow as needed or required by local law or regulation, (d) keep gutters, downspouts and exterior drains clear of debris, (e) furnish & replace light bulbs and furnace filters, (f) repair or replace all broken or damaged glass, screens, flooring, and drywall occurring during the tenancy, (g) not cause or permit the presence, use, disposal, storage or release of any hazardous or toxic substances on or in the Property, and not do or allow anyone else to do anything affecting the property which is in violation of any federal, state or local law or regulation that relate to health, safety or environmental protection; excepting only the presence, use or storage of small quantities of hazardous or toxic substances that are generally recognized as appropriate to normal residential uses and normal maintenance of the Property.

Example: If a storm causes a tree to fall on the house, the landlord must fix the roof~ walls, floors, ceilings, closets, plumbing, etc. The Landlord is not responsible for the storm damage to the Tenant's furniture, computer, or clothing. The Tenant is encouraged to obtain insurance that covers such losses.

10. CHANGES

Provided that the tenant has first obtained written consent of Landlord for such alterations and changes, Tenant may, at its sole expense, redecorate the Property and/or make such alterations, structural or otherwise, to the Property as the tenant shall deem expedient or necessary for its purposes. The landlord agrees that they will not unreasonably withhold such consent

Tenant shall be responsible for obtaining any licenses or permits for the making of alterations, changes, and/or installations in, to or upon the Property and Tenant agrees to pay for such licenses or permits.

At the end of the lease term, all redecoration, alterations, structural or otherwise, excepting personal property of tenant, shall become the property of the Landlord.

11. INSPECT /
SHOWINGS

Tenant has inspected the Property and accepts the Property in its present condition. The Property is rented in "AS IS" condition, without warranty by Landlord as to its condition, value or use. There are no agreements for Landlord to fix anything on or at the Property except as stated here:

{Once you all get the keys, you can report any issues when you do a walk thru at that time}

Landlord has the right to enter the property from 8:00 am to 8:00 pm upon 24 hours email and/or telephone notice. Reasons for entry may include property inspection, maintenance and/or marketing showings during a renewal period. 24 hour notice does not apply for situations where personal or personal property damage may exist.

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12. OTHER
PROMISES

Landlord represents and warrants as follows:

- (a) Landlord is the owner of the Property and that Tenant will have quiet enjoyment of the Property;
- (b) The Property is presently in conformity with all zoning and land use laws

Tenant represents and warrants as follows:

- (a) To keep the Property free and clear from liens or encumbrances incident to the activity or business of the Tenant.
- (b) To keep the premises in good order and in a good condition as when received, the natural wear and tear or decay of the property to be repaired by Tenant.
- (c) To not assign or sublease its rights or obligations hereunder without the written consent of the Landlord. Any assignment, sublease or other transfer of Tenant's rights and/or obligations hereunder without such consent, is a default hereunder.
- (d) To not keep any pets on the Property unless otherwise specified in this lease.

13. INDEMNITY

To the extent not prohibited or limited by law, the Tenant agrees to indemnify Landlord, and to hold Landlord harmless from and against any and all injury, loss, claims or damage to any person or property while on the Property. The Tenant has an obligation, stated below, to keep liability insurance in place

14. INSURANCE

During the lease term and any subsequent extension thereto, Landlord will maintain, with respect to the Property, fire and casualty insurance. This insurance does not cover the Tenant's personal property.

During the lease term and any subsequent extension(s) thereto, Tenant may purchase insurance on all personal property if such coverage is desired, and Tenant holds Landlord harmless from liability for damage to Tenant's property. (

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15. CONDEMNAT
ION

If, after the execution of this Agreement and prior to the expiration hereof, the whole or a substantial part of the Property shall be taken under power of eminent domain by any public or private authority, this Agreement shall cease and terminate as of the date when possession of the Property shall be taken by the taking authority and any unearned rent or other charges, if any, paid in advance by Tenant, shall be refunded to Tenant.

16. DEFAULT

Tenant agrees that its failure to perform as required under the terms of this Agreement will constitute a default by Tenant. Default can result in fines for damage and/or premature termination of this lease, and/or other legal action. Any actions taken during default are at sole discretion of landlord but must comply with applicable state laws. Tenant agrees to reimburse Landlord for any all damages or liabilities incurred as well as other costs incurred to enforce this lease, including specifically all reasonable attorney fees and court costs.

17. SMOKE
DETECTORS

In accordance with MD Code, Public Safety, § 9-106 of the Annotated Code of Maryland, the landlord/property owner is responsible for the installation, repair, maintenance, and replacement of smoke alarms required by the "Smoke Detection Systems" section of the law. The testing of smoke alarms is the responsibility of the occupant of the residential unit. A tenant shall notify the landlord in writing of the failure or malfunction of a required smoke alarm.

(a) Smoke alarm requirements shall be enforced by the State Fire Marshal, a county or municipal fire marshal, a fire chief, the Baltimore City Fire Department, or any other designated authority having jurisdiction.

(b)(1) The building permit applicant is responsible for the proper installation of required smoke alarms in residential occupancies constructed on or after July 1, 2013.

(2) If a building permit is not required, the general contractor shall bear the responsibility described in paragraph (1) of this subsection.

(c) The landlord or property owner is responsible for the installation, repair, maintenance, and replacement of smoke alarms required by this subtitle.

(d) Occupants of a residential occupancy may not remove or tamper with a required smoke

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alarm or otherwise render the smoke alarm inoperative.

(e)(1) Testing of smoke alarms is the responsibility of the occupant of the residential unit.

(2)(i) A tenant shall notify the landlord in writing of the failure or malfunction of a required smoke alarm.

(ii) The written notification required under subparagraph (i) of this paragraph shall be delivered by certified mail, return receipt requested to the landlord, or by hand delivery to the landlord or the landlord's agent, at the address used for the payment of rent.

(iii) If the delivery of the notification is made by hand as described in subparagraph (ii) of this paragraph, the landlord or the landlord's agent shall provide to the tenant a written receipt for the delivery.

(iv) The landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification.

(f)(1) If a residential unit does not contain alternating current (AC) primary electric power, battery operated smoke alarms or smoke alarm operation on an approved alternate source of power may be permitted.

(2) Battery operated smoke alarms shall be sealed, tamper resistant units incorporating a silence/hush button and using long-life batteries.

(g) A smoke alarm may be combined with a carbon monoxide alarm if the device complies with:

(1) this subtitle;

(2) Title 12 of this article; and

(3) Underwriters Laboratories (UL) Standards 217 and 2034.

18. MILITARY

If Tenant is on active duty with the United States military and receives either permanent change of station orders or temporary duty orders for a period in excess of three (3) months, then Tenant may terminate this Lease and Tenant shall be liable for no more than thirty (30) days rent after written notice and proof of said orders are given to Landlord. Tenant remains liable to Landlord for all damages to the Property in excess of ordinary wear and tear.

**19. CONDITION
AT END OF
TERM**

The property should be returned to the landlord in clean condition, free of all trash and debris at the same level of cleanliness it was delivered to them. The tenant must hire a professional cleaning company upon moving out, prior to the final walk through.

Tenant shall arrange for final utility bills to be issued to Tenant, and shall pay the bills.

20. NOTICES

Notices to be given or served hereunder shall be deemed duly served if delivered personally or if mailed by registered/certified mail to the following addresses:

Notice to Landlords:

**Martin Powers
201 S. Hilltop Rd.
Catonsville, MD 21228**

Notice to Tenants:

**Tenants
1336 S. Charles St.
Baltimore MD 21230**

21. NO SMOKING

There is to be no smoking at anytime inside this rental unit. A violation of this policy is breach of contract and constitutes default. Any and all smoking related mitigation is at the expense of the tenant.

**22. FULL
AGREEMENT/**

This Agreement sets forth the entire understanding of the parties. This Agreement shall be interpreted and enforced under the laws of the State of Maryland. All the terms and provisions of

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GOVERNING
LAW/BINDING
EFFECT

this Agreement shall be binding upon, inure to the benefit of and be enforceable by and against the heirs, personal representatives, successors and assigns of the parties.

23 CLEANING

The following guidelines are for Periodic Cleaning and Moving Out

NOTE: The entire house must be cleaned professionally (ie. Cleaning Service) once every 3 months. Receipt must be presented to Owner for verification. The house must be professionally cleaned prior to moving out.

Hardwood Floors

***I keep the Bona floor cleaner and mop at the house.**

Please you use it as the final step after the floor has been swept/vacuumed.

****Ensure all furniture has protective layers on the legs to prevent scratches on the floors.**

Felt works best for furniture that needs to move. Rubber anti-slip pads are also easy to install.

If you are unable to replace light bulbs (with correct replacements), I can replace them for a small installation fee.

Please contact me with any questions!

IN WITNESS WHEREOF, the parties have signed this lease.

Tenant(s)

Name: Tanner Chisari
Mobile: (443) 223-9065
Email: tchisari98@gmail.com
Signature: [Signature]
Date: 5/3/2026

Name: Samuel Ranck
Mobile: 410-733-2777
Email: SRanck21@gmail.com
Signature: [Signature]
Date: 5/3/2026

Name: Andrew W. Jr
Mobile: 443 610 2946
Email: andrew.wick@icloud.com
Signature: [Signature]
Date: 5/3/26

Landlord

Name: Martin Powers
Signature: [Signature]
Date: 5/4/26

Martin Powers, 201 S. Hilltop Rd. Catonsville, MD 21228 (410)684-4182

****PLEASE BE SURE ALL PAGES HAVE BEEN
INITIALED, INCLUDING THIS ONE!**

Thank you!