

FD Bonifant LLC
777 Briggs Chaney Rd
Silver Spring MD
(301) 6750623

Joseph Anthony Stewart and Michael Eugene Kaderabek,

Welcome to 1740 Clarkson St, Baltimore, MD 21230.

Please find below the terms of your lease, requirements for move in and other ancillary items:

Resident Name(s): Joseph Anthony Stewart and Michael Eugene Kaderabek

Address: 1740 Clarkson St, Baltimore, MD 21230

Move In Date: July 6, 2026

Lease Term: 12 months

Lease Expiration Date: July 5, 2027

Monthly Rent: \$2,800.00

Other Monthly Charges: \$00.00

Security Deposit Due on July 6, 2026: \$2,800.00

First Month's Rent Due on July 6, 2026: \$2,800.00

Non-Refundable Pet Fee/Pet Rent: \$0.00

Total Monies Due before Move In: \$5,600.00

Once you have executed your Lease please submit your security deposit paid by certified check or online payment of immediately available funds (Zelle).

Please note keys will not be released until all monies due at move in are delivered to Landlord via certified funds or electronic funds transfer. After you have moved into your house, please direct all correspondence to FD Bonifant LLC.

RESIDENTIAL LEASE

This Lease ("Lease") dated **June 26, 2026**, is between FD Bonifant LLC, the owner's authorized agent, as Landlord, and the Tenant(s) named below, for the Property described below.

LEASED PROPERTY (the "Property"): 1740 Clarkson St, Baltimore, MD 21230

LANDLORD: FD Bonifant LLC

TENANT 1: Joseph Anthony Stewart SSN: 404-59-3840

TENANT 2: Michael Eugene Kaderabek SSN: 212-63-0646

GUARANTOR: N/A

COMMENCEMENT DATE: July 6, 2026

1. LANDLORD. FD Bonifant LLC is the authorized agent of the owner of the Property and is referred to in this Lease as the "Landlord". Landlord's address is set forth in Paragraph 1 of this Lease.

2. TENANT. The tenant(s) is/are named above and is/are referred to individually and collectively in this Lease as "Tenant". The guarantor(s), if any, are named above and are referred to individually and collectively in this Lease as "Guarantor."

3. LEASED PROPERTY. Landlord leases to Tenant and Tenant leases from Landlord the Property described above.

4. PERSONS WHO WILL OCCUPY THE PROPERTY. The Property shall be occupied only by the following person(s) and by no other persons: Joseph Anthony Stewart and Michael Eugene Kaderabek. Tenant represents and warrants to Landlord that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Landlord on the application for tenancy form, as signed by Tenant.

5. INITIAL LEASE TERM. Tenant leases the Property from Landlord for the initial term of 1 Year(s) or 12 Month(s), commencing on the Commencement Date described above and ending on July 5, 2027. The initial term and any renewal term are collectively referred to as the "lease term."

6. RENEWAL OF LEASE TERM. Automatic Renewal Provision (please read carefully prior to initialing). THIS LEASE SHALL AUTOMATICALLY RENEW ON A YEAR TO YEAR BASIS AFTER THE INITIAL TERM. HOWEVER, EITHER PARTY MAY TERMINATE THIS LEASE AT THE END OF THE INITIAL TERM, OR ANY RENEWAL TERM, BY GIVING WRITTEN NOTICE TO THE OTHER PARTY AT LEAST SIXTY (60) DAYS PRIOR TO THE END OF THE INITIAL TERM OR RENEWAL TERM.

By initialing below, Tenant acknowledges reading and understanding this Automatic Renewal Provision.

Tenant Initials: JAS MK

Guarantor Initials: _____

7. RENT. Tenant shall pay rent during the initial term of this Lease in the total amount of **Thirty-Three Thousand Six Hundred 00 Cents Dollars (\$33,600.00)**, payable in equal monthly installments of **Two Thousand Eight Hundred 00 Cents Dollars (\$2,800.00)**. Rent is due on the 1st day of every month. If the Commencement Date is not the first day of a calendar month, Tenant shall pay on the Commencement Date a pro rata amount for the period until the end of that month. All rent must be paid by certified check or online payment of immediately available funds. Failure to pay rent at the time specified will constitute a default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such.

8. RENT CONCESSIONS. To induce Tenant to rent Leased Property, Landlord agrees to give a rent concession upon move in. If Tenant is to break lease at any time during the Initial Lease Term or any extension thereafter, the aforementioned Rent Concession will be immediately due and payable.

Landlord Initial: FB

Tenant Initials: JAS MK

9. PAYMENT OF RENT. Tenant agrees to pay the rent when due without any demand, deduction or setoff. If the rent is received more than five (5) days late, Tenant agrees to pay as additional rent a late charge equal to five percent (5%) of such overdue amount. Any sums outstanding after the 15th day of a calendar month shall accrue interest at the rate of 18% per annum or the maximum permissible by law. Tenant further agrees to pay court costs for any notices sent for non-payment of rent unless a court decision is rendered in favor of Tenant. If Tenant pays by check and it is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay an additional charge of \$50.00 as additional rent. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. Tenant is hereby notified that payments may be applied first towards the oldest past-due rent and other charges, including late charges, returned check service charges, and attorneys' fees, and in such order as Landlord may elect in Landlord's sole discretion. Should Landlord accept any partial payment of rent, this acceptance shall not be interpreted as changing the terms of the Lease which require the payment of rent as specified herein.

10. SECURITY DEPOSIT. A security deposit is required as a condition of this Lease. Upon payment of the security deposit, Landlord will provide a receipt containing the security deposit provision required by law. The security deposit is intended to protect Landlord against non-payment of rent, the cost of damages to the Property, cleaning, excessive wear and tear, and unreturned keys once the Lease has ended and/or for any unpaid charges or attorney fees suffered by Landlord by reason of Tenant's default of this Lease. Tenant may be responsible for any unpaid charges or attorney fees suffered by Landlord by reason of Tenant's default of this Lease in accordance with state and local laws and regulations. **Tenant may not utilize the security deposit as rent and must not apply the security deposit as the last month's rent.** Landlord's recovery of damages will not be limited to the amount of the security deposit. Provided that Tenant fulfills all the obligations of the Lease, Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to Tenant within 45 days after the end of the lease term. Landlord need not notify Tenant of Landlord's intention to withhold all or any part of the security deposit if Tenant has been evicted or ejected for breach of a condition or covenant of this Lease prior to the termination of the lease term, or if Tenant has abandoned the Property prior to the termination of the lease term. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Landlord within 45 days of being evicted or ejected or of abandoning the Property.

The notice shall specify Tenant's new address. Within 45 days of receipt of said notice, Landlord shall supply Tenant with a list of damages and costs by first class mail.

11. LEGAL RIGHTS OF LANDLORD. Tenant acknowledges that Tenant has a legal obligation to pay all rent on time each and every month regardless of any other debts or responsibilities Tenant may have. Tenant agrees that Tenant will be fully liable for any back rent owed. If Tenant fails to pay the rent or any additional rent as herein provided, or if Tenant shall breach any other term, covenant or condition of this Lease, Landlord may, in accordance with the applicable provisions of law:

- (a) pursue an action of distress for rent,
- (b) re-enter the Property and terminate this Lease,
- (c) bring summary ejectment proceedings to evict Tenant, or
- (d) pursue any other remedy 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. Tenant acknowledges that defaulting on this Lease could result in a judgment being filed against Tenant and a lien being filed against Tenant's current and future assets and/or earnings.

12. RELETING. If the Property becomes vacant because of the exercise by Landlord of its remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of the Property, and may relet the Property to others, as the agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand, shall pay to Landlord the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the rent payable under this Lease and the amount of the rent received upon any such reletting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

13. NO ASSIGNMENT OR SUBLEASE. Tenant agrees that this Lease shall not be assigned in whole or in part nor shall any portion of the Property be sublet without the prior written consent of Landlord. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

Landlord Initial: : FB

Tenant Initials: JAS MK

14. TENANT INDEMNIFIES LANDLORD. Tenant shall indemnify and hold Landlord and the Property owner and their members, managers, agents, and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the lease term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases Landlord from liability for Tenant's failure to fulfill any condition of this Lease, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against the Property as a result of Tenant's action. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord, or to hold Landlord harmless, or to 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 those areas which are not within Tenant's exclusive control.

15. USE. The Property shall be used for residential purposes only and shall be occupied only by the persons named in this Lease. Tenant shall use the Property in compliance with all state, county,

and municipal laws and ordinances. Tenant shall not use the Property or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other tenants' quiet enjoyment of their premises.

16. TENANT'S RIGHT TO OCCUPY THE PROPERTY. Landlord agrees that Tenant may, peaceably and quietly, enter the Property at the beginning of the lease term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the lease term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

17. CONDITION OF PROPERTY. Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, except as otherwise agreed in writing. Tenant will be furnished with a Move-In-Report upon commencement of this Lease. If there is anything about the condition of the Property that is not good, Tenant agrees to record it on the Move-In-Report and return said report to Landlord within seven (7) days after taking possession of the Property. Failure to file any written notice of defects will be legally binding proof that the Property is in good condition at the time of occupancy.

18. ABANDONMENT. If Tenant leaves the Property unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months, Landlord has the right to take immediate possession of the Property and to bar Tenant from returning. Landlord shall have the right to store or dispose of any property left on the Property by Tenant which shall be subject to a 15% administrative fee. Landlord shall also have the right to store or dispose of any of Tenant's property remaining on the Property after the termination of this Lease which shall be subject to a 15% administrative fee. Any such property shall be considered Landlord's property and title thereto shall vest in Landlord. Tenant also agrees that if Tenant vacates the Property prior to the end of the lease term, Tenant is responsible for the remainder of the rent due for the entire lease term until the Property is rented, the security deposit shall be forfeited, Tenant shall be responsible for paying a leasing commission equal to one month's rent for securing a new lease, and Tenant is responsible for any other damages per the terms of this Lease.

19. TENANT'S RESPONSIBILITY AT END OF TERM. Tenant agrees to surrender the Property to Landlord at the end of the lease term in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. All keys to the Property shall be returned to Landlord. If any painting or alterations occurred in the Property during the lease term, Tenant agrees to restore the affected area to the original color. If not restored to the original color and

condition, Tenant agrees to pay for the restoration. The Property must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Property shall be left with all appliances and equipment in working order. 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.

20. FAILURE TO VACATE AT TERMINATION. If Tenant does not vacate the Property on or before the last day of the lease term, Landlord may in accordance with Maryland law: (a) eject Tenant and take possession of the Property, (b) hold Tenant liable as a tenant holding over for another year at the same rent, and/or (c) exercise any other remedy granted to a landlord under Maryland law.

21. NOTICES. Any notice required by this Lease from Landlord to Tenant shall be in writing and shall be delivered personally or mailed by registered or first-class mail. If there are more than one named Tenant, then any notice given by Landlord to one Tenant shall constitute notice to all. All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, 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 forty-five (45) days after the termination or expiration of this Lease. All notices from Tenant to Landlord, and all rent, shall be delivered to FD Bonifant LLC.

Landlord Initial: FB

Tenant Initials: JAS MK

22. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM. Landlord and Landlord's employees shall have the right to enter upon the Property 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 is required to make under the terms of this Lease or which Landlord otherwise seems necessary or appropriate.

23. SHOWING OF PROPERTY FOR RENT OR SALE. For a period of ninety (90) days prior to the expiration of the initial lease term, or any renewal thereof, Landlord and Landlord's employees shall have the right, at reasonable times, to show prospective tenants through the Property and to post "For Sale" or "For Rent" signs thereon. Landlord shall give Tenant reasonable notice of such showings. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep the Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply with the foregoing.

24. TENANT USE OF KEYS AND LOCKS; LOCKOUTS. Tenant agrees not to install any additional locks or change any existing locks without Landlord's prior written consent. Three (3) keys will be furnished to Tenant and any additional keys required will be obtained from Landlord and paid for by Tenant. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should Tenant become locked out, Tenant may call upon a professional locksmith or Landlord to let Tenant in. In either case, Tenant is responsible for payment of the charges and any damages involved. Management charges a fee of \$65.00 for providing this service between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday. After normal business hours there will be a fee of \$175 up to 8:00pm, after 8:00pm there will be a fee of \$250 and the fee will be \$300 on weekends and holidays. The foregoing fee schedule is subject to change without notice.

25. REPAIRS AND MAINTENANCE. Landlord shall maintain and/or repair/replace (if necessary in Landlord's discretion) the plumbing, heating, cooling, electrical systems, and the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant.

Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of Tenant, Tenant's family, or any of Tenant's guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the lease term. If Tenant fails to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand and will be subject to a 15% administrative fee. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease.

Any damage to window glass or entry doors is the sole responsibility of Tenant. Tenant shall furnish the HVAC system filters, batteries, trash cans, janitorial services, electric light bulbs, fuses, or any other services not specifically listed as supplied in this Lease at Tenant's expense.

If the Property is part of a multi-unit building, 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 or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Landlord on demand and shall be subject to a 15% administrative fee. Landlord shall have the same remedies for collection of such costs as Landlord has for the nonpayment of rent under this Lease.

As of the date of this Agreement, Landlord warrants that the Property's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, toys, sanitary napkins, tampon, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items. **Tenant agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber, who is called to clear the stoppage, will attest to in writing were caused by defective plumbing, tree roots, or act of God.** Upon the failure of Tenant to make any such repair, Landlord, in Landlord's discretion, may make such repair and the cost of such repair shall be added to and deemed a part of the rent due, and shall be payable, on demand, by Tenant to Landlord. Landlord shall have the same remedies for the collection of such costs as Landlord has for non-payment of rent. Any such repairs made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to Tenant that a maintenance technician will be entering the Property in reasonable time.

Landlord Initial: FB

Tenant Initials: JAS MK

26. ALTERATIONS. Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of Landlord and shall remain upon, and be surrendered with the Property, as a part thereof, at the end of the lease term.

27. FIRES AND CASUALTY. Tenant agrees not to do or permit to be done anything on the Property in contravention of any fire insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are

combustible may be taken or placed in the Property. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If the Property becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at its option, terminate this Lease or repair the damages within thirty (30) days. If Landlord does not complete repairs within such time period or if the building is fully destroyed, then this Lease shall be automatically terminated. If Landlord elects to repair the damages, rent shall be abated and pro-rated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing that during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re-occupancy shall be the date of notice that the Property is ready for occupancy.

28. TENANT INSURANCE. Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or personal property placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Landlord shall not be deemed a bailee as to any goods or personal property placed on, in, or about the Property. It is Tenant's responsibility to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Tenant agrees to purchase insurance sufficient to protect Tenant and Tenant's property from, yet not limited to, fire, theft, burglary, breakage, and electrical connections.

29. TENANT OBLIGATIONS REGARDING USE AND OCCUPANCY. Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep lawns neatly mowed and landscaping in good order, if any; to promptly remove snow, ice, and leaves from all walkways and driveways, if any; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or nonperformance by Tenant of any of the covenants contained in this Lease; or (c) any other act or omission of Tenant,

other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

30. 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), flooding and/or water damage to the Property. 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 Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the 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.

31. UTILITIES. Tenant is responsible for payment of all charges for gas, electric, heat (including oil where applicable), garbage pickup, water and sewer, cable, and any other utility bills incurred during the lease term that are not included in the rent. Unless otherwise instructed, Tenant shall place service for BGE in their name prior to move in and furnish the account number to Landlord upon request. Should the Tenant fail to register for service with BGE in their name prior to move in, Landlord will be responsible for payment until such time that Tenant registers for service in their name. The cost of such utilities will be considered Additional Rent and will be subject to a 15% administrative fee. The cost of utilities that are to be furnished at the expense of Tenant shall be considered additional rent and Tenant agrees to pay such costs when due.

Landlord Initial: FB

Tenant Initials: JAS MK

If Tenant fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease. In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's

control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed 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, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. The following utilities, if any, are included in rent: **N/A, Tenant pay all utilities including water and bill back to resident on a pro-rata basis.**

32. TENANT AND LANDLORD AGREEMENT FOR REPAIRS. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

33. SMOKE DETECTOR NOTICE. Smoke detectors are provided on the Property according to the laws of Maryland that dictate the number, location, and type of smoke detectors that are required. The Property contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, Tenant should obtain a dual powered smoke detector or a battery powered smoke detector at Tenant's expense.

Tenant Initials: JAS MK _____ Guarantor Initials: _____

34. SMOKE ALARM INSTALLATION AND MAINTENANCE. Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with § 9-102 of the Public Safety Article of the Annotated Code of Maryland. Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Landlord, or by hand delivery to Landlord, at the address used for the payment of rent. If the delivery of the notification is made by hand, Landlord shall provide to Tenant a written receipt for the delivery. Landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm 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 smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm

within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by 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 smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as 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.

35. CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE. Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with state or local law. 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 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 as 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.

36. PETS. The Tenant shall be allowed to have 1 pet(s) on the Property consisting of a Dog or Cat not weighing more than 50 pounds. The Landlord shall administer a fee of \$0.00 per pet on the Property. Landlord shall be held harmless in the event any of the Tenant's pets cause harm, injury, death, or sickness to another individual or animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any authorized or unauthorized animal and for all costs Landlord may incur in removing or causing any animal to be removed.

Landlord Initial: FB

Tenant Initials: JAS MK

37. CLEANING FEE. Tenant acknowledges that the Property is in a professionally cleaned condition upon the commencement of the lease term and agrees to accept the Property in its present state of cleanliness. Tenant shall return the Property in the same condition or pay a cleaning fee if Landlord needs to have the Property professionally cleaned, which shall be subject to a 15%

administrative fee. The Property must be delivered to Landlord free and clear of all items and debris upon move-out, and all debris must be placed inside proper trash receptacles. Tenant will be responsible for all charges associated with removal of any items or debris.

38. RESIDENTS GUIDE. Tenant and Tenant's agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations as Landlord shall, in its judgment, determine to be necessary for the safety, care, and/or cleanliness of the Property, for the preservation of good order, and/or for the comfort or benefit of residents generally.

39. COMMUNITY ASSOCIATION. If the Property is part of a condominium or homeowner association, Tenant shall comply with all condominium or association rules and covenants that may be in place for the Property, copies of which shall be provided to Tenant by Landlord. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of condo/HOA fee.

40. TENANT AND LANDLORD RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT. If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

41. INSPECTIONS. Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord prior to any inspection.

42. VEHICLE PARKING. Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions. Parking arrangements for Tenant, if any, shall be governed by a Parking Addendum attached to this Lease.

43. TRASH. All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

44. SMOKING. Tenant acknowledges that smoking is not permitted on or about the Property.

45. JOINT AND SEVERAL LIABILITY. Each Tenant and each Guarantor is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease and for compliance with applicable law.

46. APPLICABLE LAW. The laws of Maryland shall govern the validity, performance and enforcement of this Lease. Jurisdiction and venue shall be in the State of Maryland.

47. ATTORNEY'S FEES AND COURT COSTS. 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 attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

48. LANDLORD DOES NOT WAIVE LEGAL RIGHTS. The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances. No statement or promise by Landlord, its agents or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this Lease.

49. HEIRS AND ASSIGNS ARE BOUND BY LEASE. The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

Landlord Initial: FB

Tenant Initials: JAS MK

50. CONTROLLING LAW. This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders. If any part, term, or provision of this Lease is by the courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the Lease did not contain the particular part, term, or provision held to be invalid. All other provisions of this Lease shall remain in full force and effect.

51. ACTIVE MILITARY DUTY. In the event Tenant is a member of the Armed Services and on

active duty at the time Tenant enters into this Lease, and Tenant subsequently receives permanent change of station orders or temporary change of station orders for a period in excess of 3 months, and more than 50 miles from the Property, Tenant's liability to pay rent may not exceed: (1) 30 days' rent after written notice and proof of the assignment is given to Landlord; and (2) the cost of repairing damage to the premises caused by Tenant. This clause also applies to those persons who receive orders releasing them from military service.

52. LEAD-BASED PAINT.

a. FEDERAL LEAD-BASED PAINT LAW. Federal 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 real property. An owner of housing built prior to 1978 is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this Lease.

b. MARYLAND LEAD POISONING PREVENTION PROGRAM. 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"). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

c. AGE CLASSIFICATION OF PROPERTY. Landlord represents and warrants to Tenant intending that Tenant rely upon such warranty and representation, that (initial all that apply):

The Federal Program (initial one)

- the Property was built during or after 1978; the Federal Program does not apply.
- the Property was built before 1978; the Federal Program applies.

The Maryland Program (initial one)

- the Property was built prior to 1978; the Maryland Program applies.
- the Property was built during or after 1978; the Maryland Program does not apply.

Age Classification Unknown (initial if applicable)

- Landlord is uncertain as to age classification; therefore, Landlord 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.

d. ACKNOWLEDGEMENT. Tenant acknowledges that the Property may be subject to the Federal Program and the Maryland Program as to the presence of lead based paint and/or lead based paint hazards. If the Property is subject to the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards, Tenant acknowledges receipt of the following required brochures:

- (i) Under Federal Law: The EPA “Protect Your Family from Lead in Your Home” brochure.
- (ii) Under Maryland Law: The “Notice of Tenants’ Rights, Lead Poisoning Prevention” published by the Maryland Department of the Environment, and the EPA “Protect Your Family from Lead in Your Home” brochure.
- (iii) Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Landlord Initial: FB

Tenant Initials: JAS MK

e. RENOVATION, REPAIR AND PAINTING OF PROPERTY. In accordance with the Lead Renovation, Repair and Painting Rule (“RRP”) as adopted by the Environmental Protection Agency (the “EPA”), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, any contractor(s) engaged by Tenant to renovate, repair or paint the Property must be certified by the EPA to perform such renovation, repair or painting projects that may disturb paint. Before and during any renovation, repair or painting projects on any pre-1978 housing, contractor(s) must comply with all requirements of the RRP. Tenant shall not personally perform any renovation, repair or painting project which might disturb paint in pre-1978 rental housing without Landlord’s prior written consent. Tenant shall not hire any contractor(s) to renovate, repair or paint pre 1978 rental housing unless Tenant provides to Landlord written evidence, satisfactory to Landlord, that all such contractor(s) to perform such work are certified by the EPA, or state equivalent, and shall perform such work in strict accordance with the RRP. For detailed information regarding the RRP, Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

By initialing below, Tenant acknowledges that Tenant has received the lead paint notices above and agrees that Tenant will read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notices.

Tenant Initials: JAS MK

Guarantor Initials: _____

53. FULL DISCLOSURE. By signing this Lease, Tenant acknowledges that all questions about this Lease have been answered and that Tenant fully understands all the provisions of the Lease and the obligations and responsibilities of each party, as provided herein. Tenant further states that Tenant agrees to fulfill Tenant's obligations in every respect or suffer the full legal and financial consequences of Tenant's actions or lack of action as a violation of this Lease. Signature by Tenant on this Lease is acknowledgment that Tenant has received a signed copy of the Lease.

54. ADDENDUM. The following Addendum(s) are attached to and incorporated in this Lease:

- (a) Bedbug Addendum
- (b) Mold Addendum
- (c) Statement of Habitation
- (d) Security Deposit Receipt
- (e) Pet Addendum

55. COUNTERPARTS/ELECTRONIC SIGNATURES. This Lease and any addenda attached hereto may be executed in counterparts, all of which together will be deemed to be one and the same Lease. Counterparts may be delivered via facsimile, electronic mail (including PDF or any electronic signature complying with the U.S. Federal ESIGN Act of 2000, e.g., (www.docusign.com) or other transmission method, and any counterpart so delivered will be deemed to have been duly and validly delivered and will be valid and effective for all purposes.

By signing this Lease, Tenant acknowledges that Tenant has read and understands the terms of the Lease and accepts and agrees to be bound by all the terms and conditions of said Lease.

[SIGNATURES]

Signed this **26th day of June, 2026**

TENANT 1: Joseph Anthony Stewart

Joseph Anthony Stewart
Joseph Anthony Stewart (Jun 26, 2026 14:34:48 CDT)

TENANT 2: Michael Eugene Kaderabek

Michael Eugene Kaderabek
Michael Eugene Kaderabek (Jun 26, 2026 19:14:50 EDT)

Landlord Date **26th day of June, 2026**

By signing below, Guarantor guarantees to Landlord the full and punctual payment and performance of each of Tenant's obligations under the Lease.

Fabiane Bertolozzi
Fabiane Bertolozzi (Jun 26, 2026 11:18:55 CDT)

Landlord or authorized representative of Landlord Date

TENANT'S RIGHTS BROCHURE. By initialing below, Tenant acknowledges that Tenant has received a copy of the Baltimore City Tenant's Rights Brochure if such brochure exists as of the date of this Lease.

As of this lease signing the Baltimore Tenant's Rights Brochure has not yet been written.

Tenant Initials: JAS MK

Guarantor Initials: _____

BEDBUG ADDENDUM

Landlord: FD Bonifant LLC

Tenant(s): Joseph Anthony Stewart and Michael Eugene Kaderabek

Leased Property: 1740 Clarkson St, Baltimore, MD 21230

This Addendum is added to and made a part of the Lease between Landlord and Tenant for the Property identified above.

It is our goal to maintain the highest quality living environment for our residents. Landlord has inspected the Property prior to leasing the Property to Tenant and knows of no bedbug infestation. Tenants have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

1. TENANT REPRESENTATION. TENANT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PROPERTY AT ANY TIME HAVE BEEN INSPECTED BY TENANT AND ARE FREE OF BEDBUGS.

2. TENANT RESPONSIBILITIES. Tenant agrees to maintain the Property in a manner that prevents the occurrence of a bedbug infestation and to respond appropriately to any infestation. Tenant agrees to comply with the following responsibilities:

a. TENANT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY. Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.

b. TENANT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION.

- **Remove clutter.** Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the Property is excessively cluttered, Landlord has a right, in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
- **Keep the Property clean.** Vacuum and dust regularly, particularly in the bedroom, being

especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the night stand. While cleaning, look for signs of bedbugs, and report any immediately.

- **Avoid using secondhand or rental furnishings**, especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the Property.

- **Cover mattresses and box springs** with zippered, vinyl coverings. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your Property, you will then be required to encase any salvageable mattresses and box springs at your expense, and failure to do so will be a violation of the Lease.

- **Arrange furniture** to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.

- **Check for hitch-hiking bedbugs.** If you stay in or just visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your Property. After guests visit you, inspect beds, bedding, and upholstered furniture.

c. TENANT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION. If infestation of Tenant's Property (or a neighbor's premises) is reported, a pest management professional will be called in for evaluation and treatment if necessary. IF INFESTATION IS REPORTED PROMPTLY, Landlord will pay for the costs of evaluation and initial treatment. Treatment is much more likely to be effective if the Property is properly prepared. If the treatment is ineffective because Tenant did not properly prepare the Property, the treatment will be rescheduled. At that time, Tenant will be responsible for the cost of re-treatment of the Property, regardless of the origin of the infestation, as well as cost of treatment of any neighboring premises resulting from Tenant's failure to comply with this Addendum. These charges will be considered additional rent, and will continue to be assessed until Tenant has properly prepared the Property. If treatment is required, Tenant must comply with the recommendations from the pest management professional, in addition to the following:

- Remove all bedding, drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.

- Check mattresses and box springs carefully; those with minimal infestation must be cleaned, then encased in vinyl covers, before being returned to service after treatment. Heavily infested mattresses are not salvageable; they must be sealed in plastic and disposed of properly. It is within the sole discretion of the pest management professional whether a mattress and/or box spring is salvageable.

- Empty dressers, night stands, and closets. Remove all items from floors and surfaces, and inspect every item for signs of bedbugs. Use sturdy plastic bags to bag all clothing, shoes, boxes, toys, stored goods, etc., separating washable and non-washable items. Seal the bags well.
- Vacuum floor, including inside closets. Pay special attention to corners, cracks, and dark places.
- Vacuum all furniture, including inside drawers. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
- Carefully remove vacuum bags, seal them in plastic, and discard.
- Clean all machine-washable bedding, drapes, clothing, etc., in the hottest water possible, and dry at the highest heat setting. Take other items to a dry cleaner but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- Move furniture toward the center of the room so that technicians can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
- Comply with any other instructions provided to you by Landlord or the pest professional.

3. INDEMNIFICATION. Tenant agrees to indemnify and hold harmless Landlord, the Property owner and their managing agents and employees, from any actions, claim, losses, damages, and expenses, including, but not limited to, attorney's fees that the indemnified party may incur as a result of a bedbug infestation or treatment in Tenant's Property or resulting from a violation of this Addendum by Tenant or any guest or person occupying or using the Property. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the indemnified party.

4. DEFAULT. Failure to promptly report bedbugs, failure to comply with treatment instructions, or any other violation of any other provision of this Addendum is a violation and breach of the Lease. Said violation and breach constitutes grounds for eviction, and/or termination of occupancy, and/or subjecting Tenant to other penalties as stated in the Lease and/or this Addendum. In addition, Tenant may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, Tenant's occupancy if any of the following apply: Tenant failed to promptly report the infestation, and/or failure to properly prepare the Property for treatment, and/or failure to comply with any other term of this Addendum.

5. SEVERABILITY, WAIVER AND SURVIVAL. The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease.

6. RENEWAL. If the Lease is renewed, this Bedbug Addendum is automatically renewed along with the Lease without the need to sign a new Bedbug Addendum at each lease renewal.

Tenant has read and understands the foregoing and agrees to carry out the responsibilities described above.

Joseph Anthony Stewart
Joseph Anthony Stewart (Jun 26, 2026 14:34:48 CDT)

Joseph Anthony Stewart

Michael Eugene Kaderabek
Michael Eugene Kaderabek (Jun 26, 2026 19:14:50 EDT)

Michael Eugene Kaderabek

06/26/2026

Date

Fabiane Bertolozzi
Fabiane Bertolozzi (Jun 26, 2026 11:18:55 CDT)

Landlord or authorized representative of Landlord

06/26/2026

Date

MOLD ADDENDUM

Landlord: FD Bonifant LLC

Tenant(s): Joseph Anthony Stewart and Michael Eugene Kaderabek

Leased Property: 1740 Clarkson St, Baltimore, MD 21230

This Addendum is added to and made a part of the Lease between Landlord and Tenant for the Property identified above. To minimize the occurrence and growth of mold in the Property, Tenant agrees to the following:

1. MOISTURE ACCUMULATION. Tenant shall remove any visible moisture accumulation in or on the Property, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Property at reasonable levels.

2. HOUSE CLEANLINESS. Tenant shall clean and dust the Property regularly, and shall keep the Property, particularly kitchen and bath, clean.

3. NOTIFICATION OF MANAGEMENT. Tenant shall promptly notify management in writing of the presence of the following conditions:

- (i) A water leak, excessive moisture, or standing water inside the Property
- (ii) A water leak, excessive moisture, or standing water in any community common area.
- (iii) Mold growth in or on the Property that persists after resident has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
- (iv) A malfunction in any part of the heating, air-conditioning, or ventilation system in the Property.

4. LIABILITY. Tenant shall be liable to Landlord for damages sustained to the Property or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Addendum.

5. VIOLATION OF ADDENDUM. Violation of this Addendum shall be deemed a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity. Landlord also has all other rights and remedies set forth in the Lease Agreement including damages, eviction, and attorney fees to the extent allowed by law.

6. ADDENDUM SUPERSEDES LEASE. In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern.

Joseph Anthony Stewart
Joseph Anthony Stewart (Jun 26, 2026 14:34:48 CDT)

Joseph Anthony Stewart

Michael Eugene Kaderabek
Michael Eugene Kaderabek (Jun 26, 2026 19:14:50 EDT)

Michael Eugene Kaderabek

06/26/2026

Date

Fabiane Bertolozzi
Fabiane Bertolozzi (Jun 26, 2026 11:18:55 CDT)

Landlord or authorized representative of Landlord

06/26/2026

Date

PET ADDENDUM

Landlord: FD Bonifant LLC

Tenant(s): Joseph Anthony Stewart and Michael Eugene Kaderabek

Leased Property: 1740 Clarkson St, Baltimore, MD 21230

This Addendum is added to and made a part of the Lease between Landlord and Tenant for the Property identified above. This addendum amends the Lease by adding the following:

1. The total number of pets residing at the Property is **1**
2. The total combined maximum weight at maturity of pets residing at the Property shall not to exceed 50 lbs.
3. The pet fees are as follows: **0.00** non-refundable fee due upon execution of this Pet Addendum and **0.00** per month pet rent fee.
4. Tenants with pets must supply Landlord with documentation from a licensed veterinarian stating the following:
 - Type of breed
 - Expected weight at maturity
 - Proof of current inoculations (must be updated yearly or as required)
 - Clear picture of the pet(s)
5. Landlord reserves the right to deny the acceptance of pets in its sole and absolute discretion.
6. Permission to have a pet can be revoked at any time if Landlord determines the presence of the pet to be undesirable.
7. Pets shall be kept on a leash or in cages at all times in common areas and on leashes when on the exterior grounds of the Property. Tenant shall not at any time leave pets outside or on balconies for extended periods of time or when not present at the Property. Tenant shall promptly collect and remove all pet waste from the grounds and common areas of the Property. Pet waste should always be sealed in a plastic bag and deposited in a proper waste container.
8. The penalty for failure (determined by the Landlord or its agent in their sole and absolute discretion) to clean up pet waste from grounds and common areas shall be \$50 per occurrence (payable with the next month's rent).
9. Tenant shall insure the pet does not at any time disturb any neighbor or damage any property. If in Landlord's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused damage to property in the Property or common areas, then Tenant shall permanently remove the pet from the Property within ten (10) days after written request.

10. Tenant's payment for damage caused by the pet shall not entitle Tenant to keep the pet. Tenant's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum shall constitute default permitting termination of this Pet Addendum.

11. Tenant's failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or rule contained in this Pet Addendum shall constitute default permitting termination of the Lease. Tenant agrees only the pet(s) described below will occupy the Property. No additional or different pet is authorized under this Pet Addendum.

12. Tenant must contact Landlord for approval and an amended pet addendum before bringing additional pets into the Property. 13. If the Property contains carpet, Tenant must have the carpet professionally cleaned at termination of tenancy with receipt provided to Landlord.

Pet #1: Dog ☒ Cat ☐

Name: n/a

Age: n/a

Breed: n/a

Weight: n/a

Photo attached: n/a

Immunizations Attached: n/a

Joseph Anthony Stewart

Joseph Anthony Stewart (Jun 26, 2026 14:34:48 CDT)

Joseph Anthony Stewart

Michael Eugene Kaderabek

Michael Eugene Kaderabek (Jun 26, 2026 19:14:50 EDT)

Michael Eugene Kaderabek

06/26/2026

Date

Fabiane Bertolozzi

Fabiane Bertolozzi (Jun 26, 2026 11:18:55 CDT)

Landlord or authorized representative of Landlord

06/26/2026

Date

CONTACT INFORMATION

Tenant Name: Joseph Anthony Stewart

Best Contact Phone Number: (859) 468-1540

Email: joesstewartt@gmail.com

Tenant Name: Michael Eugene Kaderabek

Best Contact Phone Number: (410) 991-4598

Email: mikedkaderabek8@gmail.com

STATEMENT OF HABITATION

THIS AGREEMENT made and entered into between FD Bonifant LLC, "Landlord" and Joseph Anthony Stewart and Michael Eugene Kaderabek, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at 1740 Clarkson St, Baltimore, MD 21230

LANDLORD'S DISCLOSURE

Per § 8–208 of Maryland's Landlord-Tenant Law, this property is delivered in habitable condition for occupancy by Tenant(s). If uninhabitable, the following defects are known and agreed upon by both Landlord and Tenant(s) which will be remedied by ☒ Landlord ☐ Tenant:

Landlord is not responsible for damages resulting from unremedied defects designated to Tenant(s).

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Joseph Anthony Stewart
Joseph Anthony Stewart (Jun 26, 2026 14:34:48 CDT)
Joseph Anthony Stewart

Michael Eugene Kaderabek
Michael Eugene Kaderabek (Jun 26, 2026 19:14:50 EDT)
Michael Eugene Kaderabek

06/26/2026
Date

Fabiane Bertolozzi
Fabiane Bertolozzi (Jun 26, 2026 11:18:55 CDT)
Landlord or authorized representative of Landlord

06/26/2026
Date

1740 Clarkson Rent Contract

Final Audit Report

2026-06-26

Created:	2026-06-26
By:	Otelino Duque (duqueconstructionllc@gmail.com)
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