

RESIDENTIAL LEASE

Apartment ----- Condominium -----House

BY THIS AGREEMENT made and entered into on April 28, 2026, between Ambrose Agubuzo refers to Lessor, Kechae Cooper, refers to Lessee. Lessor leases the premises at 1925 Aisquith Street, Baltimore, MD 21218, to Lessee.

This Property is particularly described as follows:

Two-Bedroom Row House

With all appurtenances, the term of TWO YEARS will commence on May 1, 2026, and end on April 30, 2028, at 11:59 p.m.

1. **Rent.** Lessee agrees to pay, without demand, Lessor, as rent for the demised premises, the sum of One Thousand Two Hundred Fifty Dollars (\$1,250.00), due on May 1, 2026. Beginning June 1, 2026, Lessee agrees to pay, without demand, Lessor, as rent for the demised premises, the sum of One Thousand Three Hundred Fifty Dollars (\$1,350.00) per month, due on the 1st day of each calendar month. Rent should be mailed to 8833 Walker Mill Road, Capitol Heights, MD 20743, or directly deposited into the Lessor's bank account, including Cash App. The water bill is included in the rent.
2. **Security Deposit.** Upon execution of this Lease, the Tenants shall deposit the sum of Two Thousand Dollars (\$2,000.00), to be held by the Landlord as a security deposit for proper cleaning of and repair of damages to the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenants. The tenants shall be liable to the landlord for all damages to the leased premises upon this lease's termination, backed rents, and ordinary wear and tear excepted. The tenants are entitled to interest on the security deposit under the laws of the state of Maryland. The tenants may not apply the security deposit to any rent due under this Lease.
3. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
4. **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single-family residence. Neither the premises nor any part thereof shall be used during the term of this lease by Lessee for carrying on any business, profession, or trade of any kind or for any purpose other than as a private single-family residence. The Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises and the sidewalks connected to them during the term of this lease.
5. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than two person(s), consisting of one adult(s) and one child(ren), Ke'mar James, without the written consent of Lessor.
6. **Condition of Premises.** The Lessee stipulates that they have examined the demised premises, including the grounds, buildings, and improvements. They are in good order, repaired, safe, clean, and tenantable at this lease.
7. **Assignment and Subletting.** Without the Lessor's written consent, the Lessee shall not assign this Lease, sublet, or grant any concession or license to use the premises or any part thereof. An assignment, subletting, privilege, or right without Lessor's prior written consent shall be void, and this lease shall be terminated at Lessor's option.
- 7A. **Basement.** The property's basement is NOT part of the tenant's rented area. At the management or landlord's discretion, the tenant may have access to store their personal items in the basement.

8. **Damage to Premises.** Suppose the demised premises shall be partially damaged by fire or another casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor. In that case, Lessor shall promptly repair the premises, and there shall be a reduction of rent corresponding with the time during which, and the extent to which, the leased premises may have been un-tenantable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end. The rent shall be prorated through the date of the damage.
9. **Dangerous Materials.** Lessee shall not keep or have on the leased premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **Utilities.** The lessee is responsible for arranging and paying for all utility services required on the premises, such as gas and electricity. Water is included in the rent.
11. **Right of Inspection.** The Lessor and his agents shall have the right to enter the demised premises and inspect the premises and all buildings and improvements at all reasonable times during this lease and any renewal.
12. **Maintenance and Repair.** At his sole expense, the Lessee will maintain the leased premises and appurtenances in good and sanitary condition and repair them during this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; sanitary and shovel out snow, ice, and floodwater; and keep the walls free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage to it shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs should be placed or painted on or about the leased premises by Lessee or at his direction without Lessor's prior written consent.
13. **Animals.** Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.
14. **Display of Signs.** During the last 60 days of this lease, the Lessor or his agent shall have the privilege of displaying the usual "For Sale," "For Rent," or "Vacancy" signs on the demised premises and showing the property to prospective purchasers or tenants.
15. **Subordination of Lease.** This lease and the Lessee's leasehold interest hereunder shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, and all renewals or extensions of such liens or encumbrances.
16. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof. Still, it shall be terminated with 30 days written notice served by either Lessor or Lessee on the other party.
17. **Surrender of Premises.** At the expiration of the lease term, Lessee shall quit and surrender the premises at this moment demised in as good a state and condition as they were at the commencement of this lease, with reasonable use and wear thereof, and with damages by the elements expected.

18. **Abandonment.** Suppose at any time during this lease, Lessee abandons the demised premises or any part thereof. In that case, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution thereof and without becoming liable to Lessee for damages or any payment of any kind whatever, and may, at his discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable under such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force and the net for such period realized by Lessor using such re-letting. If Lessor's right of re-entry is exercised following the abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises also to have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is at this moment relieved of all liability for doing so.

19. **Insurance.** Lessor has obtained insurance to cover fire damage to the building itself. Lessor shall accept Lessee's insurance policy to cover damage or loss of personal possessions and losses resulting from their negligence.

20. **Painting.** The lessor reserves the right to determine when the dwelling will be painted unless there is any law to the contrary.

21. **Binding Effect.** The covenants and conditions herein shall apply to and bind the parties' heirs, legal representatives, and assigns. All covenants are to be construed as conditions of this lease.

22. **Lessor** reserves the right to sell or dispose of the property.

23. **Radon Gas Disclosure.** As required by law, (landlord) (seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Your county public health unit may provide additional radon testing information.

24. **Lead Paint Disclosure. This rental property was built before 1978.** Housing built before 1978 may contain lead-based paint. If improperly managed, lead from paint, paint chips, and dust can pose health hazards. Lead exposure is especially harmful to young children and pregnant women.

25. **HAVC Duct Air Filter.** The tenant is responsible for replacing the HVAC duct air filter when necessary.

26. **Default.** If any default is made in the payment of rent, the Tenant at this moment expressly waives the right to a Notice to Quit/Correct or Vacate under MD/DC Code section 45-1408 (1981 ed.) in the event of non-payment of rent.

27. **Alteration and Improvements.** Lessee shall make no alterations to the buildings on the demised premises, construct any building, or make other improvements on the Premises without Lessor's prior written consent. All alterations, changes, and modifications built, created, or placed on the demised premises by Lessee, except for fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

28. Rent should be mailed monthly to 8833 Walker Mill Road, Capitol Heights, MD 20743.
29. Rent is due on the first day of every calendar month. There is a grace period up to the 10th day of every month. A 5% late fee will be charged if rent is received after the 10th of each month.
30. If checks for rent were returned (2) times for insufficient funds or any other reason, the Landlord will only accept checks for rent. At this point, payment/rent must be made in cash, money order, or cashier's check. \$45.00 is charged for any returned checks.
31. The company's property manager will inspect the property once every two months. The tenant will be notified within 24 hours before the inspection.
32. The Landlord must have a copy of the original keys. The tenant must inform the Landlord before changing the key/lock. If the tenant changes the key, the Landlord must get a copy immediately.
33. The Lessee must request any repairs needed at the property in writing.
34. Drug-related criminal activity on or near the premises by any household member, guest, or another person under the tenant's control is grounds for eviction. The lease must allow the owner to evict.
35. The lease must allow the owner to evict a family when a household member is illegally using a drug or when the owner determines that a pattern of illegal drug use interferes with the health, safety, or right to peaceful enjoyment of the premises by residents.
36. The lessor must evict a tenant where any criminal activity threatens the health, safety, or right to peaceful enjoyment of the premises of other residents. The tenant is a fugitive felon or parole violator under Federal or State law.
37. The lessor must terminate tenancy due to a household member's alcohol abuse threatening the health, safety, or the right to peaceful enjoyment of the premises by other residents.
38. If the lessor takes the tenants to court for non-payment of rent or damage to the property caused by the tenants, the tenants are responsible for the damage and court fees.
49. The security deposit must not be used as rent unless both parties agree. It should be returned to the tenant within 45 days after inspecting the property and ensuring everything is in good condition as when the tenant moved in.
40. Tenant must notify the Landlord in writing at least 60 days before the end of the lease.
41. Walk-thru inspection should be held five days before or after the move-out date.
42. The Lessee is responsible for keeping the property, shoveling snow, and cutting grass. The Lessee must pay for any damage to the property, including kitchen cabinets and countertops, appliances, walls, carpet, windows, screens, and other items, as well as any fines levied against the Landlord by Baltimore City or other agencies for failing to keep the premises clean.

I ----- (tenant) walked through the apartment:

1. kitchen
 - Cabinet
 - Countertop
 - Sink & faucet
 - Ceramic tile floor
 - Refrigerator
 - Stove
 - Hood vent
2. Windows and screen
3. Bedroom walls and ceiling
 - bedroom closets
 - bedroom doors
 - living room walls & ceiling
 - hallway walls & ceiling
 - stairway walls & ceiling
 - bathroom walls & ceiling
 - kitchen walls & ceiling
4. All carpet & pad
5. Bathrooms
 - commodes
 - vanity & faucet
 - shower
 - shower door
 - shower ceramic tiles
6. Washer &
 - dryer machine

The tenant agrees that all the above-listed items are suitable and need no work during the walk-through and signing of the lease agreement.

The tenant also agrees that keeping the property in good condition and avoiding damage is their job. The tenant is responsible for paying for or repairing any damaged items.

The tenant is also responsible for frequently replacing all air filters and electrical bulbs.

The lease must be renewed at the end of the lease. Failure to renew the lease will result in Rent increases up to 5%. When the lease expires, the tenants and the landlord will walk through the property. The tenant will be given SEVEN days to repair any damages.

Any service work requested by the tenant(s) must be in writing. After the work is completed, the tenant(s) must sign the repair paperwork.

If the tenant refuses to repair the damage, the landlord reserves the right to deduct the cost from the tenant's security deposit. If the security deposit is insufficient, the landlord will seek further action from the court.

The tenant is advised not to store personal or household items in the basement that could be damaged by floodwater. There may be constant rain in the Baltimore area. The tenant is also liable for the said items if damaged due to negligence.

The Lessor expects normal wear and tear. The tenant will not be responsible.

Lawsuit: The tenant is also required to pay any court expenses incurred in the non-payment-of-rent lawsuit and for other related and unrelated matters.

The Lessor reserves the right to terminate the tenancy if the Lessee violates the lease provisions.

The parties have executed this Agreement in duplicate on the day and year it was written.

SIGNED: _____ SIGNED: _____

NAME: _____ NAME: _____

DATE: _____ DATE: _____

LESSEE/TENANT

LESSEE/TENANT

SIGNED: _____ SIGNED: _____

NAME: _____ NAME: _____

DATE: _____ DATE: _____

LESSEE/TENANT

LESSOR/LANDLORD

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement must comply with the Truth in Renting Act or the applicable landlord-tenant statute or code of the State of Maryland. If you have a question about interpreting the legality of a provision of this agreement, you may want to seek assistance from a lawyer or another qualified person.