

LEASE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT AND LEASE. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE. THIS LEASE CONTAINS STATEMENTS OF RIGHTS AND DUTIES CREATED BY MARYLAND STATUTE.

THIS LEASE, made this ¹¹~~6th~~ day of June, 2026, for the property known as

25 W 27th Street Apt 3, located in Baltimore, Maryland 21218, by and between Joseph Malandruccolo,

hereinafter referred to as the Landlord, party of the first part, and Lucas Prata Ferreira, singly, jointly and/or severally hereinafter referred to as the Tenant, party of the second part.

WITNESSETH:

That the Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises known as

25 W 27th Unit 3, (the "Premises"), in Baltimore, Maryland, for the term of 12.5 Months, beginning on the 16th

day of July, 2026, and ending on the 31st day of July 2027, at the total rental amount of Twelve Thousand Eight

Hundred Thirteen Dollars (\$12,813.00) for the said Term, payable in monthly installments in advance of the 1st

day of each month, in the amount of Twelve Thousand Eight Hundred Thirteen Dollars (12,813)

yearly.

The tenant shall pay 1,025.00 monthly



JA agent

JM

AND THE TENANT HEREBY AGREES AS FOLLOWS:

1. Tenant agrees to pay rent promptly as herein provided without any deduction or offset whatsoever and to pay the rent when due. If a monthly installment of rent is paid more than three (3) calendar days after the due date, Tenant will pay, as additional rent, a fifty dollar (\$50) late fee. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to Tenant. If the check is bad or worthless, Tenant agrees to pay a fifty dollar (\$50) charge to the Landlord as additional rent, to offset administrative costs involved for the Landlord.

2. The obligations of the Landlord and Tenant with respect to the provision of utilities shall be as follows:

Utilities assuming 25 W 27th Street - Unit 1 and 2 are occupied

Utility:	To Be Provided / Paid by:		Percent of Total
a. Electric and Gas per Unit 100 %	Landlord	Tenant ☒	
b. Water %	Landlord	Tenant ☒	33.3
c. Water if units are unoccupied 50%	Landlord	Tenant ☒	
d. Unit Telephone, Cable, Internet, TV	Landlord	Tenant ☒	100%
e. BGE Building	Tenant 20%		

3. If, under the terms of this Lease, Landlord has agreed to provide any service or utility, at Landlord's cost and expense, Landlord may temporarily cease such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs, or for the purpose of repairing or improving the equipment or utility. Should Landlord temporarily cease any service or utility, Landlord shall use due diligence in restoring such service or utility.
4. In the event Landlord or Tenant is prevented from or is unable to, for reasons beyond Landlord's or Tenant's control, obtain fuel or electricity for the services that they respectively have agreed above to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, that might be suffered by Tenant and this Lease shall continue in full force and effect and the rent shall not be abated.
- ~~5. In addition to the rental stated herein, it is expressly agreed by and between the Tenant and the Landlord, that during the Term of this Lease, the Tenant will, upon thirty (30) days written notice, pay his/her proportional share of any increases which occur after the commencement date of this Lease in the cost of gas, electricity fuel oil, real estate taxes, water, sewer service and any charges or taxes assessed against the Landlord by any federal, state or local authority. Each apartment's proportionate share of any of the increases referred to in this Paragraph 5, shall be determined by multiplying the increase by a fraction, the numerator of which shall be the area of the apartment and the denominator of which shall be the area of all apartments in the community. In no event, however, shall the total of said increases allocable to the above named premises exceed ten percent (10%) of the rental stated herein.~~
6. Tenant will use the Premises in a careful manner and agrees not to use or permit the use of any portion of the premises for any purpose of the Premises for any purpose other than as a private residence: to keep the premises in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including all health and housing codes and criminal laws applicable to the Premises or Tenant's use of the Premises. Tenant shall indemnify and hold Landlord harmless from any and all liability, loss,

cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulation, any violation or non-performance by the Tenant of any of the covenants contained herein, or any other act or omission of Tenant or his agents, employees, invitees, friends or family members. All electrical, heating, air-conditioning, mechanical and plumbing equipment and facilities shall be carefully used for their respective, legitimate purposes only.

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7. Tenant agrees not to do or permit to be done anything on the Premises in contravention of any insurance policy in force thereon or that will cause an increase of the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalks nor permit anything to be done in the Premises contrary to the rules and regulations of the Fire Department, Health Department or any other governmental authority.
8. Tenant and Tenant's agents, employees, invitees, friends and family members shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease, and shall observe and comply with such additional rules and regulations and/or modifications thereof, as Landlord may from time to time adopt concerning use of the leased Premises. Landlord shall not be liable to Tenant for the violation of any of the rules and regulations or the breach of any covenant or provision in any lease by any other tenant in the building.
9. Tenant shall conduct himself/herself, and require other persons on the Premises, whether known by the Tenant or not, to conduct themselves in a manner that will not disturb his/her neighbors' peaceful enjoyment of their premises, and Tenant further covenants and agrees that he/she will not use or permit Premises to be used for any improper, illegal or immoral purposes, nor will he/she use or permit the same to be used by any person or persons in any noisy, dangerous, offensive, illegal or improper manner.
10. Tenant covenants and agrees that the Premises shall be occupied only by the following person(s) and by no other persons:
11. Tenant will not assign this Lease or sublet the Premises or any part thereof without the prior written consent of the Landlord, which consent must be given by the Landlord in Landlord's sole and absolute discretion. Any such assignment or subletting, in the absence of Landlord's prior written consent, shall be null, void and of no effect. Landlord may elect to accept rent directly from an assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability under the terms of this Lease.
12. Tenant agrees not to make any alteration, additions or improvements, including painting, to the Premises without first obtaining Landlord's written consent. No satellite dishes are to be installed in or on the property.
13. MAINTENANCE AND REPAIRS
 - a. Landlord shall maintain and keep in repair the building and the exterior walls of the Premises. Additionally, Landlord agrees to repair and maintain or, if necessary, replace the following: plumbing, heating, and electrical systems and equipment, major appliances and all the common areas, provided, however, that Tenant is obligated to make such repairs and replacements if the need for such repairs or replacement results from the negligence or misuse by Tenant or Tenant's agents, servants, employees, invitees, friends or family members. Tenant agrees to promptly notify Landlord of the need for any repairs for which the Landlord is obligated. Tenant is 100% (one-hundred percent) responsible for all telephone, DSL and cable lines. Landlord does not warrant that any of the existing lines are in working order. Tenant will have to pay supplier for installation thereof if lines do not work or are damaged.

b. Tenant shall be obligated to repair any damage or injury to the papering, painting, walls, doors, windows, window fixtures or apparatus, or other parts of the Premises, in excess of ordinary wear and tear, and shall be promptly repaired by Tenant so as to restore the Premises to its existing condition prior to commencement of the Term. Upon the failure of Tenant to make any such repair, Landlord, in Landlord's discretion, may make such repair, the cost for which will be added to and deemed as part of the rent and shall be payable by Tenant on demand. Landlord shall have the same remedies for the collection of each such cost as Landlord has for non-payment of rent.

c. Tenant shall also be liable to Landlord 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 or Tenant's agents, servants, employees, invitees, friends or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent and shall be payable by Tenant on demand. Landlord shall have the same remedies for the collection of each such cost as Landlord has for non-payment of rent.

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d. Additional agreements, if any, regarding maintenance, repairs and/or replacement are as follows: Landlord shall be responsible for all exterior maintenance

14. Tenant agrees that Landlord and Landlord's agents and employees shall have the right to enter upon the Premises at all reasonable times for the purpose of inspection or making any repairs that Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the Term, or any renewal thereof, Landlord shall have the right, at reasonable times, to show prospective tenants or purchasers through the Premises and to post "For Sale" or "For Rent" signs thereon, if not prohibited by law.
15. Tenant agrees to surrender the Premises to Landlord at the end of the Term, or any renewal thereof, in as good a condition as when received, ordinary wear and tear excepted; and Tenant further agrees to surrender the Premises free and clear of all furniture and debris and in a 'broom clean' condition and to return all keys to the Premises to the Landlord immediately upon the expiration of the Term.
16. If Tenant fails to vacate the Premises on or before the last day of the Term, Landlord may: (i) immediately eject Tenant and take possession of the Premises and store all furniture and other personal property found on the Premises at Tenant's expense and without liability to Landlord; (ii) hold Tenant liable for an additional year's rent at the same rate; and/or (iii) exercise any other remedies granted to a landlord under Maryland law, including, to the extent permitted by law, the power to collect double rent for the holdover period.
17. Tenant agrees that, with respect to those portions of the Premises within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in or about the Premises, nor for any personal injury to Tenant or Tenant's agents, servants, employees, invitees, friends or family members. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in or about the Premises. IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN ADEQUATE LIABILITY INSURANCE ON ALL PERSONAL PROPERTY PLACED ON, IN OR ABOUT THE PREMISES.
18. Tenant will indemnify and hold Landlord harmless against and from any and all liability arising during the Term from injury during said Term to person or property arising within those portions of the building within the exclusive control of Tenant or occasioned by any act or omission of Tenant or Tenant's agents, servants, employees, invitees, friends or family members. Landlord shall not be liable for any loss of any

property by theft or otherwise, nor for injury or death of persons or damage to property caused by any other person, or resulting from the escape of steam, gas, electricity or water, or form of rain, snow or dampness or the presence of hazardous material except to the extent otherwise provided by law.

19. If all or substantially all of the building is damaged or destroyed by fire, tempest or other act of God, or by the acts of rioters or public enemies, Landlord, by notice to Tenant, may terminate the tenancy hereby created and all rent payable under this Lease shall be apportioned to the time of such occurrence. If, however, the Premises are only partially destroyed or damaged and Landlord elects to repair the damage to the Premises, the Landlord shall restore the Premises to substantially the same condition as existed immediately before such occurrence without unreasonable delay, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect. **IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN ADEQUATE INSURANCE ON ALL PERSONAL PROPERTY PLACED ON, IN OR ABOUT THE PREMISES.**
20. If all or substantially all of the building is taken or condemned for a public or quasi-public purpose, this Lease shall terminate as of the date title shall vest in the condemnor and all rent shall be apportioned to such date. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Premises or building and all damages awarded as a result of any condemnation, whether for the whole or a part of the Premises or building, shall belong to and be the property of Landlord whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Premises or building.
21. If Tenant shall fail to pay the rent within ten (10) days of the due date, or if Tenant shall breach any other term, covenant or condition of this Lease, Landlord: (i) may distain therefore all in accordance with the applicable provisions of law; (ii) re-enter the Premises and terminate this Lease in accordance with the applicable provisions of law; (iii) bring summary ejectment proceedings to evict Tenant; (iv) pursue any other remedy available to Landlord at law or in equity. No such termination of this Lease, however, nor recovery of possession of the Premises, shall deprive Landlord of any other action against the Tenant for rent or for any damages that may be due or sustained prior or subsequent to the termination of said Lease as aforesaid, nor shall such termination extinguish Tenant's obligations to pay all rent and other sums due and owing to Landlord prior to such termination or re-entry or subsequent thereto.
22. Tenant subordinates Tenant's rights hereunder to the lien of any mortgage and all mortgages, or the lien resulting from any other method of financing, now or hereafter in force against the land and or/buildings of which the Leased Premises are a part, and to all advances made or hereafter to be made upon the security thereof.
23. If the Premises becomes vacant because of the exercise by Landlord of its remedies hereunder or would Tenant abandon the Premises, Landlord may take possession of same, and may re-let the Premises, if reasonably possible, to others, as the agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine and Tenant, upon demand, shall pay to Landlord the costs incurred by Landlord in such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Premises in preference to any other rental units owned by Landlord.
24. Early Termination clause - Tenant shall have the option to terminate this Lease prior to the expiration of the Term of the Lease only in accordance with the following terms:
 - (a) Tenant will give Landlord written notice at least thirty (30) days prior to the next rent payment due date; and
 - (b) Tenant will pay rent through the end of month in which the termination date selected by Tenant occurs; and
 - (c) Tenant will pay to Landlord, at the time of giving notice, in addition to the foregoing, an amount equal to the lesser of six (6) months rent or the rent remaining unpaid on the Lease Term; and
 - (d) Tenant will deliver keys to Landlord on the day of moving out; and
 - (e) Tenant will give Landlord (3) days notice of the actual moving day and leave the premises in good condition as required according to this lease when moving out.

If Tenant shall fail to comply with the requirements set forth in items (a) through (e) above and/or does not move out on or before the cancellation date stated in the notice, then, at the election of Landlord such notice shall lapse and become ineffective to so terminate this Lease, and the Tenant shall be responsible for all expenses and damages in accordance with the terms of this Lease. LPE (Tenant Initials)

25. Tenant agrees to pay as additional rent any and all sums that may become due by reason of Tenant's failure to comply with any of the covenants of this Lease and also any and all damages costs and expenses that the Landlord may suffer or incur by reason of any default or failure on Tenant's part to comply with the covenants of this Lease and also any and all damages to the Premises caused by any act or neglect of Tenant or Tenant's agents, servants, employees, invitee, friends 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 Landlord shall have the same remedies for the collection of such charges as it has for collection of rent.

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26. 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 attorneys fees and court costs incurred by the prevailing party in the action.

27. Landlord agrees that Tenant may, peaceably and quietly, enter the Premises at the beginning of the Term, and that the Premises will be made available in a condition permitting reasonably safe habitation, except as follows:

If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the Term and/or to occupy any premises of Landlord other than the Premises at any time, such occupancy shall be deemed to be under all the terms, covenants, conditions and provisions of the Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy.

28. Tenant specifically acknowledges that Landlord has installed smoke detectors in the Premises. Tenant further acknowledges that the smoke detectors are in good conditions 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 detectors within the Premises periodically and to report, in writing, to Landlord any malfunction. Tenant assumes all the liability to test the detectors and hereby waives and exonerates Landlord from any and all liability resulting from any defective smoke detector that Tenant shall repair and/or replace the smoke detectors. If any smoke detector within the Premises becomes damaged by tampering or by the negligence or deliberate misuse or abuse by Tenant, Tenant's agents, servants, employees, invitees, friends or family members, then Landlord shall promptly cause same to be repaired or replaced at which time Landlord shall be entitled to, and Tenant shall pay Landlord up demand, for the expense and damage sustained by Landlord, and the cost thereof shall be added to and deemed a part of the rent and Landlord shall have all of the same remedies available as for the collection of rent. Tenant assumes all liability for replacing the batteries in the detectors and hereby waives and exonerates Landlord from any and all liability resulting from Tenant's failure to do so.
29. The failure of Landlord to insist upon the strict performance of any of the covenants of this Lease, in any one or more instances, or to exercise any option herein contained, shall not be construed as a waiver, or a relinquishment of such covenant or option for the future, but the same shall continue and remain in full force and effect.

30. It is mutually understood and agreed that all covenants and agreements herein contained shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of Landlord and Tenant, and further, that the singular shall include the plural and the male gender shall include the female, or both male and female, wherever the context shall so require.
31. All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Premises, except that notice of the withholding by Landlord of any portion of the security deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within thirty (30) days after the termination of this Lease. Notices given by Tenant to Landlord must be given by registered mail sent to the following address:
32. In the event any form of rent control is instituted by any agency of the federal, state or local government, Landlord reserves the right to increase the rent by giving sixty (60) days prior written notice at any time during the Term. Such increase shall be limited, however, to that amount legally approved by any constituted commission or other legal body overseeing said rent control.
33. If Tenant is on active duty with the United States military and receives permanent change of station orders or temporary duty orders for a period in excess of three (3) months, Tenant may terminate the Lease and shall be liable for no more than thirty (30) days rent after written notice and proof of assignment are given to Landlord, plus any costs for damages to the Premises beyond ordinary wear and tear.
34. This Lease shall be interpreted so as to comply with the laws of Maryland and therefore, notwithstanding anything to the contrary that may be set forth in any provision hereof, no provision of this Lease shall be construed to indemnify Landlord or hold Landlord harmless or exonerate Landlord 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 Landlord on or about the Premises and that are not within Tenant's exclusive control.
35. Landlord and Tenant each warrant to the other that is has not used the services of a real estate broker or agent in connection with this transaction. Landlord and Tenant each agree to defend, indemnify, and hold each other harmless from and against any other claim for real estate commissions or finder's fees, to the extent such claim is based on any conversation or contract with the indemnifying party.

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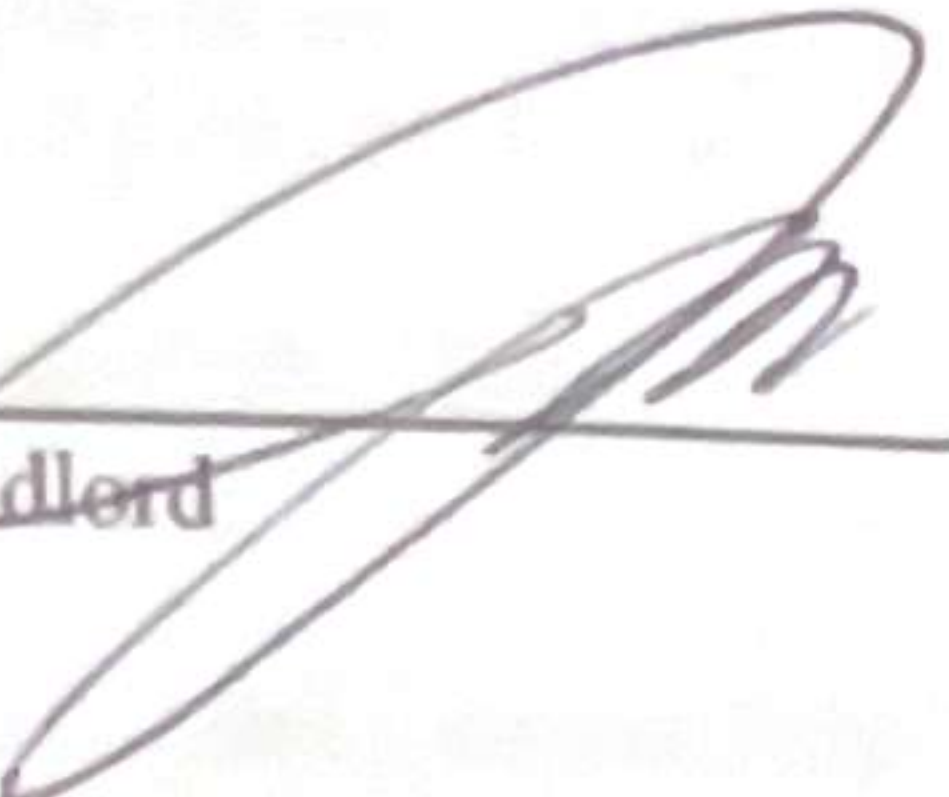
36. Landlord's agents and employees do not assume any responsibility for the condition of the Premises or for the performance of this Lease by any or all parties hereto. By signing this Lease, Tenant acknowledges that Tenant has not relied on any representations made by Landlord or any agent or employee of Landlord, except those representations expressly set forth herein.
37. Tenant has been provided the opportunity to inspect the Premises and accepts the Premises in its present condition unless otherwise agreed in writing, except for the following: _____

Additional provisions, if any, are as follows: _____

38. The attached "ADDITIONAL RULES" are a part of and included in this lease.

TENANT 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

HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH
IN THIS LEASE.



Landlord



Tenant

Lucas Prats Ferreira

Tenant

Tenant

Tenant

SECURITY DEPOSIT RECEIPT, PET FEE(S) AND NOTICE TO PARTIES:

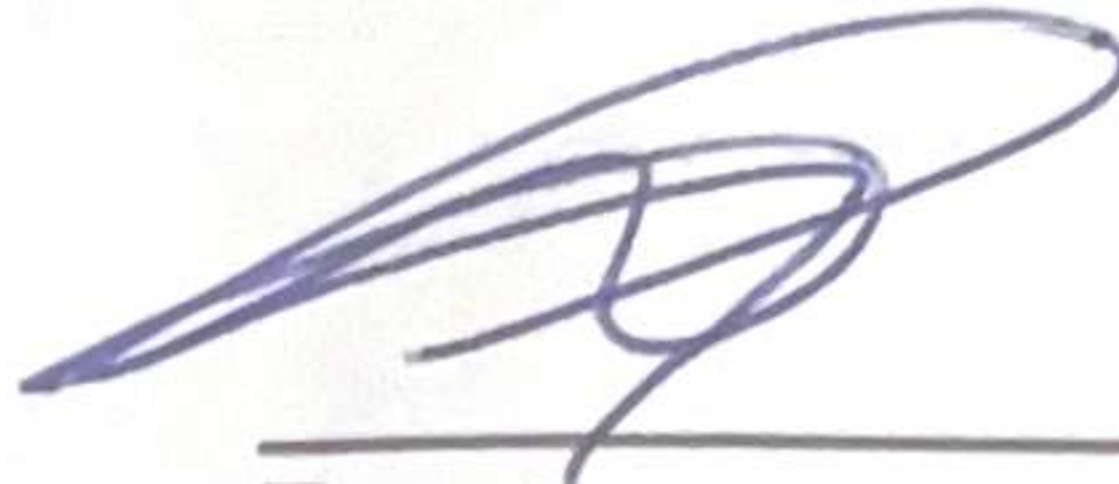
A security deposit is required to be paid by the Tenant to the Landlord in order to protect the Landlord against non-payment of rent, damage due to breach of Lease, or for damage to the premises. Said security deposit shall only be applied against rent due at the sole discretion of the Landlord. Tenant is entitled to receive and Landlord is obligated to deliver a receipt containing those provisions in accordance with Maryland Annotated Code Real Property Article Section 8-203.1.

Date: June 11th, 2026

The undersigned Landlord and Tenant have entered into a Lease dated April 20th, 2026 for the rental of Premises known as 25 W 27th St in Baltimore, Maryland, and Landlord hereby acknowledges have received from Tenant on June 11th, 2026, the sum of Dollars (\$1250.00). The security deposit is in connection with the Lease, to protect the Landlord against non-payment of rent, damage due to breach of Lease, including failure to surrender the Premises free and clear of debris and furniture, or failure to return all keys to the Premises to the Landlord, or for damage to the Premises caused by Tenant, their family, agents, employees, or social guests, in excess or ordinary wear and tear. A non-returnable pet fee, in the amount of 0 Dollars () has also been received from the prospective tenants on the same date.



Landlord



Tenant

06/11/26

Date

Additional Arrangements: _____

Tenant

Date

Tenant

Date

Tenant

Date

The aforesaid security deposit will be deposited by the Landlord in a Maryland banking or savings institution, within thirty (30) days of its receipt, in an interest-bearing account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, Landlord shall return the security deposit to Tenant, together with the simple interest that has accrued in the amount of three percent (1.5%) per annum, less any damages rightfully withheld. Interest as aforesaid shall be payable only on security deposit of \$50.00 or more and shall accrue at six-month intervals from the day Tenant gives Landlord the security deposit. Interest shall not be compounded. If Landlord withholds all or any portion of the security deposit for unpaid rent or for damages as set forth in the foregoing receipt, Landlord, within thirty (30) days after the termination of the tenancy, shall furnish, by first class mail directed to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually incurred. Because Tenant has been required to pay a security deposit in connection with the Lease, Tenant, upon written request to the Landlord, made within fifteen (15) days of Tenant's occupancy of the Premises, may receive from Landlord a written list of all existing damages.

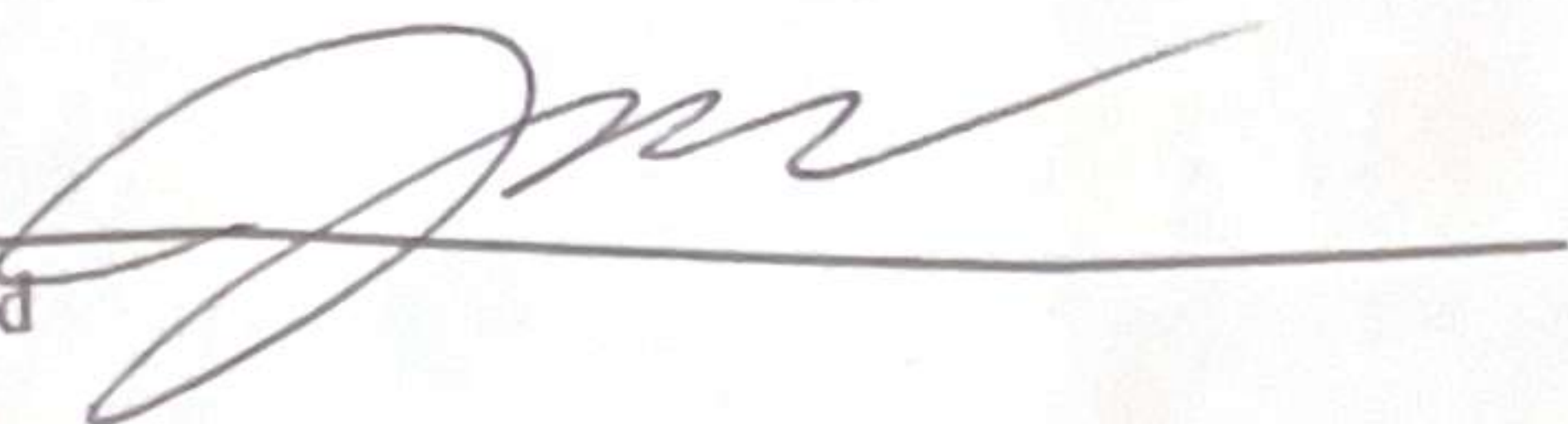
Tenant has the right to be present when Landlord or Landlord's agent inspects the Premises in order to determine if any damage was done to the Premises, if Tenant notifies Landlord by certified mail of their intention to move, the date of moving, and their new address. Such notice from Tenant to Landlord must be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of such notice, Landlord shall notify Tenant by certified mail of the

time and date that the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from the Tenant to Landlord.

Landlord need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted or ejected for a breach of a condition or covenant of the Lease prior to the termination of the tenancy or if the Tenant has abandoned the Premises prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Landlord within forty-five (45) days of being evicted or ejected or of abandoning the Premises. The notice shall specify the Tenant's new address. The Landlord then, within thirty (30) days of receipt of said notice, shall supply Tenant with a list of damages and costs, by first class mail.

TENANT HEREBY ACKNOWLEDGES THAT A COPY OF THE FOREGOING RECEIPT FOR SECURITY DEPOSIT WAS DELIVERED BY LANDLORD TO TENANT.

Landlord



Tenant



Date

06/11/26