

RESIDENTIAL LEASE AGREEMENT

THIS RENTAL AGREEMENT executed on the 9th day of June 2026 by and between TGR002 LLC hereinafter called LANDLORD and Tiana Jeanine Barker & Gabriella Jaidyn Barker hereinafter called LESSEE(s).

OFFER TO RENT: LANDLORD hereby rents to LESSEE(s), subject to the following terms and conditions of this Agreement, the premises at the following address, 3331 Lawnview Ave, Baltimore, MD 21210 to be occupied as a residence and for no other purpose for a term of one year beginning June 15, 2026 and ending on June 30, 2027.

RENT: LESSEE(s) shall pay to LANDLORD the total for rent for the lease term which shall be \$1,350 per month. Rent will be collected through the following instructions by the LANDLORD, Zelle, electronic payment, or other agreed upon method of payment. The total rent will be due on the 1st day of every month and if not paid in full will be considered late after the 5th day of every month and a 5% late fee will be charged on the remaining balance due.

RENT PRORATION: Should LESSEE(s) move into the property before the end of the month, the rent will be prorated on a daily basis based on \$1,350 being divided by the amount of days in the home before or after the agreed upon lease date.

SECURITY DEPOSIT: Upon execution of this lease, the LESSEE(s) will deposit with the LANDLORD a sum in the amount of \$1,350, receipt of which is acknowledged by the LANDLORD, as security for the faithful performance of the requirements and obligations set forth in this lease, to be returned to the LESSEE(s) without interest on the full and faithful performance of by the LESSEE(s) of the provisions hereof. LESSEE(s) cannot use the security deposit during the occupancy, or term of the Rental Agreement for rent. Rent must be paid in full during occupancy and lease of the property. LANDLORD shall furnish, no later than 30 days after the LESSEE(s) has vacated the Premises, an itemized statement for the security deposit. LANDLORD may use/deduct security deposit funds for the damage, cleaning, legal expenses, cost of collection, loss of personal property of LANDLORD included in this Rental Agreement, loss of rents, late fees, service fees, non-sufficient fund fees, LESSEE(s) caused billing, photographs of damage, pest control, change of locks if keys are issued and not returned or if LESSEE(s) provides an unauthorized person with any key to the property, termination fees, and re-rent fees.

HOLDOVER BY LESSEE(s): Should LESSEE(s) remain in possession of the demised premises with the consent of the LANDLORD after the natural expiration of this lease, a new month-to-month tenancy shall be created between LANDLORD and LESSEE(s) which shall be subject to all the terms and conditions hereof but shall be terminated on thirty days' written notice served by either LANDLORD or LESSEE(s) on the other party.

SURRENDER OF PREMISES: At the expiration of the lease term, LESSEE(s) shall quit and surrender the premises hereby demised in as good status and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

DEFAULT: If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of the LANDLORD, shall terminate and be forfeited, and the LANDLORD may have all persons removed from the premises. LESSEE(s) shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within fifteen days of receipt of such notice, LESSEE(s) has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

ABANDONMENT: If at any time during the term of this lease, LESSEE(s) abandons the demised premises or any part thereof, LANDLORD may, at LANDLORD's option, enter the demised premises by any means without becoming liable for any prosecution therefore, and without becoming liable to LESSEE(s) for damages or for any payment of any kind whatever. LANDLORD may, at LANDLORD's discretion, as agent for the LESSEE(s) 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 by virtue of such re-letting, and at LANDLORD's option, hold LESSEE(s) 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 rent for such period realized by LANDLORD by means of such re-letting. If

LANDLORD's right of re-entry is exercised following abandonment of the premises by LESSEE(s), then LANDLORD may consider any personal property belonging to LESSEE(s) and left of the premises to also have been abandoned, in which case LANDLORD may dispose of all such personal property in any manner LANDLORD shall deem proper and is hereby relieved of all liability for doing so, so long as such actions are taken consistent with the obligations and responsibilities under such conditions are governed by the laws of this State.

QUIET ENJOYMENT: The LANDLORD agrees that on paying the rent and performance the covenants provided herein, the LESSEE(s) shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term. However, LESSEE(s) agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another resident or neighbor. Premises shall be used as a residence only. Operating a business from this property is prohibited without prior, express, and written approval from the LANDLORD and without first obtaining all requisite City, County, State, and Federal permits, variances, business certificates, tax identification numbers, and other forms.

DANGEROUS MATERIALS: LESSEE(s) shall not keep or have on the lease premises any article or thing of a dangerous, inflammable, 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.

POSSESSION: LESSEE(s) has examined and knows the condition of the property and by taking possession acknowledges that they have received the same in good order and condition except as herein otherwise stated. Failure to deliver possession of the premises at the time herein agreed shall not subject LANDLORD to liability for damages.

ASSIGNMENT, SUBLETTING, ABANDONMENT: LESSEE(s) may not sublet the premises without the prior written consent of LANDLORD. If LESSEE(s) vacates or abandons the property, LANDLORD shall immediately have the right to terminate this Agreement.

RIGHT OF ENTRY: LANDLORD shall have the right to enter the rental unit during normal working hours in order to inspect the premises, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. LANDLORD may exhibit the rental unit to prospective purchasers, mortgagees, or LESSEE(s) upon reasonable notice.

UTILITIES: All utilities, including gas, electric, water, sewer, and any additional utilities added shall be the responsibility of the LESSEE(s).

MAINTENANCE, REPAIRS OR ALTERATIONS: LESSEE(s) shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. LESSEE(s) may not make any alterations to the leased premises without the consent in writing of LANDLORD. LANDLORD will be responsible for any maintenance issues to the property unrelated to issues that may have been caused by the LESSEE(s) including sewer blockages and broken garbage disposals.

APPLIANCES: LANDLORD has provided the following appliances in working condition with the property:

- One refrigerator
- One stove/range
- Washer and dryer
- Multiple in window AC units

- The LESSEE(s) agrees to maintain these appliances effectively, clean them regularly, and agrees to take financial responsibility for any maintenance issues that may come from misuse or inflicted damage caused by the LESSEE(s). The washer, and dryer are the full responsibility the tenant.

LAWN CARE: LESSEE(s) agrees to maintain the grounds in a reasonable and prudent manner. This responsibility includes pruning of all hedges, shrubs and small trees, weeding of flower-beds, mowing, and watering of grass during periods of drought. LESSEE(s) will be responsible for the shoveling of snow.

PETS: LESSEE(s) shall keep no domestic or other animals in or about the property or on the premises without the written consent of LANDLORD, subject to any additional fees, which shall be attached to this Agreement. LESSEE(s) is responsible for all damage that any animal causes, regardless of ownership of said animal and agrees to restore the property to its original condition at LESSEE(s)'s expense.

NOISE/WASTE: LESSEE(s) agrees that he will not commit waste on the premises or maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. LESSEE(s) further agrees to abide by any and all City noise ordinances.

COMPLIANCE WITH LAW: LESSEE(s) agrees that during the term of the lease, that they shall promptly comply with any present and future laws, ordinances, orders, rules, regulation, and requirements of the Federal, State, County, City and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against LESSEE(s), LANDLORD or both.

WAIVER: A Waiver by LANDLORD of a breach of any covenant or duty of LESSEE(s), under the Agreement is not a waiver of a breach of any other covenant or duty of LESSEE(s), or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment agreement and executed by LESSEE(s) and LANDLORD.

FURNISHED UNIT: If said property is furnished, an inventory shall be attached hereto and made a part hereof, and signed by LESSEE(s). LESSEE(s) agrees not to furnish any unit with a waterbed.

INDEMNIFICATION: LANDLORD shall not be liable for any damage or injury to LESSEE(s), or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, and LESSEE(s) agrees to hold LANDLORD harmless from any claims or damages unless caused solely by LANDLORD'S negligence. It is recommended that renter insurance be purchased at LESSEE(s)'s expense.

LIABILITY: The LANDLORD will not be responsible for any loss of property owned by the LESSEE(s) due to fire, theft, or any other reason. The LESSEE(s) is encouraged to acquire renter's insurance.

OTHER: The LESSEE(s) nor anyone associated with the LESSEE(s) will be allowed to smoke inside or on the premises of the property. Smoking is totally prohibited for any reason inside or outside of the property. Failure to comply with any prohibitions will subject LESSEE(s) to a termination of their lease and loss of security deposit by the expressed approval of the LANDLORD.

KEYS: Keys will be issued upon move in and returned upon move out. The keys are the expressed responsibility of the LESSEE(s) and any loss of keys will require a fee for the change of locks based on associated costs of service.

SUBORDINATION OF LEASE: This lease and the LESSEE(s)'s leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by the LANDLORD, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

RADON GAS DISCLOSURE: As required by law, LANDLORD 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. Levels of radon that exceed federal and state guidelines have been found in buildings of every state. Additional information regarding radon and radon testing may be obtained from your county public health unit or at the Environmental Protection Agency's "Radon Gas—Protection for LESSEE(s)" web page located at <http://www.epa.gov>

LEAD PAINT DISCLOSURE: "Every purchaser or LESSEE(s) of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral

problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The lessor of any interest in residential real estate is required to provide the LESSEE(s)/LESSEE(s) with any information on lead-based paint hazards from risk assessments or inspections in the lessor's possession and notify the LESSEE(s)/LESSEE(s) of any known lead-based paint hazards. For additional information, see the Environmental Protection Agency's site on Lead-Based Paint at <http://www.epa.gov>.

The demised premises contained in this lease was constructed before 1978 and falls under the provisions and restrictions of the Lead-Based Paint Act.

MEGAN'S LAW DISCLOSURE: Federal and State law requires that all persons who plead guilty or have been found guilty of sex crimes must register with the Chief of Police in the city in which that person resides, or the Sheriff of the county if no Chief of Police exists. To obtain further information regarding persons required by law to register as sexual offenders, contact the local Chief of Police or the County Sheriff. The LESSEE(s) acknowledges that the LANDLORD and Agent to this transaction do not have an affirmative duty to obtain information regarding crime statistics or offender registration. If that information is important to LESSEE(s), LESSEE(s) has been given the applicable telephone numbers to call and obtain that information themselves.

INSURANCE: LESSEE(s) acknowledges that LANDLORD's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall LANDLORD be held liable for such losses. LESSEE(s) is hereby advised to obtain LESSEE(s)'s own insurance policy to cover any personal losses. LANDLORD shall not be responsible for any of the LESSEE(s)'s property lost or stolen either from the LESSEE(s)'s rented Premises or from any parking, storage, or common area in or about the building or Premises, and LESSEE(s) assumes all responsibility for the security and safekeeping of any such property.

GOVERNING LAW: This agreement shall be governed by the laws in the State of Maryland.

ACCEPTANCE OF PROPERTY.

- a. Delivered in compliance with law. LANDLORD covenants that the leased premises and all common areas are delivered in a clean, safe and sanitary condition, free of rodents and vermin, in a habitable condition, and in complete compliance with all applicable law. LESSEE(s) acknowledges that they have been given an opportunity to examine the premises, that he/she has examined the premises and found them to be in satisfactory condition, unless otherwise specified herein.
- b. List of existing damages. LESSEE(s) has the right to have the dwelling unit inspected by the LANDLORD in the LESSEE(s)'S presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the LESSEE(s) so requests by certified mail to the LANDLORD within fifteen (15) days of the LESSEE(s)'S occupancy. This list is for information only, and LANDLORD shall not be obligated to make any repairs except as specified herein or as required by law.
- c. LESSEE(s) and LESSOR confirm that there are no present issues with the home after passing the inspection and matters including sewage backups, clogs, and similar issues are the responsibility of the LESSEE(s).
- d. LANDLORD'S covenant to repair and express warranty of habitability.

COVENANTS: The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives and assigns of the parties hereto, and all covenants are to be construed as conditions of the Agreement.

OCCUPANTS: This unit is to be occupied as a strictly residential dwelling by LESSEE(s) and children of LESSEE(s).

No others are permitted to live in the property except by prior written approval by LESSOR.

NOTICES: Any notice which either party may or is required to give, may be given to the following email addresses

To LANDLORD - tgrllc2015@gmail.com

To LESSEE(s) - tiana.barker329@outlook.com, gabigabigabi0112@gmail.com

AGENT(S): In addition to the LANDLORD the following person(s) are allowed on the property:

Teresa D Amaya, Property Manager

Contractors, only with the expressed approval of the LANDLORD/Property manager.

ENTIRE AGREEMENT: The terms and conditions of the Agreement are the entire agreement and understanding of the parties. LESSEE(s) acknowledges that he has read this Agreement and understands its provisions and agrees to occupy said premises under the terms of the Agreement.

In witness, the parties have executed this agreement on June 15, 2026

LANDLORD'S SIGNATURE



PROPERTY MANAGER SIGNATURE



LESSEE(s)'S SIGNATURE



LESSEE(s)'S SIGNATURE

PRINT NAME

Teresa D Amaya

PRINT NAME

Tiana Barker

PRINT NAME

Gabriella Barker

PRINT NAME