

1. DEFINITIONS:

The following terms when used in this lease have the following meanings:

- A. "Premises": The single family home or condominium, lot, all fixtures, improvements, and mechanical and electrical systems, and appliances in the home, at the following address:

111 E Gittings St
BALTO, MD 21230

- B. "Appliances":

The items checked below:
✓ Stove ✓
✓ Refrigerator ✓
Window Air Conditioner(s) 0 (number)
✓ Central Air Conditioning ✓
✓ Clothes Washer ✓
✓ Clothes Dryer ✓
Lawnmower 0
✓ Dishwasher ✓
✓ Garbage Disposal ✓
✓ Microwave ✓
Other (Specify) _____

C. "FirstDay": Oct 1, 2024

D. "LastDay": Oct 1, 2026

E. "Monthly Rent Payment": \$ 2100

- F. "Tenant": The following person(s) (who are jointly and severally liable for Rent):

"You" refers to the Tenant in this lease. The persons listed below, and all members of your family who live in the Premises, have all the rights and obligations of the Tenant under this lease during your tenancy:

Full Name

Age (if under 18)

Relationship (if any)

Michael
Patrick
Keffler

26

N/A

G. "Landlord":

The following person(s):

Adeleanke Omotade
Rebecca Lucklear / Adeleanke Omotade

and the Landlord's employees and agents at the following address:

227 Grindall St, Baltimore, MD 21230

"We" and "Us" refer to the Landlord in this Lease.

2. LEASED PREMISES AND LEASE TERM:

We shall lease the Premises to you for a term beginning on the First Day and ending on the Last Day.

3. ADVANCE PAYMENTS:

Before taking possession of the Premises, you have paid us \$ _____ as itemized below:

A. Security Deposit: \$ 2100 (Oct 1, 2024)

B. Monthly Rent Payment: \$ 2100

C. Pro-rated Rent for _____ Days: \$ _____

(no pets)

4. RENT:

You shall pay the Monthly Rent Payment in advance no later than the

5th day of each month during the term of this Lease,

beginning on: Oct 1 2024
(Month) (Day) (Year)

in the following manner:

By personal check or other
Accepted payment methods

5. OTHER CHARGES:

If you pay your Rent by check and your check does not clear the bank for any reason whatsoever, we shall have the right to charge you \$ 40.00 as Additional Rent to cover our additional expenses for bookkeeping, clerical services, and fees. You shall also owe us the Late Charges set forth in Paragraph 6.

If we have to institute legal proceedings against you for non-payment of Rent or for violations of other terms of conditions of this Lease and we prevail, we may charge you actual legal expenses not to exceed fifteen percent (15%) of the amount of Rent due plus all court costs we actually incur.

6. LATE CHARGES:

You shall pay a charge of \$ 50 if the Monthly Rent Payment is paid after the 5th day of the month. This charge is not more than five percent (5%) of the Monthly Rent Payment.

7. DEFAULT:

Pursuant to Maryland law and court process, you may be evicted from the Premises if you violate any term, covenant, or condition of this Lease, including but not limited to, non-payment of Rent.

8. REPOSSESSION:

We may ask the court to return control of the Premises to us pursuant to Maryland law if you do not fulfill your obligations under this Lease or if you violate one of your duties under this Lease.

9. SECURITY DEPOSIT:

We have received a Security Deposit of \$ 2100 from you. The amount of the Security Deposit may not be more than two (2) month's Rent.

Within forty-five (45) days after the termination of this Lease, we shall send to you by first class mail an itemized list of the amount, if any, that we shall be withholding from the Security Deposit for unpaid Rent, damages due to your breach of this Lease, and any cost actually incurred by us due to damage to the Premises in excess of ordinary wear and tear caused by you or your family, agents, employees, or social guests. If we fail to comply with this requirement, we lose the right to withhold any part of the Security Deposit needed to pay for these damages.

Within forty-five (45) days after the termination of this lease (Tenancy), we shall return to you any amount of the Security Deposit (plus three percent (3%) simple interest on the entire Security Deposit not withheld as specified in the itemized list. If we fail to return any portion of your deposit not properly withheld within forty-five (45) days, you have the right to take legal action against us for up to three (3) times the amount of the Security Deposit improperly withheld plus reasonable attorney's fees.

10. WHEN YOU MOVE IN:

We shall promptly provide you with a written list of all existing damages to the Premises if you request this list from us in writing within fifteen (15) days after you occupy the Premises. If we fail to supply this list after you request it, we may be liable for up to three (3) times the amount of your Security Deposit.

11. WHEN YOU MOVE OUT:

You have the right to be present when we inspect the Premises in order to determine if any damage was done to the Premises during the term of this Lease, if you notify us by certified mail of your intention to move, the date of moving, and your new address. You must mail us this notice at least fifteen (15) days prior to your date of moving. After we receive this notice, we will notify you by certified mail of the date and time when we will inspect the Premises. The date of our inspection will be within five (5) days before or five (5) days after the date of moving specified in your notice. If we fail to comply with this requirement, we lose the right to withhold any part of the Security Deposit for damages.

12. LANDLORD'S DUTIES:

A. POSSESSION

We shall deliver possession of the Premises to you on the First Day, granting all previous requirements (if any) have been complied with. If we do not deliver possession of the Premises to you on the First Day, you are not required to pay the Monthly Rent Payments due under this Lease until we deliver possession to you, and you may end this Lease by giving us written notice of termination before we deliver possession to you. You have the ability to recover from us any extra expenses you incurred as a result of your lack of access to the Premises on the First Day, if you notify us you are not able to access the Premises.

The checked items below shows the Tenant has complied with the following pre- requirements prior to taking possession of the property.

- ☒ Security Deposit is paid in full.
- ☒ Electric Service has been transferred into the tenant's name:

_____.

B. YOUR USE OF THE PREMISES:

We shall not interfere with your use and enjoyment of the Premises during the term of this Lease.

C. CONDITION OF THE PREMISES:

We shall deliver the Premises to you in a condition that is reasonably safe for habitation with the heating, plumbing, and electrical systems and Appliances (if we supply them) in good working order.

D. REPAIRS AND MAINTENANCE:

We shall:

1. Pay for the cost of making repairs to the heating system, the plumbing, electrical system, and the appliances if they have breakdowns for any reason other than the negligent, wrongful or malicious acts or omissions of you, your family, agents, employees,

or social guests. The cause of the damage shall be determined by us based on the report of the serviceperson, plumber, electrician, or repairperson hired by us to make repairs;

2. Promptly replace the heating system, plumbing, electrical system, sewage line, and appliances if they break down and cannot be repaired (as determined by the report of the serviceperson, plumber, electrician or repair person who is hired by us to make repairs).
3. Provide safe workable plumbing, heating, and electrical systems in compliance with State and Local law. We may charge you for repairs to these items when the repairs are necessary because of your negligent, wrongful, or malicious acts or omissions, unless we have contributed to the problem.

13. TENANT'S DUTIES:

A. MAINTENANCE OF THE PREMISES:

You, the members of your family, and your guests, where appropriate, shall:

1. Keep the Premises clean and safe;
2. Use all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities and Appliances in the Premises in a proper manner;
3. Maintain in good working order, at your own expense, the heating system, the plumbing, electrical system, sewage line, and other appliances on the premises, except where we have the duty to do so under Paragraph 12 of this Lease or under State or local law.
4. Not deliberately or negligently damage the Premises or knowingly allow any person to do so;
5. Pay for the repair of damage to the Premises, damage to the plumbing on the Premises (including stoppage of drain pipes and the sewage line, and bursting of pipes by freezing, etc.), and damage to

the Appliances, caused by negligent, wrongful, or malicious acts or omissions of you or your family, agents, employees or social guests;

6. Comply with all federal, state and local housing, health, fire, and police statutes, ordinances, and regulations applicable to the Premises;
7. Properly maintain the lawn, hedges, flowerbeds, shrubbery, and garden, if any, keeping them watered and weeded, the lawn cut, and the shrubbery trimmed;
8. Remove, or cause to be removed, snow and ice on sidewalks, walkways, and steps on the Premises;
9. Notify us promptly of any defects, leaks, or breakage in the Premises, including Appliances and equipment, damage by fire, storm, or flood;
10. Not remodel or make any structural changes, alterations, or additions to the Premises without our prior written consent. This prohibition includes no wallpapering or painting, no installation or removal of Appliances or equipment, no driving nails or other fasteners into the walls or woodwork (except for a reasonable number of picture hooks), no changing of locks, and no refinishing any woodwork or floors. If we allow you to make any changes, you shall do so at your own expense;
11. Keep all plumbing from becoming obstructed due to negligence. If the plumbing becomes obstructed because of your negligence or deliberate acts, you shall pay to have the lines cleared.

B. OCCUPANCY:

You shall permit no more than 1 persons to reside in the premises at any one time.

The following persons are allowed reside in the property:

- | | Name | Age |
|----|------------------------|-----------|
| 1. | <u>Michael Keffler</u> | <u>26</u> |
| 2. | <u></u> | <u></u> |

3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

C. SUBLEASE OR ASSIGNMENT:

You shall not allow anyone to take over the premises as a tenant in your place (e.g., sublease, transfer, or assign the premises) without our written consent.

If we consent to one assignment, sublet, or transfer, it does not waive our right to deny a subsequent assignment, sublet, or transfer nor does it release you from your obligation to pay rent.

D. USE OF PREMISES:

You shall:

1. Use the Premises only for non-business purposes. Restriction includes doing babysitting or day care in the premises.
2. Not do or permit any hazardous act which might cause fire or increase the rate of insurance on the Premises.
3. Use the Premises in a lawful manner.

E. UTILITIES:

You shall pay all bills for water, gas, sewage, trash collection, fuel oil gas, and electricity for the Premises, and make all necessary deposits for these utilities and services at the offices of the respective utilities and services.

14. DAMAGE BY FIRE:

If the Premises is damaged by fire or other casualty, we shall repair it within a reasonable period of time. Unless the Premises is uninhabitable, you shall continue to pay rent. If the Premises is rendered wholly uninhabitable, you shall pay all rent due up to the date of damage and you shall be released from all further obligations under this lease. If only a portion of the Premises is rendered uninhabitable, you may, with our agreement, continue to occupy the Premises at a reduced rent. Your choice of remaining in the Premises at the reduced rent shall not waive your right to terminate this lease if repairs are not made within a reasonable time. If we are able to provide you with an alternate residence acceptable to you, you shall sign a new lease prior to moving into the new residence.

15. EMINENT DOMAIN:

If the Premises is acquired or condemned by any appropriate governmental authority, this lease shall terminate on the day the acquiring authority takes title to the premises. All rent shall be paid to that date and you shall neither have any further obligation under this lease nor any claim against us for the value of the unexpired term.

16. INSURANCE:

We suggest that you purchase renter's insurance to protect your personal property if damaged or stolen.

17. ACCESS

We have the right to enter the Premises at any reasonable time in order to inspect the Premises, to make necessary or agreed upon repairs, alterations, or improvements, to supply necessary or agreed services, or to exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors. We also have the right to post "For Rent" or "For Sale" signs on the Premises.

Except in an emergency, we shall give you at least one (1) day notice before we enter the Premises, and shall not enter the Premises unless you are present or you have consented to our entry, which consent shall not be unreasonably withheld.

18. SMOKE DETECTORS:

You are advised to purchase a smoke detector for the Premises if one is not currently in place.

19. NOTIFICATIONS:

We shall send or deliver all notices to you at the Premises, and you shall send all notices to us at:

227 Grindall St, Balto, MD 21230

IN WITNESS WHEREOF, the Landlord and the Tenant have signed this Lease as of the date set forth on the first page of this Lease.

(Witness)

(Signature of Landlord)

(Date) _____

(Witness)

(Signature of Tenant)

(Date) _____

20. AUTOMATIC RENEWAL:

UNLESS EITHER WE OR YOU GIVE THE OTHER WRITTEN NOTICE, AT LEAST 45 DAYS BEFORE THE LAST DAY, THAT S/HE DOES NOT WISH TO CONTINUE THIS LEASE FOR A TERM OF THE SAME LENGTH, THIS LEASE WILL AUTOMATICALLY RENEW FOR ANOTHER TERM. YOU AGREE THAT YOU HAVE READ AND UNDERSTAND THIS SECTION BY PLACING YOUR SIGNATURE, INITIALS, OR WITNESSED MARK IN THIS SPACE: _____