

RESIDENTIAL DWELLING LEASE

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD SEEK COMPETENT LEGAL ADVICE

DATE OF LEASE OFFER:

OWNER/LANDLORD Braun Auctions LLC

TENANT(S): George Edward Pritchett

LEASED PROPERTY ADDRESS (THE PROPERTY): 2818 Woodbrook Avenue, Baltimore, MD, 21217

1. INITIAL LEASE TERM: Owner leases to Tenant and Tenant leases from the Owner the Property for the term of 1 year(s) or 12 month(s) commencing on the 15 th day of 7/2026 (mo./yr.) and ending on the 1 th day of 8/2027 (mo./yr.). (The "Initial Term") at a total rental of twelvethousand Dollars (\$ 12000) for said Term, due and payable in equal monthly installments of onethousand Dollars (\$ 1000), in advance, on the first day of each month. Tenant agrees to vacate the Property by the last day of the Initial Term. Notice shall not be required by either party

2. RENEWAL OF LEASE TERMS (Initial one selection):

() MONTH-TO-MONTH: This Lease shall continue in force from month to month after the expiration of the Initial Term. However, either party may terminate this Lease at the end of the initial Term by giving written notice to the other party at least ninety (90) days prior to the end of the initial Term. Either part may terminate the month-to-month Lease at the end of the rental month, provided that written notice is given to the other party at least thirty (30) days prior to the last day of the desired final rental month of the tenancy. NOTE: In Baltimore City at least sixty (60) days notice must be given; i.e., either party may terminate the month-to-month lease at the end of any rental month provided that written notice is given to the other party at least sixty (60) days prior to the last day of the desired final rental month of the tenancy.

() **YEAR-TO-YEAR:** This lease shall continue in force from year to year with a 5% (five percent) increase in rent after the expiration of the initial Term. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice to the other party at least ninety (90) days prior to end of the initial or renewal term.

NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE.

3. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit is required as a condition of this Lease. Upon payment of the security deposit by Tenant to Owner, Owner will provide a receipt containing the security deposit provisions required by law.

Security Deposit Amount: 1 month rent =. 1000

4. PAYMENT OF RENT: tenant agrees to pay the rent when due, without any deduction or setoff. If a monthly installment of rent is paid more than **FIVE (5)** days after the due date, Tenant shall pay, as additional rent, a sum equal to 5% of the delinquent rent due. If a check is accepted by Owner from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a **\$35.00** charge to owner as additional rent. If more than two (2) checks are dishonored within a six (6) month period, Owner shall have the right to require all future payments be made by money order, cashier check, certified check, or cash.

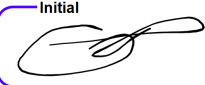
Initial Initial
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5. **OWNER LEGAL RIGHTS:** If Tenant shall fail to pay the rent or any additional rent as herein provided, within FIVE (5) days of the date when due or if Tenant shall breach any other term, covenant or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application: owner may (i) re-enter the property and terminate this Lease in accordance with the applicable provisions of law; (ii) bring summary ejectment proceedings to evict Tenant; or (iii) pursue any and all other remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained to the termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.

6. **PERSONS WHO WILL OCCUPY THE PROPERTY:** Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other person(s):

Joshua S Oleksak

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Initial


7. **TENANT'S RIGHT TO OCCUPY THE PROPERTY:** Owner agrees that Tenant may, peaceably and quietly, enter the property at the beginning of the Term and that the Property will be made available in a condition permitting reasonable safe habitation. If permission is given to Tenant to enter into possession of the property prior to the date specified for the commencement of the term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions and provisions of this lease, and the rent shall be apportioned for such period of occupancy.

8. **INSTALLATION OF SMOKE DETECTORS:** (a) Tenant acknowledges Tenant's responsibility to equip the Property with at least one approved smoke detector in accordance with the provisions of Article 38A, 12A (b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and Tenant assumes all liability therefore. Tenant shall indemnify and hold owner harmless from liability for injury, death, property damage or loss resulting from any defect or malfunctioning of such detector. (b) The following is applicable only if the property is located in Baltimore County: Tenant specifically acknowledges that owner has installed one (1) detector in the property as required by ss5-12.1 of the Baltimore County Code. Tenant further acknowledges that said detector is in good condition and proper working order as of the date of this lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold owner harmless for any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which tenant shall not have specifically reported in writing to owner as required. If any detector within the property becomes damaged by tampering or through the negligence of deliberate misuse or abuse by tenant, any resident of the property, or any agent, employee, invitee or family member of tenant, tenant shall promptly notify owner and owner shall promptly cause the detector to be repaired or replaced. Upon demand, tenant shall pay to owner the costs of repair or replacement incurred by owner or such costs may be added to and deemed part of the rent. Owner shall have the same remedies of the collection of such costs as owner has for nonpayment of rent.

9. **TENANT'S USE OF KEYS AND LOCKS:** No additional lock(s) shall be installed by tenant and no existing lock(s) shall be changed by tenant without the owner's prior written consent. Four (4) keys will be furnished to the tenant and any additional keys will be obtained from owner and paid for by tenant. Duplicate key(s) will not be made without owner's prior written consent. All keys will be returned by tenant to owner upon termination of the lease or vacating of the property, whichever first occurs. Tenant shall reimburse owner, as additional rent, for the cost of changing any locks or replacing any keys lost or damaged by Tenant.

10. **TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS:** Tenant agrees not to do or permit to be done anything on the property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk nor permit anything to be done on the property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

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11. OWNER/TENANT LIABILITY: Tenant agrees that with respect to those portions of the property within the exclusive control of tenant, owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in or about the property, nor for any personal injury to tenant or any agent, employee, invitee or family member of tenant. Owner shall not be deemed liable as to any goods or chattels placed on, in or about the property. It is the responsibility of tenant to obtain and pay the costs of any adequate personal liability insurance. Notwithstanding any provisions of this lease to the contrary, no provisions of this lease shall be construed to indemnify owner, or to hold owner harmless, or to exonerate owner from any liability to tenant, or to any other person, for any injury, loss, damage or liability arising from any omission, fault, negligence, or other misconduct of owner on or about those areas which are not within tenant's exclusive control.

11a. THE PROVISIONS OF THIS LEASE ARE NOT CONTINGENT UPON THE TENANT OBTAINING LICENSING BY ANY GOVERNMENT OR REGULATORY BODY.

12. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold owner harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the term to person or property arising within those portions of the property within the exclusive control of tenant, or occasioned by any act or omission of tenant, any resident of the property, or of any agent, employee, invitee or family member of tenant.

13. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Owner and owner's agents and employees shall have the right to enter upon the property at all reasonable times for the purpose of inspection or making any repairs which owner is required to make under the terms of this lease or which owner otherwise deems necessary or appropriate.

14. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the property to owner at the end of the initial term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the property free and clear of all furniture and debris and in a broom clean condition.

15. FAILURE TO VACATE AT TERMINATION: If tenant does not vacate the property on or before the last day of the applicable term, owner may (1) eject tenant and take possession of the property, storing all furniture and other personal property found on the property at tenant's risk and expense without liability to owner; (2) hold tenant liable as a tenant holding over for another one or more terms at the same rental, and/or (3) exercise any other remedy granted to a landlord under Maryland law.

16. TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE: Tenant shall not assign this lease or sublet all or part of the property without the prior written consent of owner, which consent may be withheld in the owner's sole and absolute discretion. Any assignment or subletting without owner's proper written consent shall be null and void and of no effect. Owner may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a waiver of the obligation of tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of tenant from tenant's liability hereunder.

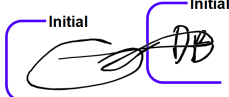
17. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED: If the property is (1) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (2) if the property is only partially damaged or destroyed and owner, upon notice to tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this lease shall be apportioned to the date of such occurrence. If, however, the property is only partially destroyed or damaged and owner elects to repair the damage to the property, then owner shall restore the property to substantially the same conditions that existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this lease shall remain in full force and effect.

18. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT: If the property or any part thereof is taken or condemned for public or quasi-public use, this lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant waives all claims against owner and condemner by reason of the complete or partial taking of the property and all damages awarded as a result of any condemnation, whether for the whole or a part of the property, shall belong to and shall be the sole property of the owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the property.

19. INSPECTIONS: Tenant acknowledges that owner has the right to be present at any and all inspections in and about the property, and agrees to notify owner prior to any inspection.

20. **TENANT'S RESTRICTIONS CONCERNING VEHICLE PARKING:** Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.
21. **TENANT'S RESTRICTIONS CONCERNING TRASH:** All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.
22. **TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED:** In the event owner or tenant is prevented or is unable, for reasons beyond owner's or tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-deliver of same, owner is hereby released and discharged from any liability, loss, cost damage or expense, direct or indirect, which might be suffered by tenant, and this lease shall continue in full force and effect for the full rent without abatement.
23. **TENANT AND OWNER AGREEMENT FOR REPAIRS:** If, under the terms of this lease, owner has agreed to furnish any service or utility at owner's cost and expense, owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines without direct or indirect liability to tenants if an accident or malfunction occurs. Should owner temporarily stop or curtail the furnishing of any such service or utility, owner shall use due diligence in restoring such service or utility.
24. **OWNER'S RIGHT TO RE-RENT THE PROPERTY:** If the property becomes vacant because of the exercise by owner of owner's remedies under this lease, or should tenant abandon the property, owner may take possession of and re-let the property, as agent of tenant, upon such terms and conditions as owner shall reasonably determine. Tenant, upon demand by owner, shall pay to owner all costs and expenses incurred by owner in such re-letting and shall thereafter pay monthly to owner, in advance, the difference between the rent payable under this lease and the amount of other rent received upon any such re-letting. Nothing contained in this lease shall be deemed to impose upon owner any obligation to show or lease the property in preference to any other rental properties owned by owner.
25. **TENANT RESPONSIBLE FOR ADDITIONAL RENT:** Tenant agrees to pay as additional rent any and all sums which may become due by reason of the failure of tenant to comply with any of the terms and conditions of this lease; any and all damages, costs and/or expenses, which the owner may suffer or incur by reason of any default under this lease by tenant, and any and all damages to the property caused by any acts or negligence of tenant, other residents of the property, or tenant's agents, employees, invitees or family members. In the event tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and owner shall have the same remedies for the collection of such payments as owner has for non-payment of rent under this lease.
26. **ATTORNEY'S FEES AND COURT COSTS:** Should any action be brought by either party hereto to enforce any provision of this lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses and court costs incurred by the prevailing party in the action.
27. **OWNER DOES NOT WAIVE LEGAL RIGHTS:** The failure of owner to insist upon the strict performance of any of the terms and conditions of this lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by owner of such term or condition or an election for future instances.
28. **HEIRS AND ASSIGNS ARE BOUND BY LEASE:** The terms and conditions of this lease shall be binding upon and inure to the benefit of the heirs, personal representative, successors and assigns (if permitted) of owner and tenant.
29. **CONTROLLING LAW:** The lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

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30. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the property in a careful manner and not to use or permit the use of any portion of the property for any purpose other than as a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds and shrubbery in good order; to promptly remove snow, ice and leaves from all walkways and driveways; to keep the property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the property and all covenants and restrictions applicable for tenant's use of property. Tenant and all other occupants and/or invitees on the property, whether known by the tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and tenant further covenants and agrees that tenant will not use or permit the property to be used for any improper, illegal or immoral purposes, nor use, permit or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold or distributed within, on or from the property. Tenant shall indemnify and save owner harmless from (1) any and all liability, loss, cost, damage or expense arising out of any violation by tenant of such laws, codes, ordinances, rules or regulations; (2) any violation or non-performance by the tenant of any of the covenants contained herein; or (3) any other act or omission of tenant, other residents of the property, or tenant's agents, employees, invitees or family members. All electrical, heating, air-conditioning, mechanical and plumbing equipment and facilities shall be used for only their intended purposes.

31. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: Tenant shall not make any alterations, additions or improvements, including plumbing or electrical work, to the property without first obtaining owner's written consent.

32. TENANT AND OWNER MAY MEDIATE DISPUTES: In the event a dispute between owner and tenant arises out of or from this lease, owner and tenant acknowledge that such dispute may be voluntarily submitted to mediation or mediation service as may be mutually agreed upon by tenant and owner in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both tenant and owner. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue if either party does not desire to do so. A resolution of a dispute through mediation is not binding upon the parties, unless the parties voluntarily enter into a binding written agreement resolving the dispute.

33. INCLUSIONS/EXCLUSIONS: Included in the property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included, as follows: (check all that apply):

- | | | | | |
|---|--|--|--|--|
| ☐ stove | ☐ dishwasher | ☐ alarm system | ☐ freezer | ☐ clothes dryer |
| ☐ clothes washer | ☐ intercom | ☐ ceiling fans | ☐ storage shed | ☐ refrigerator |
| ☐ furnace/humidifier | ☐ garage opener | ☐ pool equip & cover | ☐ electronic air filter | ☐ microwave |
| ☐ water filter | ☐ hot tub equip.& cover | ☐ playground equip. | ☐ trash compactor | ☐ screens |
| ☐ water softener | ☐ wood stove | ☐ storm doors | ☐ draperies/curtains | ☐ TV antenna |
| ☐ food disposer | ☐ storm windows | ☐ satellite dish | ☐ exhaust fans | ☐ lawn mower |
| ☐ window AC units | ☐ shades/blinds | ☐ carbon monoxide &/or fire-smoke detectors | | |

34. UTILITIES AGREEMENT: The obligations of owner and tenant with respect to the provision of utilities shall be as follows:

UTILITY FURNISHED AT COST OF: (check all that apply):

- | | |
|------------------------|--|
| a. heating fuel | ☒ tenant |
| b. cooking fuel | ☒ tenant |
| c. heating of water | ☒ tenant |
| d. electricity | ☒ tenant |
| e. cold water/sewer | ☒ tenant |
| f. municipal citations | ☒ tenant |
| g. <u>PEST CONTROL</u> | ☒ tenant |
| h. lawn care | ☒ tenant |

35. MAINTENANCE AND REPAIRS: (a) Owner shall maintain, and/or repair, replace (if necessary in owner's sole

discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the property. However, tenant shall be obligated for the costs of such repairs, replacements and related services if the need for such repairs, replacements and related services results from the negligence or misuse by tenant, other residents of the property, or tenant's agents, servants, employees, invitees, or family members. **NOTE: ANY AND ALL INTERIOR PLUMBING STOPPAGES, AND ANY AND ALL DAMAGES CAUSED BY SUCH STOPPAGES, SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by tenant to owner on demand. Owner shall have the same remedies for collection of such costs as owner has for the non-payment of rent under this lease. Tenant agrees to promptly notify owner of any condition which is the obligation of owner to repair or replace. Failure to do so will result in the tenant being responsible for the full cost of any repairs.** (b) Except as provided in (a) above, tenant shall be responsible for all other repairs and replacements to the property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the property, in excess of normal wear and tear, shall be promptly repaired or replaced by tenant, at tenant's sole expense, so as to restore the property to the same condition as existed prior to the commencement of the term. If tenant shall fail to make any such repair or replacement, owner, in owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by tenant to owner on demand. Owner shall furnish the HVAC system filters, electric light bulbs, and fuses at tenant's expense. (c) If the property is part of a multi-unit building, tenant shall also be liable to owner for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by tenant, other residents of the property, or tenant's agents, servants, employees, invitees or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by tenant to owner on demand. Owner shall have the same remedies for collection of such costs as owner has for the non-payment of rent under this lease. (d) Additional agreements, if any, regarding maintenance, repairs and/ or replacement are as follows:

For Repairs please contact David at 443-633-7800 via txt first and phone call

36. **TENANT'S RESTRICTIONS CONCERNING PETS:** No pets may be kept on the property without the prior written permission of the owner. If pets are allowed, an addendum containing pet provisions must be attached to this lease.
37. **TENANT'S AND OWNER'S DELIVERY OF NOTICES:** All notices required to be given by owner to tenant shall be sufficiently given by leaving the same at the property, except that notice of the withholding by owner of any portion of the security deposit shall be mailed by owner to tenant at tenant's last known address, within forty-five (45) days after the termination of this lease. All notices required to be given by tenant to owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)

Owner/Property Manager Name:

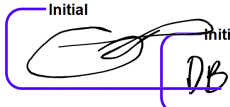
CHECK MADE TO:

Braun Auctions
731 MELVILLE AVE
BALTIMORE, MD 21218

CASH APP: \$LANDLORDBALTIMORE

David Braun
\$landlordbaltimore



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ZELLE: PHONE NUMBER 443 633 7800 OR EMAIL: DAVID@BRAUNAUCTIONS.COM

Scan this code in your bank's app to pay
DAVID
at xxx-xxx-7800.



zelle

Initial Initial
Handwritten initials 'DB' in black ink, enclosed in a blue rectangular box. The box is divided into two sections by a vertical line, with the word 'Initial' written above each section. Below the box are two horizontal lines.

38. LEAD PAINT APPLICABLE LAW: Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the property. If the property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will also apply to the property except that owner will have the option to participate in the liability limitation portion of the Maryland Program. Age Classification of Property: Owner represents and warrants to tenant(s), intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program

- ☐ The property was built during or after 1978; the Federal Program does not apply.
The property was built before 1978; the Federal Program applies.

The Maryland Program

- ☐ The property was built prior to 1950, the Maryland Program applies fully.
The property was built after 1949 but before 1979, the Maryland Program applies at Owner's option.

Age Classification Unknown

- ☐ Owner is uncertain as to age classification; therefore, owner acknowledges that, for the purposes of the rental contemplated by this lease, the property will be treated as though it had been constructed prior to 1950, and agrees that the property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

39. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the property and accepts the property in its present condition, unless otherwise agreed in writing below.

40. "TIME IS OF THE ESSENCE" SHALL APPLY TO THIS LEASE.

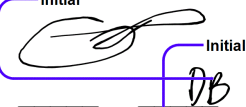
41. ADDITIONAL PROVISIONS: _____

WATER IS BEING CONSIDER AS A ADDITIONAL RENT

Property is being rented AS IS , tenant to obtain all licenses for rental business

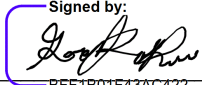
42. ADDENDUM(S) ATTACHED CONCERNING:

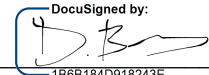
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TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

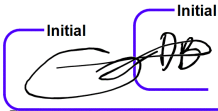
TENANT _____ DATE _____

TENANT  Signed by: _____ DATE 7/24/2026
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OWNER  DocuSigned by: _____ DATE 7/24/2026
1B6B184D918243E...

OWNER _____ DATE _____

For convenience of Owner and Tenant a Security Deposit Receipt is printed on a subsequent page.

Initial Initial


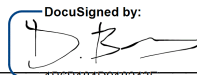
LEASE ADDENDUM

All parties are in agreement that the Security Deposit is to be paid at time of lease signing in the Amount of \$ Deposit to be paid not paid yet - deadline 9/1/2026

Tennant shall carry general liability insurance for _____ and provide a copy of the policy to Landlord.

TENANT _____ DATE _____

TENANT  _____ DATE 7/24/2026
Signed by: BFF1B01F43AC422...

OWNER  _____ DATE 7/24/2026
DocuSigned by: 1B6B184D918243E...

OWNER _____ DATE _____

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