

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement, hereinafter referred to as the "Agreement," dated July 9, 2026, by and between an entity known as AllStar Realty and Tax Consultancy, LLC, hereinafter referred to as the "Landlord," AND an individual known as Geisha Kianta Tranice Smith, hereinafter referred to as the "Tenant," agree to the following:

A. PREMISES: Landlord hereby offers to rent housing, located at 1122 Myrtle Ave, Baltimore, MD, 21201, consisting of 3 bedroom(s) with an extra room in the basement, and 2 full bathroom(s), hereinafter referred to as the "Premises," to the Tenant(s), subject to the following terms and conditions of this Agreement. Landlord will send a copy of all notices regarding the Premises to this address, along with other address(es) identified by the Tenant(s).

B. OCCUPANT(S): Premises are to be strictly occupied as residential dwelling by the Tenant and the individuals listed below:

- a. Geisha Kianta Tranice Smith (Tenant)
- b. Iyanna Jai Smith (Tenant's Daughter)
- c. Jayden Sean Smith (Tenant's Son)
- d. Zachary Tyree-Markee Smith (Tenant's Son)

C. PURPOSE: Premises shall be used for residential purposes only and shall not be used for manufacture of any food or product, professional service(s), or for any commercial use, unless otherwise stated in this Agreement.

D. APPLIANCES: The Landlord shall provide the standard Refrigerator, Stove, Dishwasher, Microwave all in working condition, at the premises for Tenant's use. Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit. All other appliances shall be provided by the Tenant. If the Tenant chooses to replace the appliances that are in good working condition with its own choice of appliances, Tenant shall do so at its own cost and shall inform the Landlord of its intention to do so. All other appliances shall be provided by the Tenant(s).

E. LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on August 1, 2026 and ending on July 31, 2027, hereinafter referred to as the "Lease Term". The Tenant(s) shall have the option to renew the lease on a yearly basis with 60 days' notice prior to expiration of the current lease term to Landlord and will continue leasing the Premises under the same terms and conditions of this Agreement with either the Landlord or Tenant having the option to cancel the tenancy giving at least sixty (60) days' notice to either party.

For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term.

F. RENT: Tenant(s) shall pay the Landlord monthly rent of **\$1,800** (US Dollars), hereinafter referred to as the "Rent" starting **August 1, 2026** (lease commencement date) until **July 31, 2027**. The rent shall be due on the first (1st) day of every month until further notice. Partial month's rent shall be prorated according to the number of days for that month.

The rent payment schedule is as follows:

Month		Payment Due Date	Payment Amount
August 2026	One Payment	July 25, 2026	\$1,800
September 2026	1 st Payment	Aug 18, 2026	\$900
	2 nd Payment	Sept 1, 2026	\$900
October 2026	1 st Payment	Sept 15, 2026	\$900
	2 nd Payment	Oct 1, 2026	\$900
November 2026	1 st Payment	Oct 15, 2026	\$900
	2 nd Payment	Nov 1, 2026	\$900
Rent payment dates after November 2026 until further notice.	1 st Payment	On or before 15 th day of the prior month	\$900
	2 nd Payment	On or before 1 st day of the current rent month.	\$900
For Example January 2027 rent	1st Payment	Due on or before Dec 15, 2026	\$900
	2nd Payment	Due on or before Jan 1, 2027.	\$900

The rent shall be paid via

- 1) The **Zelle account:** dkamenyah@yahoo.com with the Account name, AllStar Realty & Tax Consultancy, owned by Landlord, or
- 2) **Money Order** mailed overnight to the mailing address under *Section V herein*.

The first month's rent payment under this Agreement is due to the Landlord upon the execution of this Agreement or before Tenant takes possession of the property.

G. LATE FEE: If the full rent is not paid by or 5th of the month that the rent is due, the Landlord may assess a Late Fee in the amount of five percent (5%) of the full Rent due, per occurrence, for each month's payment that is received after the fifth (5th) day of the month.

H. EVICTION PROCEEDINGS: If the full Rent is not received by the Landlord by the 15th of the month that the rent is due, the Landlord shall exercise his/her rights to commence

eviction proceedings against the Tenant. While eviction proceedings are ongoing, late fees on the monthly rent shall continue to accrue. The Landlord shall cease eviction proceedings upon receipt of all rent due plus accrued late fees.

I. SECURITY DEPOSIT: Security Deposit for the Lease Agreement shall be in the amount of \$1,800 (US Dollars) and shall be paid by the Tenant to the Landlord upon execution of this Agreement for the faithful performance of all the terms and conditions herein. The Security Deposit is to be returned to the Tenant(s) after 45 days from the later of July 31, 2027 or termination of this Agreement, less cost of any property damage, without interest. This Security Deposit shall not be credited towards rent unless the Landlord gives written consent.

J. POSSESSION: Tenant(s) shall take immediate possession after the Lease Agreement is fully executed by all parties and Landlord has received the Security Deposit and the first month's payment is made in full as defined in *paragraph F*. Tenant shall continue to live in the premises under this Lease Agreement. *Refer to section N for Landlord's responsibilities regarding repairs and maintenance.*

K. SUBLETTING: Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sublessee(s) including but not limited to damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee(s). Landlord's consent to sublet shall not be deemed to be consent to any unapproved subsequent subletting.

L. RIGHT OF ENTRY: Landlord shall have the right to enter the Premises during normal working days and hours, Monday to Friday, 9:00 a.m. to 5:00 p.m., by providing notice in accordance with the minimum State requirements for inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. Landlord may also exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice to the Tenant(s).

M. UTILITIES: The Tenant shall be responsible for the payment of such utility bills as Electricity, Gas, Cable, Internet, and any other arrangements made by Tenant with other Utility companies. Landlord shall be responsible for the payment of Water bill to the City of Baltimore.

N. MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own expense and always, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and

tear excepted. Tenant(s) may not make any alterations to the Premises without written consent of the Landlord. Landlord shall be responsible for repairs to the interior and exterior of the Premises. If the Premises includes a freezer, dehumidifier unit and/or window air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. Landlord will install new batteries in all battery-operated smoke detectors when the Tenant(s) moves into the Premises. After the initial installation of batteries, it will be the responsibility of the Tenant(s) to replace batteries when needed.

O. EARLY TERMINATION: Tenant(s) may not be able to cancel this Agreement before July 31, 2027 unless the Tenant is a victim of domestic violence, and in such case, the Tenant may do so in accordance with any local, state, or federal laws.

P. PETS: Pets that are necessary to help residents with disabilities or with their daily living are welcome.

Q. SMOKING: Smoking inside (interior of) the Premises is strongly prohibited. Landlord may exercise his rights to terminate the lease if there is sufficient evidence to show that the smoking is occurring in the interior of the house.

R. LEGAL COMPLIANCE: Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the State of Maryland.

S. 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 but instead shall be enforced to the maximum extent permitted by law.

T. RETALIATION: Landlord is prohibited from taking retaliatory action against the Tenant(s), including but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of action that could be considered unjustified.

U. FAIR HOUSING: If Tenant(s) possess(es) any disability, Landlord shall provide reasonable accommodations and modifications to the Premises, unless such requests amount to an undue financial and administrative burden. It is the policy of the Landlord to comply with Title VIII of the Civil Rights Act of 1968, as amended, (commonly known as the Fair Housing Act) by ensuring that all units are available to all persons without regard to race, color,

religion, national origin, disability, familial status, and sex. The Landlord will also comply with local ordinances that ensure all units are available to all persons without regard to sexual orientation, gender identity or expression, marital status, age, ancestry or source of income. These laws mean that, among other things, the Landlord must not discriminate against any qualified applicant or tenant with respect to the rental of dwellings. Tenants may call the Baltimore City Office of Civil Rights at (410) 396-3141 if they feel they have been discriminated against by a housing provider. Tenants may also report housing discrimination to the U.S. Department of Housing and Urban Development at (800) 669-9777.

V. NOTICES: Any notice to be sent by the Landlord or Tenant(s) to each other shall use the following mailing addresses: Landlord's/Agent's Mailing Address

AllStar Realty and Tax Consultancy, LLC
P. O. Box 10,
White Marsh, MD 21162

Tenant(s)'s Permanent Mailing Address and Emergency Contact

c/o Patricia Smith

1420 Williamson Rd, Macon, GA 31206

Phone #: (478) 390-1443

W. AGENT/MANAGER: Landlord does not have an Agent or Manager and all contact regarding repairs, maintenance, or complaints should be addressed to the Landlord through the following contact information:

Landlord's Phone Number: (240) 643-8562 Email: dkamenyah@yahoo.com

X. PREMISES DEEMED UNINHABITABLE: If the Premises is deemed uninhabitable due to damage beyond reasonable repair, Tenant(s) may terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and loss of income due to restoring the Premises back to a livable condition, in addition to any other losses that can be proved by the Landlord.

Y. LEAD PAINT: The Premises was constructed before 1978 and therefore an authorized Lead- Based Paint Disclosure is attached to this Agreement.

Z. ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the Tenant(s) and Landlord relating to its subject matter, including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements.

Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term. Landlord and Tenant(s) have agreed July 9, 2026.

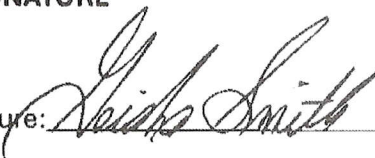
AMOUNT (\$) DUE AT SIGNING

Security Deposit: \$1,800.00

First (1st) Month's rent (August 2026): \$1,800.00

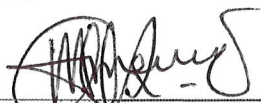
Total Due by July 25, 2026: \$3,600.00

TENANT(S) SIGNATURE

Tenant's Signature:  Date: 7/9/2026

Tenant's Signature: _____ Date: _____

LANDLORD(S) SIGNATURE

Landlord's Signature:  Date: 7/9/2026

David K Amenyah

for: AllStar Realty and Tax Consultancy, LLC