

## CONTRACT TO LEASE AGREEMENT

**THIS CONTRACT TO LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this **8th** day of July 2026, by Greenhouse Properties LLC, whose address is P.O. Box 403, Perry Hall, MD 21128 (hereinafter referred to as "Landlord") and Victoria Littlejohn (hereinafter referred to as "Tenant").

### WITNESSETH:

**WHEREAS** Landlord is the owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address 3704 7th St, Baltimore, MD 21225, hereinafter referred to as the "Premises").

**WHEREAS** Landlord is desirous of leasing the Premises to Tenant upon the terms and conditions as contained herein; and

**WHEREAS** Tenant is desirous of leasing the Premises from Landlord on the terms and conditions as contained herein.

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- 1. TERM.** Landlord leases to Tenant, and Tenant leases from Landlord, the above-described Premises together with any appurtenances thereto, for a term of one year, such term beginning on July 15, 2026 and ending yearly on June 30, 2027, at 11:59 PM.
- 2. AUTOMATIC RENEWAL PROVISION:** Except as otherwise provided below, this lease shall automatically renew at its expiration for a term of one year and shall automatically renew thereafter for successive month-to-month terms. Except as otherwise provided below, all such renewals shall be upon the same terms and conditions as provided in this lease for the initial term. If either party shall give the other written notice of nonrenewal at least 30 days before the expiration of any term (initial or renewal), then no further renewal shall take effect, and tenant (s) shall vacate the premises at the end of the then-existing term. In the event landlord shall give tenant(s) written notice at least 60 days before the expiration of any term (initial or renewal) of its intention to offer a renewal term with a change in a term or condition of this lease (such as, but not limited to, a higher rent), and the tenant shall thereafter fail to give landlord written notice at least 30 days before the expiration of the term of their intention to terminate this lease, and/or shall holdover tenant shall be considered a tenant under the terms of the lease as modified by the landlord/s notice. Tenant(s) hereby specifically acknowledges the agreement to the foregoing "automatic renewal provision.  
VL Tenant Initials, \_\_\_\_\_ Tenant Initials
- 3. RENT.** The rent for the term hereof is the sum of One Thousand, Seven hundred dollars (\$1,700.00) which includes a \$50 water bill due the 1st day of each month of the term. Rent not received by the 5<sup>th</sup> of each month may incur a fee no greater than 5% of your portion of the rent, All such payments shall be made to Landlord at Landlord's address as outlined in the preamble to this Agreement on or before the due date and without demand. Electronic payments such as Zelle, Venmo, PayPal, CashApp, or bank direct deposit is preferred; however, they must be arranged in advance. Rent will increase at a fair annual rate.
- 4. ADDITIONAL RENT:** The Tenant's water bill. Is included in the rent
- 5. SECURITY DEPOSIT.** In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of DEPOSIT, One Thousand six hundred and fifty dollarrs (\$1, 650) receipt of which is hereby acknowledged, . This sum does not exceed (1) months' rent, which is to be held as collateral security and applied on any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. **Tenant may not utilize the security deposit as rent, and Tenant must not apply the same as the last month's rent.** The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution that does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The security

deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

Tenants: \_\_\_\_\_, VI\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ Landlord or Landlord's Representative: RD \_\_\_\_\_, \_\_\_\_\_

The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, a written list of any damages to the premises not noted at the time of exit inspection with the tenant present, together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, the Landlord must return the deposit to the Tenant together with simple interest, which will accrue at the rate of .05 percent (1/5%) per annum, less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said collateral security with Landlord, provided the said security deposit is Fifty Dollars (\$50.00) or more. The foregoing provisions **do not apply** to any Tenant who has **abandoned the premises** or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of being evicted, ejected, or abandoning the premises, and provides the Landlord with Tenant's new address.

The Tenant's obligations under this Lease may not end when Tenant ceases to occupy the premises. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such an event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages. In the event of a sale of the property upon which the premises are situated or the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the security deposit to the transferee. After the transfer is made and after written notice of it is given to the Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the security deposit, and the Tenant must look solely to the new Landlord for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord. In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the security deposit is deemed to be held by the Landlord as a deposit made by the assignee or sublessee, and the Landlord will have no further liability with respect to return of such security deposit to the assignor.

6. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of Victoria Littlejohn and son: Kenji Littlejohn, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. The Tenant shall comply with all laws, ordinances, rules, and orders of any governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Premises.
7. **CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean, and tenantable condition.
8. **ASSIGNMENT AND SUBLETTING.** Tenant shall not assign this Agreement or sublet or grant any license to use the Premises or any part thereof without the prior written consent of the Landlord. A consent by the Landlord to one such assignment, sub-letting, or license shall not be deemed to be a consent to any subsequent assignment, sub-letting, or license. An assignment, sub-letting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.
9. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any alterations, changes, and/or improvements built, constructed, or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
10. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the

Tenants: VI\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate. (ACT OF GOD)

11. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

Landlord or Landlord's Representative: RD \_\_, \_\_\_\_\_

12. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. (See addendum)

13. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:

- (a) Not obstructing the driveways, sidewalks, courts, entryways, stairs, and/or halls.
- (b) Keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order and repair.
- (c) Do not obstruct or cover the windows or doors.
- (d) Do not leave windows or doors in an open position during any inclement weather.
- (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch, or balcony, nor air or dry any of the same within any yard area or space except on a clothesline if provided.
- (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord.
- (g) Keep all air conditioning filters clean and free from dirt.
- (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair, and shall use the same only for the purposes for which they were constructed. The Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.
- (i) And Tenant's family and guests shall always maintain order in the Premises and at all places on the Premises and shall not make or permit any loud or improper noises or otherwise disturb other residents.
- (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents.
- (k) Deposit all trash, garbage, rubbish, or refuse in the locations provided; therefore, tenant shall not allow any trash, garbage, rubbish, or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements. **The cost of trash removal shall be the Tenant's responsibility.**
- (l) Ensure fuel oil storage tank remains full (see addendum), if applicable (m) No Smoking within the premises

14. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. If the Landlord exercises his right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bear to the whole Premises, and such part so injured shall be restored by the Landlord as speedily as practicable, after which the full rent shall recommence, and the Agreement shall continue according to its terms.

15. **INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, Landlord may deem additions or alterations as appropriate for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions that do not conform to this Agreement or to any restrictions, rules, or regulations affecting the Premises.

16. **SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and all renewals, extensions or modifications of such mortgages, liens or encumbrances. Landlord or Landlord's Representative: RD\_.
17. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from year to year shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at (\$) per month and a new /revised lease document shall be drafted and signed.
18. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted. Landlord and Tenant together shall conduct an EXIT inspection with any damages noted to each.
19. **ANIMALS.** Tenant shall be entitled to keep no more than none (0) domestic dogs, (0 ) cat-or birds; however, at such time as Tenant shall actually keep any such animal on the Premises, Tenant shall pay to Landlord a pet fee of (0), of which shall be non-refundable and shall be used upon the termination or expiration of this Agreement for the purposes of cleaning the carpets/flooring of the building. **If the pet is a dog, pet must be microchipped, fixed, AND have no bite history.** The Tenant is required to produce evidence of such, including pet insurance. The Tenant is responsible for pet droppings, clean up, and any associated fines.
20. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold, and enjoy said Premises for the term hereof.
21. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and the Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any claims or assertions of every kind and nature.
22. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement and shall begin repossession action. **If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement and shall begin repossession and or eviction process action.**
23. **LATE CHARGE.** If any payment required to be paid by Tenant hereunder is not made within **five (5) days** of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" which is **five PERCENT (5%)** of tenant's portion of rent.
24. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole 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 reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on 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 the Landlord is hereby relieved of all liability for doing so.

25. **ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorney's fee.

Landlord or Landlord's Representative: RD\_, \_\_\_\_\_

26. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. If Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately, and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
27. **GOVERNING LAW.** This Agreement shall be governed, construed, and interpreted by and under the Laws of the State of Maryland.
28. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby; instead, it shall be enforced to the maximum extent permitted by law.
29. **BINDING EFFECT.** The covenants, obligations, and conditions herein contained shall be binding on and insure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
30. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only, and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
31. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
32. **NON-WAIVER.** No indulgence, waiver, election, or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
33. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties, and this Agreement shall not be modified, changed, altered or amended in any way except through a written/verbal amendment signed by all of the parties hereto.
34. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

*If to Landlord to:*

Greenhouse Properties LLC  
PO Box 403  
Perry Hall, MD 21128

*If to Tenant to:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

**35. ADDITIONAL PROVISIONS; DISCLOSURES: COMMONS AREA - SEE ADDENDUM**

**As to Landlord/Representative, this 8th day of July 2026. (Effective Date: July 15, 2026)**

LANDLORD ("LANDLORD") or LANDLORD REPRESENTATIVE:

Sign: \_\_\_\_\_rdobry\_\_\_\_\_

Print: R. Dobry

Date: 7/8/26

**As to Tenant, this 8th day of July 2026. (Effective Date: July 15, 2026)**

TENANT (1):

Sign: \_\_\_\_\_

Print:

V Littlejohn

Date: 7/8/26

Tenants: \_\_\_\_\_, \_\_\_\_\_

TENANT (2):

\_\_\_\_\_, \_\_\_\_\_ Landlord or Landlord’s Representative: \_\_\_\_\_, \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: TENANT(3)

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Please see attached Maryland's new lease law effective 10/01/2024:

<https://dhcd.maryland.gov/TurningTheKey/Documents/HB693-Landlords-Property-Owners-Handout.pdf> \_

RENTERS’ RIGHTS & STABILIZATION ACT FOR LANDLORDS / PROPERTY OWNERS Governor Wes Moore signed the Renters’ Rights and Stabilization Act of 2024 into law, changing the housing landscape for renters in Maryland. The Act, which takes effect October 1, 2024, creates the first statewide tenant opportunity to purchase law in the nation, lowers security deposit maximums, establishes a new Office of Tenant and Landlord Affairs to act as a central resource for renters, and increases the cost to file for an eviction. More detailed guidance is forthcoming and questions or particular areas that should be covered can be submitted to the department.

**Landlords now required to:**

- Pay a filing fee of \$50 (\$60 in Baltimore City) to file a summary ejectment action against a tenant who is delinquent on rent (previously \$15/\$25)
- Include a copy of the Maryland Tenants’ Bill of Rights as an addendum to all residential leases
- Offer tenants of 1-, 2-, or 3-unit residential rental properties the opportunity to purchase the property before selling to \_\_ a third party.

**No longer allowed:**

- Requiring a security deposit of more than one month’s rent, with limited exceptions
- Requiring more than two month’s rent (security deposit + first month) to be paid at lease signing and before move-in
- Requiring tenants to reimburse landlords for eviction filing fees, except by deduction from security deposit
- Execution of evictions during extreme weather conditions, including below-freezing temperatures, winter storm/blizzard warnings, hurricane/tropical storm warnings, and excessive heat warnings.

**Other Landlord/Tenant Changes:**

- Time between judgment in favor of a landlord in an eviction case and issuance of a warrant of restitution extended from 4 to 7 days.

Print: R. Dobry Date: 7/8/26

Print: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord/Landlord Representative

Sign: rdobry

Print: Victoria Littlejohn Date: July 8, 2026

Tenant (1)

Sign:

Tenant (2)

Sign:

Print: Date:

\_\_\_\_\_, \_\_\_\_\_

Landlord or Landlord’s Representative: \_\_\_\_\_<sup>Rd</sup>, \_\_\_\_\_

Tenants: \_\_\_\_\_, \_\_\_\_\_,