

RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT "Agreement" entered into this 2nd day of July 2026 by and between Michael (Max) Dennis hereinafter referred to as "**Landlords**" or "**Managers**" and Warren Englehart and Hekima Stevenson, hereinafter jointly and collectively referred to as "**Tenants**". Landlord is the owner of certain real property commonly known as: 112 S Castle St Baltimore MD 21231, hereinafter referred to as "Premises" or "Property".

Landlord is desirous of leasing the Premises to Tenants upon the terms and conditions as contained in this Agreement; and Tenants are desirous of leasing the Premises from Landlord on the terms and conditions as contained in this Agreement. This Lease is to comply with all Baltimore City, and Maryland rental law. The parties agree as follows:

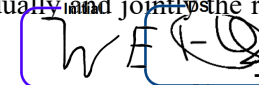
1. Term. Landlord leases to Tenants and Tenants lease from Landlord the above-described Premises together with all appurtenances except as noted herein, for a term of twelve (12) months. The term shall commence on August 1st, 2026, and ending at 12 o'clock midnight on July 31st, 2027. If tenant wishes to vacate the premises upon the expiration of this lease, the Tenant must provide thirty (30) days' written notice to Landlord. If the tenant wishes to terminate the lease before the initial term ends, a lease termination fee equivalent to one month's rent will be assessed. This fee is due within three (3) days of tenant giving early termination notice to vacate. If any fees, rent, utilities, etc. are left unpaid after tenant vacancy, the landlord reserves the right to withhold 100% of the tenants' security deposit, even if it is more than the amount owed.

2. Rent. Rent is payable on the First (1st) day of each month of the term in monthly installments of two thousand one hundred dollars (\$2100.00). Rent is payable through Venmo, Zelle or any agreed upon method, on or before the due date and without demand. Tenants are individually and/or collectively responsible for the full and complete execution of this rental agreement.

Tenancy is agreed to commence on August 1st, 2026, with the first month rent amount to be \$2100 (initial rent amount).

3. Deposit. Upon the due execution of this Agreement, Tenants agrees to a deposit with Landlord in the total sum of two thousand one hundred dollars (\$2100.00). The signing of this lease shall serve as the security deposit receipt. This Security Deposit is a standard deposit for damages caused to the Premises during the term of this Agreement and shall be returned to tenants, without interest, and less any set off for damages/loss of rents to the Premises within 45 days upon the termination of this Agreement. This Security Deposit may also be used to cover damages to any furniture rented with the Premise. Security Deposit amount listed above includes the pet deposit as noted in section 22 of this lease.

Liabilities for damages in excess of the Security Deposit, if any, are individually and jointly the responsibility of the undersigned Tenants, as agreed and understood by initials completed below.

 - **Tenant Initials**
 - **Landlord Initials**

4. Use of Premises. The premises shall be used and occupied by Tenants as named above herein, 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. The premises shall be occupied by 2 person(s) with 0 minor children, all adults having made a Rental application provided by and returned completed to Landlord. Tenants 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 for longer than one month. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises. The shed in the rear of the property and the basement of the dwelling are not to be accessed by tenants, unless strictly approved by the Landlord.

5. Condition of Premises. Upon move-in, the 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.

6. Assignment and Sub-letting. Tenants shall not assign this Agreement or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. Consent by 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 sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

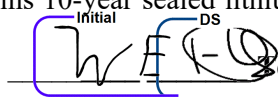
7. Alterations and Improvements. Tenants shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenants shall, unless otherwise provided by written agreement between Landlord and Tenants, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

8. Non-Delivery of Possession. In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of this Lease term, through no fault of Landlord or its agents, then landlord or its agents shall have no liability, but the rental 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 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.

9. Landlord Legal Rights. If tenant shall fail to pay the rent or any additional rent as herein provided, within thirty (30) 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 the Tenant's application, Landlord may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (b) bring summary ejectment proceedings to evict Tenant; or (c) pursue any and all other remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent 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 Landlord prior to or subsequent to such termination and/or recovery of possession.

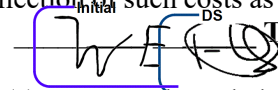
10. Hazardous Materials. Tenants shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11. Smoke Detector Notice. This residential dwelling unit contains 10-year sealed lithium battery dual smoke and carbon monoxide detectors.

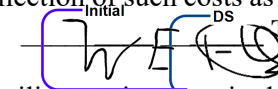

Tenant's initials

12. Smoke Detector Installation and Maintenance: (a) Tenant acknowledges that Landlord has installed one or more smoke detectors in accordance with section 9-102 of the Public Safety Article of the Annotated Code of Maryland. (b) If this lease pertains to a property located in Baltimore City, Tenant also acknowledges that Landlord has installed one or more smoke detectors in accordance with Part VIII, Section 907 of the Building, Fire, and Related Codes of Baltimore City. (c) Tenant further acknowledges that with respect to any smoke detector installed in accordance with state or local law, said detector(s) 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 Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from 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 Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by the Tenant, any resident of the Property, or any agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand,

Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

 Tenant's initials

13. Carbon Monoxide Detector Installation & Maintenance: (a) Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors as follows: (b) If this Lease pertains to a property located within Baltimore City, in accordance with Part II, Section 1211 Section 907 of Building, Fire, and Related Codes of Baltimore City, (c) Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) 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 Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from 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 Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by the Tenant, any resident of the Property, or any agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

 Tenant's initials

14. Utilities. Tenant shall be responsible for the full cost of the utility services required on the Premises. BGE provides the electric and gas utility services. Baltimore City provides water/sewer/trash. Telecommunications shall be the responsibility of the tenants and is supplied by Xfinity. Tenant is prohibited from installing any satellite dishes without prior consent of the landlord. Tenant is prohibited from allowing any installers to drill holes through the front of the building.

15. Maintenance and Repair; Rules. Tenants will keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal of it. Without limiting the generality of the foregoing, Tenants shall:

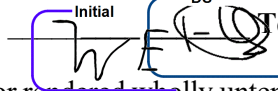
- a. No smoking at any time inside the home/unit including. This includes, but is not limited to, cigarettes, cloves, cigars, electronic cigarettes, etc.
- b. Not obstruct driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- b. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- c. Not obstruct or cover the windows or doors;
- d. 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 dry any of same within any yard area or space;
- 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 same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, feminine hygiene products, wipes, or other substances to be thrown or deposited in them. Any damage to any such apparatus, plumbing fixture or pipes, and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- i. And Tenant's family and guests shall at all times 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 and 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;
- l. Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant to it which may be adopted or promulgated by the City of Baltimore.
- m. Keep backyard clean and free from trash, debris, dog waste, etc. and remove all waste in a timely manner.
- n. Landlord will be responsible for repairing appliances damaged through standard wear and tear, any damage caused by misuse or neglect will be the responsibility of the tenants.
- o. Once the outside temperature reaches below 35 degrees Fahrenheit, a space heater in the basement must be activated. The space heater is temperature controlled and is set to its lowest setting to ensure no issues with water supply to the Premises.

16. Water/Moisture/Mold. Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flowing and/or water damage to premises.

In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub, or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased premises.

Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the premises caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the premises which occur through no fault of Tenant. In the event water damage or mold occurs within the premises through negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

 Tenant's initials

17. 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 Tenants, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued in this Agreement. The rental provided for in this Agreement shall then be accounted for by and between Landlord and Tenants up to the time of such injury or destruction of the Premises, Tenants paying rental 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 to terminating this Lease. In the event that Landlord exercises its right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

18. Inspection and Entry of Premises. Landlord and Landlord's agents shall have the right of entry 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. In addition, for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord, or his agents or repair workers, shall give twenty-four-hour notice (24) of requested entry for repairs or inspection as per the terms of this agreement. If emergency repairs are needed, Landlord shall attempt all possible methods of contact before immediate entry for said emergency repairs. Landlord and his 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 sixty (60) 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 but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

19. Subordination of Lease. This Agreement and Tenant's interest are and shall be subordinate, junior and inferior to any and all 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 any and all renewals, extensions or modifications of such mortgages, liens, or encumbrances.

20. 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 month-to-month shall be created between Landlord and Tenant, which shall be subject to all of the terms and conditions of this Agreement. Rent will remain at one thousand per month and such tenancy shall continue to be terminable upon sixty (60) days written notice served by either party. Any rent increases and/or other additional charges will be made in accordance with state law at the time and date of said increase.

21. Surrender of Premises. Upon the expiration of the term in this Agreement, 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 of the Premises and damages by the elements excepted.

22. Animals and Refundable Pet Cleaning Charge. (Animal: 0_). Tenant shall obtain written permission from Landlord to have pets permitted on premises. There is a refundable pet-deposit of \$200 per animal that will be reserved for additional pet-related cleaning and fumigation upon termination of this agreement, including but not limited to furniture and carpet reserve, fumigation, and carpet-cleaning (if needed). If tenants wish to acquire any additional animals not named in this lease, they must obtain written approval from the Landlords, sign an addendum to this lease, and remit another pet security deposit (if applicable). Tenants must remove dog waste from back yard in a timely manner. Failure to do so may result in termination of tenancy upon choice of Landlord.

Pet deposit required: ___yes ___X___no Number of pets: ___0___ Amount of pet deposit: \$00.00

Note: the pet deposit amount is included in the general security deposit amount listed in section 3 of this lease.

23. 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 property. A Landlord of pre-1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead-based paint or lead-based paint hazards applicable to the Property.

Property: 112 S Castle St, Baltimore, MD 21231

If the Property was built prior to 1979, the Property is also 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 1905, **all** provisions of the Maryland Program will apply to the Property. If the property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

Age Classification of Property: Landlord represents and warrants to Tenant(s) intending that they rely upon such warranty and representation, that **(initial all that apply):**

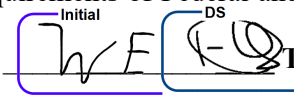
- The Federal Program (mark one):
 ___ the Property was built during or after 1978; **the Federal Program does not apply.**
 ___X___ the Property was built before 1978; **the Federal Program applies.**
- The Maryland Program (mark one):
 ___X___ the Property was built prior to 1950; **the Maryland Program applies fully.**
 ___ the Property was built after 1949 but before 1979; **the Maryland Program applies at**
- Age Classification Unknown (initial, if applicable): **Owner's option.**

____ 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.

NOTICE TO TENANT – LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS: tenant acknowledges that Property may be subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges that receipt of the following required brochures:

1. **Under Federal Law** (the Residential Lead-Based Paint Hazard Reduction Act of 1992)
 - a. The EPA “Protect your Family From Lead In Your Home” brochure
2. **Under Maryland Law** (the Maryland Lead Poisoning Prevention Program)
 - a. The Notice of Tenants’ Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment.
 - b. The EPA “Protect your Family from Lead in Your Home” brochure (the same brochure as 1a.)

Tenant understands and acknowledges the compliance under the Federal and Maryland laws is the sole responsibility of Owner and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.


Tenant’s initials

24. Quiet Enjoyment. Tenants, upon payment of all the sums referred to in this Agreement as being payable by Tenants and Tenant’s performance of all Tenant’s agreements and Tenant’s observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy the Premises for the term stated in this agreement.

25. Indemnification. Landlord shall not be liable for any damage or injury of or to the Tenants, Tenant’s family, guest, 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 Tenants hereby agree to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

26. Late Charge. In the event that any payment required to be paid by Tenants in this Agreement is not made within **TEN (10) days** of when due, Tenants shall pay to Landlord, in addition to such payment or other charges due under this Agreement, a “late fee” in the amount of **5% of monthly rent included with tender of said late rent monies.**

27. Attorney’s Fees. Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants in this Agreement, including the collection of rentals or gaining possession of the Premises, Tenants agrees to pay all expenses so incurred, including a reasonable attorney’s fee.

28. Severability. If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term. If application of this Severability provision should materially and adversely affect the economic substance of the transactions contemplated hereby, the Party adversely impacted shall be entitled to compensation for such adverse impact, provided the reason for the invalidity or unenforceability of a term is not due to serious misconduct by the Party seeking such compensation.

29. Notice. Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by email or U.S. Certified Mail, Return Receipt Requested, addressed as follows:

If to Landlord, to:

Max Dennis
Maxd342@gmail.com
109 S Highland Ave
Baltimore, MD 21224

If to Tenants, to:

Warren Michael Englehart
englehartwarren@gmail.com
Hekima Rele Stevenson
Kofi.stevenson@gmail.com
112 S Castle St
Baltimore MD 21231

30. Tenants are renting the house furnished, in the common areas, and have requested furniture in the back bedroom be left for their enjoyment. No furniture owned by the landlord is to be removed or modified without explicit written consent.

There will be a camera installed in the basement to monitor the space. The landlord will pay the one of tenants \$10 per month for use of the Wifi network and electricity to power the device.

30. Addendum(s) Attached Concerning: Due to the tenants limited credit, both tenants have added their parent as a guarantor to the lease. Should the tenants' fail to adhere to the payment schedule outlined above, the tenants' guarantors will be responsible for the remaining balance. _____

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

Tenant(s) has read or has listened to a reading of this lease, understands same, and has received a copy of this lease. Landlord and tenant by their signatures below, hereby accept and agree to be bound by all the terms and conditions contained in this lease.

Landlord:

DocuSigned by:
X Michael Dennis / /
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Max Dennis. Date

Guarantor

Signed by:
X Stanley Bruce Stevenson / /
Stanley Bruce Stevenson Date
Guarantor

Tenants:

Signed by:
X Warren Englehart / /
766DD6284B0F4FF...
Warren Michael Englehart Date

Tenant

DocuSigned by:
X Hekima Rele Stevenson / /
2022DD2B3CE041A...
Hekima Rele Stevenson Date

