

RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT hereinafter known as the "Lease Agreement" is made and entered into this 26th day of February 2026, by and between Michelle Sanders hereinafter known as the "Landlord" and Nanna Waldroup hereinafter known as the "tenant."

For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. This agreement has for its subject the property located at the street address 133 N Duncan Street, in the City of Baltimore, State of Maryland. The lease includes the entire property and is limited to the same, hereinafter referred to as the "Property."

TERM. This agreement shall commence on 15th day of March 2026 and end on 14th day of March 2027, at 11:59 PM local time (hereinafter referred to as the "Term"). Upon the end of the Term, the Tenant shall be required to vacate the Property unless the Landlord and client formally extend this agreement in writing or create and execute a new, written and signed agreement. The agreement automatically goes month to month at the end of the lease.

EARLY TERMINATION. The (Client and Landlord):

- ☐ Shall have the right to terminate this agreement at any time by providing at least 30 days' written notice to the Landlord along with an early termination fee of \$ 750. The landlord can terminate immediately for violations of this agreement.

RENT. The rent under this agreement shall be \$1,550 payable on the 1st day of the Month (hereinafter referred to as the "Rent"). The Rent shall be paid in the following manner:

- A. **Late Rent.** If Rent is not paid within 5 days of the due date, the Rent shall be considered past due and a late fee of 5% of the Rent past due shall be applied for every occurrence Rent is late.
- B. **Returned items.** If any payment by the client is returned for insufficient funds ("NSF") or if Sublessee stops payment, client will pay \$ 50 to Landlord for each such returned check, plus late Rent penalties, as described above, until the Landlord has received payment.

UTILITIES. The landlord shall provide the following utilities and services to the client(s): water. Lessee pays for gas and electric and wifi

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SECURITY DEPOSIT. Upon execution of this agreement, tenant shall deposit with Landlord the sum of \$750 (hereinafter referred to as the "Security Deposit") receipt of which is hereby acknowledged by the client, as security for any damage caused to the Property during the Term hereof. The Sublessor may place the Security Deposit in an interest-bearing account and any interest earned will be paid to the Sublessor.

- A. **Refunds.** Upon termination of the tenancy, all funds held by the Landlord as a Security Deposit may be applied to the payment of accrued rent and the number of damages that the owner has suffered by reason of the client's noncompliance with the terms of this agreement or with all laws, ordinances, rules, and orders of all governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Property.
- B. **Deductions.** The Landlord may deduct reasonable charges from the Security Deposit for unpaid rent; late charges; if client is in default; unpaid utilities; replacing unreturned keys, or other devices; costs of cleaning and repairing the Property and its contents for which client is responsible; pet violations; removal of unauthorized locks or fixtures, attorney fees and costs of court incurred in any proceeding against client. If deductions exceed the Security Deposit, client will pay owner the excess amount within 45 days after client makes written demand. The Security Deposit will be applied first to any non-rent items, including late charges, returned check charges, repairs, and utilities, then to any unpaid rent.
- C. **Return.** The landlord shall return the Security Deposit to the client within the requirements within the State or sixty (45) days from the end of the Term, whichever is less. This is considering no damages.

USE OF PROPERTY. The Property shall be used and occupied solely by the client. Property is to be used exclusively as a private dwelling, and no part of the Property shall be used at any time during the term of this Sublease by the client for the purpose of carrying on any business of any kind, or for any purpose other than as dwelling. The client shall not allow any other person, other than immediate family or transient relatives and friends who are guests of client, to use or occupy the Property without first obtaining Landlord's written consent to such use shall comply with all laws, ordinances, rules, and orders of all governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Property.

CONDITION. Tenant stipulates, represents, and warrants that the tenant has examined the Property and that they are at the time of this lease in good order, repair, and in a safe, clean, and habitable condition

INSURANCE The tenant will provide renters insurance in the event of a catastrophe requiring relocation.

ALTERATIONS AND IMPROVEMENTS. Client shall make no alterations to the building or improvements on the Property or construct any building or

make any other improvements on the Property without the prior consent of Landlord. All alterations, changes, and/or improvements built, constructed, or placed on the Property by the client shall, unless otherwise provided by written agreement between Landlord and tenant, be and become the property of owner and remain on the property at lease expiration.

MAINTENANCE, REPAIR, AND RULES. The maintenance of the Property, minor repairs and servicing shall be the responsibility and sole expense of the owner, including but not limited to HVAC/air-conditioning units, plumbing fixtures (e.g., showers, bathtubs, toilets, or sinks). For the entirety of the term of this agreement, the client shall keep the property clean and in good repair. The client shall:

- A. Comply with all rules or regulations covering the Property and including but not limited to local ordinances, health, or safety codes, those set forth in the Homeowner's association.
- B. Dispose of all waste properly. Use assigned Bins.
- C. Not obstruct any structure intended for ingress, egress, passage or otherwise providing some type of access to, from or through the property.
- D. Keep all windows, balconies, railings and other fixtures or structures visible from outside of the property free from laundry always.
- E. Obtain consent of the landlord prior to replacing or installing new deadbolts, locks, hooks, doorknobs, and the like
- F. Refrain from all activities that will cause unreasonable loud noises or otherwise unduly disturb neighbors and/or other residents.
- G. Refrain from overstuffing or "hoarding" inside.
- H. No drugs and alcohol on the premises.

GUESTS. No person other than the client shall live in the Property. Guest(s) of the client(s) shall not stay overnight without the express written consent of the client.

Maximum stay is 7 days

PETS. Under this agreement:

- ☐ **Pets Are Allowed.** There shall be no additional animals permitted on the Property or in any common areas UNLESS said pet is legally allowed under the law regarding assistance with a disability. Pets shall include, but not be limited to, any mammal, reptile, bird, fish, rodents, or insects on the Property. Keep the yard free of dog feces.

QUIET ENJOYMENT. Upon payment of all sums referred to herein as being payable by the client and the client's performance of all client's agreements contained herein and tenant's observance of all rules and regulations. Tenant shall and may peacefully and quietly have, hold, and enjoy said Property for the term hereof.

INDEMNIFICATION. Landlord shall not be liable for any injury to the tenant, tenant's family, guests, or employees or to any person entering the property and shall not be liable for any damage to the building in which the Property is located or to goods or equipment, or to the structure or equipment of the structure in which the Property is located, and tenant hereby agrees to indemnify, defend, and hold Landlord harmless from any and all claims or assertions of every kind and nature.

DEFAULT. If Landlord breaches this agreement, tenant may seek any relief provided by law. If tenant fails to comply with any of the material provisions of this agreement, other than the covenant to pay rent or of any present rules and regulations, or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on client by statute, Landlord may terminate this agreement 30 days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the agreement by reason thereof. If client fails to pay rent when due and the default continues for 15 days thereafter, the Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise all rights and remedies available to Landlord at law or in equity or may immediately terminate this agreement.

ABANDONMENT. If at any time during the Term of this agreement the client abandons the Property or any part thereof, Landlord may, at Landlord's option, obtain possession of the Property in the manner provided by law, and without becoming liable to the tenant for damages or for any payment of any kind whatsoever. The Landlord may, at client's discretion, as agent for client, relet the Property, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold tenant liable for any difference between the rent that would have been payable under this agreement during the balance of the unexpired term, if this agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If the Landlord's right of reentry is exercised following the abandonment of the Property by the tenant, then the Landlord shall consider any personal property belonging to the tenant and left on the Property to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the landlord shall deem proper, and the tenant is hereby relieved of all liability for doing so.

SEVERABILITY. Should any provision of this agreement or any part thereof be found illegal, invalid, or otherwise unenforceable, all the remaining provisions not found as such, in so far as practicable, shall remain valid and fully to the maximum extent permitted by law.

BINDING EFFECT. The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and

assigns of the parties hereto.

NOTICE. Any notice required or permitted under this agreement or under Maryland state law shall be delivered to the client at the Property address, and to the Landlord at the following address: 10 Light Street Suite 702. Baltimore, MD 21202

PARKING. The Landlord Shall not provide parking. Please do not park in no parking zones.

SMOKING POLICY. Smoking on the Property is:

☐ Permitted in the following areas: Back Yard, Balcony

☐ **DISPUTES.** If a dispute arises during or after the term of this Sublease between the Landlord and Tenant, they agree to negotiate amongst themselves, in "good faith", before any litigation.

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☐ **RETALIATION.** The Landlord is prohibited from making any type of retaliatory acts against the client(s) including but not limited to restricting access to the Property, decreasing, or canceling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

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EQUAL HOUSING. If the tenant(s) possesses any mental or physical impairment, the Owner shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Owner to provide. Any impairment(s) of the tenant(s) are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate route for providing the modifications.

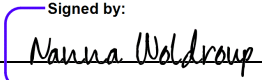
LIABILITY. At the end of the Term of this agreement, the tenant shall deliver the Property and all that is included therein to the Landlord in the condition it was delivered to the tenant, save for reasonable wear and tear. The tenant shall be liable for all damage to the Property that is beyond ordinary wear and tear.

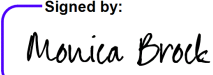
LEAD-BASED PAINT DISCLOSURE. If the Property was constructed prior to 1978, Landlord acknowledges receipt of the form entitled "LEAD-BASED PAINT DISCLOSURE" which contains disclosure of information on lead-based paint and/or lead-based paint hazards. A copy is provided to the tenant.

ENTIRE AGREEMENT. This agreement and, if any, the attached documents contain the complete and entire agreement between the Landlord and client concerning the Property and the total building facilities. There are no oral agreements, understandings, promises, or representations between the Landlord and client affecting this agreement. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property

and the total building facilities shall be of no force or effect and shall not be used to interpret this agreement. No provision or agreement modifying or pertaining to any issue, right or obligation mentioned herein shall be valid or effective without clear and explicit agreement of both the Landlord and the tenant in writing.

IN WITNESS WHEREOF, the Landlord and tenant have executed this agreement in multiple originals as of the undersigned date(s).

Tenant Signature  Date 2/26/2026
Print Name Nanna Waldroup

Landlord Signature  Date 2/26/2026
Print Name Monica Brock

☐ Prepared by: 