

City Link Management LLC

1325 Bedford Avenue
#32088
Baltimore, MD 21282

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Lease") is made on this 6/30/2026 and is by and between City Link Management LLC (hereinafter "Landlord") and Mimi Mbaatyo-Fielden and Ngodoo Tina Mbaatyo (hereinafter "Tenant(s)").

Landlord hereby agrees to lease to Tenant the residential rental unit located at: 1213 E Northern Pkwy, Baltimore, MD 21239 (hereinafter "premises" or "unit") for a period of One (1) Year, beginning on August 1, 2026 and ending on July 31, 2027.

The total rent monies due for the initial one-year term of the tenancy is 15,600, payable in 12 equal monthly installments, each in the amount of \$1300.

The Parties acknowledge that the Landlord has made the unit in a habitable condition with reasonable safety. Beyond that limitation, Tenant accepts possession of the premises As-Is. And, tenant hereby acknowledges that tenant has inspected the unit prior signing this to Lease and has found the unit to be free of any and all defects that could affect life, health, or safetys. Tenant further understands and agrees that at any time after the date of this agreement, in the event tenant finds any defect of any nature, tenant shall immediately notify Landlord in writing of the existence of the defect and the nature thereof.

AUTOMATIC RENEWAL PROVISION – PLEASE READ CAREFULLY

In the event neither Landlord nor Tenant provide, pursuant to Section 7 of this Lease, timely 60-day written notification of their intent to terminate the tenancy at the end of any 12-month period, then this Lease and the tenancy created thereunder shall AUTOMATICALLY RENEW FOR AN ADDITIONAL 12 MONTH PERIOD under the same terms and conditions except that there shall be a Five Percent (5%) increase in the rent monies payable by tenant effective on the begin date of the new tenancy.

Initial MME Initial NTM Tenant Initial indicates acceptance of above

TENANT BILL OF RIGHTS:

Tenant acknowledges that Landlord has provided Tenant with the most current version of the Maryland Tenants' Bill of Rights at the time of execution of this Lease. Updated

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versions of the Tenants’ Bill of Rights may be found online at the Maryland Department of Housing and Community Development – Division of Landlord Affairs.

Occupants under the age of 18 listed below:

Name	Date of Birth	Relationship

Tenant shall notify Landlord at least 60 days in advance of any of the above listed persons reaching the age of 18.

ADDITIONAL TERMS AND CONDITIONS - CONTENTS:

1. Rent payment and Increases

2. Provision for Seniors

3. Bad-checks

4. Legal Obligations

5. Return of Premises

6. Termination

7. Occupancy

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9. Care of Premises

10. Repairs

11. Lock Policy

12. Maintenance

13. Fire/Other

14. Vehicle Policy
15. No Subletting

16. Mort. Subordination

17. Tenant insurance

18. Liability

19. Eviction

20. Utilities

21. Smoke alarm

22. Inconvenience

23. Inspection

24. Phone

25. Tenant’s letter

26. Validity

27. Giving of notice

28. Scheduled of Fees

Landlord leases the premises to Tenant under the following terms and conditions:

1. Rent Payments and Increases.

Unless otherwise agreed to herein, for the entire term of this tenancy except as otherwise provided herein, Tenant agrees to pay Landlord as rent the sum of **\$1,300** per month, due and payable each month on or before the first day of each month in which it is due.

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Landlord and Tenant initial this Box if applicable; OR

The rent payment for the first month of the tenancy and the security deposit payable under the terms of this Lease must be made in the form of a money order or certified check. Thereafter, monthly rent payments and payment of any other monies due may be paid by personal check or other modes listed below in this Section. However, in the event any check is dishonored and returned unpaid, landlord may demand all payments be made by money order or certified check. Cash is not excepted except in the event that it is necessary to stop any eviction which is immediately pending. This requirement is of the essence and

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no excuses will be accepted. All checks or money orders shall be made payable to “**City Link Management LLC**” and should be made in the following manner:

1. **Mail to:** 1325 Bedford Avenue #32088, Baltimore, MD 21282
2. **Online payment Portal:** APPFOLIO

Unless otherwise agreed to in writing by the parties, all rent payments are due on or before the first (1st) day of each month in which they are due. Any rent monies not paid on or before the 1st day of each month shall be considered “past due”. In the event the rent monies are not received by the 5th day of any month, then on the 6th day of that month, a late fee in the amount of five percent (5%) shall be due and payable on the unpaid balance. Such late fee shall be considered additional rent. Additionally, if any rent monies are past due, Landlord may elect to bring a court action to repossess the property as a result of such non-payment. In such case you may be liable for court costs. The postmark date on the envelope containing your rent monies shall be considered the date your rent is paid. Prompt payment of rent is very important. Neither ill health, loss of job, financial emergency or other excuse will be accepted for late payment. Any late fees will be due & owing only as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional rent.

The Parties agree that any payments received will be applied to the oldest past due balance on tenant’s account – including, but not limited to - Security deposits, late fees, any outstanding court fees and then to the outstanding rent monies.

Any outstanding balance owed after tenancy is over, will be assessed 18% interest annually.

2. **Special Provision for seniors.**

Tenant(s) are to inform the Landlord in writing if the premises will be occupied by any senior citizen, who is responsible for the rent payment, and receiving Social Security Old Age Pension, Railroad Retirement Pensions, or any other governmental pension in lieu of Social Security. These individuals are subsequently entitled to a five-day grace period for payment when rent is due on the first of the month. No delinquency or late charge will be made during this five-day grace period. Name(s) of such senior citizens meeting these criteria are [NONE].

Tenants acknowledge that the following persons, who are responsible for the rent payment, are in Active Military Service. [NONE]

3. **Bad-Checks Servicing Charge.**

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In the event the tenant's check is dishonored and returned unpaid for any reason to landlord (including insufficient funds), tenant agrees to pay as additional rental the sum equal to Forty Dollars (\$40.00) unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees. If for any reason a check is returned or dishonored; all future rent payments will be made with money order or bank check.

4. **Legal Obligations.**

Tenants hereby acknowledge that they have a legal obligation to pay their rent on time each and every month regardless of any other debts or responsibilities they may have. They agree that they will be fully liable for any back rent owed. They also acknowledge that defaulting on this Rental Agreement could result in a judgment being entered against them, an eviction, and/or a lien being filed against their current or future assets and earnings.

The Tenant understands that the landlord utilizes the services of two credit reporting agencies and the County District Court. In the event of default or other legal action, the landlord may notify the agencies and the County District Court.

5. **Return of Premises.**

Upon end of the tenancy, the Tenant will:

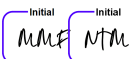
- (a) Leave the Premises clean.
- (b) Remove all of the Tenant's property.
- (c) Repair all damage caused by moving.
- (d) Return the Premises to the Landlord in the same condition as it was at the beginning of the Term except for normal wear and tear.

If the Tenant leaves any property in the Premises upon moving, such property will be considered abandoned, and the Landlord may:

- (a) Dispose of it and charge the Tenant for the cost of disposal.
- (b) Treat such property as abandoned property. Landlord has right to store or dispose of any of Tenants' property remaining on the premises after the termination of this agreement. Any such property shall be considered Landlord's property and title shall vest in the Landlord.

In the event it is necessary for the Landlord to clean any part of the premises, the minimum fee is \$75.00, but such fee may be greater depending on the extent of work required. If tenant does not fully restore possession of the unit and remove all tenant's property from the unit by the end of the final day of the tenancy, tenant shall owe an additional full month's rent based upon tenant's failure to properly vacate the unit and restore possession of the unit to Landlord.

Tenant certifies that the property is accepted in its current state, as-is. Tenant agrees that the unit was delivered to them in a habitable, clean, "move-in" condition and that all appliances are in good working condition. Tenant hereby acknowledges that the landlord is not responsible to improve the condition of the apartment from its current move in condition. Any improvements needed to improve the current move in condition are

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accepted by tenant as his responsibility. Landlord will maintain and upkeep the apartment only to the current move in condition. It must be returned, in the same condition. Any cost for cleaning and/or repair will be deducted from the security deposit.

8. Termination of Rental Agreement.

Tenant must provide to Landlord at least 60 days' written notice if Tenant intends to end the tenancy at the end of the lease term or any renewal thereof. In the event Tenant ends the tenancy prior to the end of the term, then – unless otherwise indicated in this Lease - Tenant is responsible for rent through the end of the term or until a new tenant takes possession of the Unit, whichever comes first. However, this liability is limited as follows: Tenant may terminate this lease prior to the end of the term of the Lease provided tenant gives 60 days' notice of such early termination. However, in order to terminate this Lease early and in consideration of landlord permitting early termination of the lease contract, Tenant must pay an early termination fee in an amount equal to the amount of two (2) months' rent. This early termination fee is in addition to tenant paying all rent and other charges coming due during the time Tenant held possession of the Unit. This early termination fee must be paid in full before the date tenant vacates the Unit, and is non-refundable in all circumstances.

Landlord is responsible for providing at least 60 days' Notice prior to the end of the Lease Term of Landlord's intent to terminate the tenancy at the expiration of the lease term or any renewal thereof. Landlord reserves the right to decline renewal of lease upon expiration.

If the Landlord's interest in the Building is transferred, the Landlord will (a) turn over the Security Deposit monies held, plus interest to the new Landlord and (b) notify the Tenant of the name and address of the new Landlord. The landlord will then no longer be liable to the Tenant for the Security plus the Tenant's portion of the interest. In the event that the property is sold, Landlord has the right to terminate this agreement with proper notification, as provided for in this document.

9. Occupancy.

Tenant will comply with all state and local laws, all rules and regulations of the Board of Health, County Ordinances, and any other laws applicable to the premises. Tenant will not use or permit to be used the premises or any part of the premises for any purpose other than that of a private dwelling for himself and his immediate family listed as tenants or authorized occupants on this Lease without Landlords prior written permission, no other persons may live there, and no pets may stay there, even temporarily. There will be no pets allowed on the rented premises except as may be granted by Landlord, in writing. In the event any person not listed as a tenant or authorized occupant in this lease is found to be

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residing in the apartment, tenant will be in material violation of this Lease and subject to immediate termination of this lease and the tenancy.

10. Use of Premises.

Tenant may use the premises as a private dwelling only and may conduct no business therein. The Tenant may not make any changes or additions to the premises without the Landlord's written consent. The rule includes but is not limited to:

No Alterations or Installation of Equipment. The tenant will not place any aerials or any other connections to the roof or any other portion of the premises. Nothing may be placed on or attached to the roof, fire escapes, outside walls of the Premises, or the common areas of the Building. Nothing may be attached to the sills or windows except drapery rods. The Tenant will not place signs anywhere.

Tenant may have cable TV installed in the premises but the Tenant is responsible for any repair costs caused by this service.

All changes or additions made without the Landlord's written consent will be removed by the Tenant on demand. All changes or additions made with the landlord's written consent will become property of the Landlord when completed and paid for by the Tenant. They will remain as part of the Premises at the end of the Term unless the Landlord demands that the Tenant remove them. The Tenant will promptly pay all costs of any permitted changes and additions. The Tenant will not allow any mechanic's lien or other claim to be filed against the Building. If any lien of claim is filed against the Building, the Tenant will have it promptly removed.

Removal of Landlord's Property. If anyone removes any property belonging to Landlord without the express written consent of Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement, Landlord may also take further legal action.

Appliances supplied with the premises are a four-burner range, oven and smoke detectors. Tenant agrees to use appliances in such a manner as to prevent odors, smoke, soot or fire from permeating the premises. Tenant and Landlord both recognize that the appliances are in good working order. Tenant agrees to maintain them in such condition. Tenant is responsible for all-rental damages due to Tenant's negligence, lack of upkeep, or actions in violations with any provisions of this agreement.

Tenant agrees that notice must be given to landlord in the event of an absence from the premises exceeding thirty days. In the event that apartment is vacant for thirty or more days without notification landlord may assume that tenant has vacated the premises terminated his lease and therefore take possession of the apartment.

Tenant will not use the Premises for any business, professional, unlawful or hazardous purpose. The Tenant will not allow the premises to be vacant for extended periods. Illegal drugs will not be used on the Premises.

11. Care of the Premises.

Tenants will comply with the following rules for the safety and care of the Building and for the comfort of any other tenants, if applicable.

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The Tenants will:

- (a) Not paint or alter their dwelling without first getting Landlord's written permission.
- (b) Tenant is responsible for immediate payment for the cost of repair of any damage caused by Tenant's negligence, lack of upkeep, or actions in violations with any provisions of this agreement. Landlord may, at Tenant's cost, make all needed repairs which Tenant is responsible for and such costs shall be payable by Tenant as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees. Non-payment will be grounds for eviction.
- (c) Promptly notify the landlord of any condition that needs repair.
- (d) Take good care of the premises and all equipment and fixtures in it.
- (e) Keep the premises, yards and any garbage areas clean and safe as possible. This includes sweeping debris, snow removal and cutting of grass around the grounds or within their appropriate areas. Tenants will share keeping hall and common areas clean. Tenant will keep front yard picked up, such as, newspapers, flyers, etc., strewn about the front grounds.
- (f) Remove all refuse; ground surface hazards or unsanitary conditions from the exterior as well as the interior of the premises.
- (g) Remove daily from the premises all garbage and debris in a neat orderly timely fashion and place it in covered pails. Tenants will obtain and use their own trashcan. Tenant is responsible for putting out their trashcan for pick-up on applicable days (and return of can to its designated place after pick-up). Tenant will abide by municipal regulations for recycling. Garbage cans will be put curbside on pickup day only. Tenant will pay for any summons issued by township to landlord due to tenant's negligence.
- (h) Do nothing to cause a cancellation or an increase in the cost of Landlord's fire or liability insurance.
- (i) Use no more electricity than the wiring to the premises or feeders to the Building can safely carry.
- (j) Do nothing to destroy. Deface, damage, or remove any part of the premises, Building or grounds. Nothing may be thrown out of windows. No one will air, dry, or shake rugs, blankets or clothing out of windows.
- (k) Keep nothing in the premise, which is inflammable, dangerous or might increase the danger of fire or other casualty. There shall be no supplemental heaters used on the premises, including but not limited to kerosene, coal or electric heaters.
- (l) Do nothing to destroy the peace and quiet of the Landlord, other tenants, or persons in the neighborhood. Tenant will refrain from making loud noises and disturbances and will not play loud music or broadcast programs at any time so as not to disturb other people's peace and quiet.
- (m) Not keep any liquid filled furniture in the dwelling. No waterbeds.
- (n) Not throw sweepings, rubbish, rags or other objects into the plumbing fixtures.
- (o) Make sure cooking is done in kitchen only. Cooking is not permitted on porches, balconies or front and back yard.

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- (p) Not obstruct the sidewalks, driveways, entrances, halls, stairs or other public areas of the Building and grounds.
- (q) The Tenant shall be responsible for the control of bugs, insects, and other pests in their living quarters including the control of termites. Tenant shall also be responsible for the treatment of bed bugs.
- (r) During cold weather, Tenant agrees to maintain heat in the building at a level so as to prevent freezing of the water pipes. Tenant assumes cost and responsibility for water pipelines that are damaged due to freezing.
Where applicable, during the heating season, Tenant will change the furnace filter monthly. Doing such will provide cleaner air transfer and economize fuel usage.
- (s) Where applicable, it is expressly understood and the tenant(s) agree that the attic and/or basement are not to be used as sleeping or living quarters.
- (t) Unless Tenant is paying for water usage, as specified elsewhere in this Agreement, Tenant agrees not to have pools, or other outdoors-recreational water devices such as washing cars.
- (u) Where applicable, tenant understands that walking in attic is dangerous and can fall through ceiling. Tenant will not walk in attic without written permission from landlord.
- (v) Tenant shall cover at least 80% of the wood floors in the apartment with area rugs and padding.

12. Repairs.

Tenant is responsible for immediate reimbursement to Landlord for the cost of repair of any damage caused by Tenant's negligence, lack of upkeep, or actions in violations with any provisions of this agreement. Tenant shall not personally undertake repairs without prior written consent of landlord.

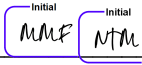
13. Lock Policy.

Locks may not be changed on any door without the written permission of the Landlord. Landlord will be given duplicate keys for all locks so installed at the Tenants expense, before they are installed. If Tenant changes locks without the written permission of the Landlord, Tenant will be responsible for the cost of a locksmith's services. These costs will be due and owing as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees.

All keys must be returned to the Landlord at the end of the Term. Doors must be closed and locked at all times. Tenant shall not copy or distribute keys to premises to anyone other than those individuals listed in the lease as members of household.

14. Maintenance.

Tenant accepts the apartment in as-is condition. No upgrades to the apartment will be done or repairs will be done. Any requests for maintenance should be made in writing and directed to your super and our office. You may also mail a copy of your request to the same address you mail your rent to or call our 24-hour maintenance line at **410-870-5796**. Please

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make sure to leave all details when requesting a repair. For an emergency, call any time. In addition to calling, Tenant must issue in writing a request for any repair or maintenance. Landlord assumes no responsibility for any repairs unless he receives a repair request in writing.

Tenant acknowledges that the plumbing system is in good working order and drainage/sewer system is operating properly. The Tenant agrees to correct any stopping or clog of the plumbing at his own expense. Tenant will hold Landlord harmless for any inconvenience or harm caused by any stoppage.

Tenant shall not call in outside help that Tenant expects Landlord to reimburse for without Landlord's prior written permission.

Landlord will provide twenty-four hours' notice to tenant by talking to the tenant via telephone or leaving a voice message. If tenant fails to be present during the repairs, tenant will hold Landlord harmless of any theft or damage claims caused by Landlord employees.

15. **Fire and other Casualty.**

Tenant will notify the Landlord at once of any fire or other casualty in the premises. Tenant is not required to pay Rent when the Premises are unusable. If the Tenant uses part of the Premises for living purposes, the Tenant must pay rent pro-rata for the usable part. If the premises are partially damaged by fire or other casualty the Landlord will repair it within a reasonable time. This includes the damage to the premises and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant.

This Rental Agreement will end if the premises are totally destroyed. The Tenant will pay rent to the date of destruction. In addition, this ends any and all obligations of the Landlord, except for Tenant's security deposit.

Tenant will need to find and pay for their own living arrangements if the Premises are not habitable as addressed in this section. If the fire or other casualty is caused by the act or neglect of the Tenant, Tenant's family, guests or domestic employees, the Tenant will pay for all repairs, damages and other losses incurred by landlord.

16. **Vehicle Policy.**

Tenants agree never to park or store a motor home, camper, trailer or any sort of recreational vehicle on the premises and to park only personally owned licensed and insured Automobile(s). Junk cars, cars on blocks, non-functional vehicles, unregistered or unlicensed automobiles are not permitted on the property. Removal will be at the expense of the tenant. Tenant agrees that such vehicles may be towed and stored at tenant's expense. Tenant will keep the area clean of all drippings. Tenant agrees not to repair their motor vehicle on the premises if such repairs will take longer than a single day.

17. **No Assignment or Subletting/Guest Policy**

Tenant may not do any of the following without the Landlord's written consent: (a) assign the Rental Agreement, (b) sublet all or any part of the Premises or (c) permit any other person to use the Premises except as a temporary guest. Temporary guests may not stay

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overnight in the unit for a period greater than 3 days in any one calendar month period. In the event this 3-day limitation is exceeded by any person, such person shall be considered as residing in the unit illegally, and Tenant shall be in material breach of this lease.

18. **Mortgage Subordination.**

This Rental Agreement and Tenant's rights are subject and subordinate to any and all present and future mortgages including mezzanine financing which includes the living quarters and grounds. Upon request by said successor in interest, such Tenant shall execute and deliver an instrument or instruments confirming such attornment.

Tenant will, upon request and at the option of any person succeeding to the interest of Landlord as a result of enforcement by a mortgage lender, automatically become the lessee of said successor in interest and attorn to said successor in interest, without change in the terms or other provisions of the Lease, provided, however, that (A) said successor in interest shall not be bound by (i) any payment of Rent for more than one (1) month in advance, except prepayments in the nature of Tenant Security to the extent actually received by said successor in interest or (ii) any amendment or modification of the Lease made without the consent of Lender or such successor in interest.

19. **Tenant Insurance.**

Landlord will not be liable for any loss of Tenant's property. No rights of storage are given by this agreement. Tenant hereby acknowledges this point and agrees to make no such claims for any losses or damages against Landlord, his agents, or employees. Tenant is required to purchase, at their own expense, insurance sufficient to protect themselves and their property from fire, theft, burglary, breakage, electrical connections, and liability claims. They acknowledge that if they fail to procure such insurance, it is their responsibility and they alone will bear the consequences.

20. **Liability.**

The landlord is not liable for loss, injury, or damage to any person or property unless it is due to the Landlord's act or neglect. The Tenant is liable for any loss, injury or damage to any person or property caused by the act or neglect of the tenant, the Tenant's family or domestic employees.

Tenant(s) acknowledges that they are informed of the federal crime insurance available. Tenant acknowledges receipt of a copy of Landlord Registration Statement for properties where registration is not posted publicly on rental premises. Tenant will hold Landlord harmless of any personal injury claims arising out of "Slip & Fall" on premises unless Landlord has received written notice of a dangerous and defective condition.

21. **Eviction.**

Tenant is liable for all costs and damages caused by the Tenant's violation of any provision in this rental agreement. Tenant will also be responsible for the following: (a) Court and Sheriff's Department fees, (b) Applicable legal fees if awarded by the court for any court

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filings, including but not limited to, repossession proceedings, small claims or civil claims arising out of outstanding rent owed, lease violation or hold over, (c) Reasonable Attorney Fees awarded by the court, (d) all reasonable expenses incurred by the Landlord in preparing the Premises for re-leasing, (e) expenses relating to reletting the unit in the event of an early termination of the tenancy on the part of Tenant, and (g) Loss of rental income. All these fees will be due and owing as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees. If landlord sues for amounts due, all interest accrued (both pre and post judgement) will also be due and payable, as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees. Tenant, however, will not recover attorney fees for any proceedings involved with landlord.

22. Utilities.

Utilities include electric, gas, cold water, city sewer, trash and septic. **Tenant shall be responsible for all utilities besides water. Water will be Owner's responsibility and will be paid for by owner.**

23. Smoke Alarm.

Tenant acknowledges installation of smoke alarm in the premises, that Tenant tested them in their presence and that they work. Furthermore, Tenant agrees to check the operation of the smoke alarms at least monthly and replace the batteries if necessary.

24. Inconvenience.

The Landlord is not liable for any inconvenience, interruption or harm caused by any stoppage or reduction of services due to improvements, repair or for any reason beyond the Landlord's control. This does not excuse the Tenant from paying Rent or the Landlord from promptly taking corrective action, according to terms of this agreement.

25. Inspection.

The management reserves the right to inspect this rented property each month; twenty-four hours' notice will be given by talking to the tenant via telephone or leaving a voice message. Tenant will hold Landlord harmless of any theft or damage claims if tenant fails to be present at the time of inspection. The purpose of such access is to: (a) inspect the premises for the purpose of general cleanliness, code and lease compliance, (b) make necessary repairs, alterations, or improvements, (c) supply services, and (d) show it to possible buyers, mortgage lenders, contractors and insurers. The Landlord may enter the premises at any time without notice to the Tenant in case of emergency. Any requested maintenance will be deemed to be an emergency. The Landlord may show the Premises to rental applicants at reasonable hours on notice to the Tenant after Tenant has informed Landlord, he will be vacating the premises.

26. Phone.

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The Tenants agree to get a phone installed in the premises as soon as possible after moving or have a working phone, with a working phone number. The Landlord will be given the phone number within two working days of installation and will be notified within two working days of any future changes in the phone number.

27. **Tenant's Letter.**

At the request of the Landlord, the Tenant will sign a letter stating that (a) this Rental Agreement has not been amended and is in effect, (b) the Landlord has fully performed all of the Landlord's agreements in the Rental Agreement, (c) the Tenant has no right to the Premises and Building, except as stated in the Rental Agreement, (d) the Tenant has paid all Rent to date, (e) the Tenant has not paid Rent for more than 1 month in advance, and (f) Security and damage deposit held by Landlord equals 1.5 times monthly rent, or another so stated amount. The letter will also list all the property attached to the Premises, which is owned by the Tenant.

28. **Notices.**

All notices given by Tenant under this Rental Agreement must be in writing. Each party must accept and claim the notices given by the other. Unless otherwise provided by law, notices may be given by (a) personal delivery at the management office (address listed below), or (b) certified mail, return receipt requested. Notices must be addressed to the landlord at the address written below and to the Tenant at the Unit. Notices to Landlord shall be mailed to:

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29. **Validity of Rental Agreement Provisions.**

Any provision set forth in the Rental Agreement which is contrary to Maryland State and local law will be treated by Landlord and Tenant(s) as void and as if it were not set forth herein, but all other provisions of the Rental Agreement will remain in full force.

WHEREFORE, The Parties do hereby agree to the terms and conditions of this Residential Lease Agreement made this) 6/30/2026 and set their signatures here to:

Signed by:
Zack Fertil
4805DC227C74414... 6/30/2026

Signed by:
Mimi Mbaatyo-Fielden
23AD4F64E6E543D... 6/30/2026

Initials: _____

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Signed by:

Ngodoo Tina Mbaatyo
D3BAD7FC33294C9...

6/30/2026

By: Manager

Date

Tenant

Date

30. **Scheduled Fees.** All Fees are payable as additional rent.

Tenant is informed and agrees to pay the following charges:

<u>Filing Fee</u>	fees assessed by court	Charged to all Tenants whose failure to make timely rent payment (or any other breach of lease) results in Landlord filing re-possession proceedings
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<u>Late Fee</u>	5% of monthly rent
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<u>Notice to Cease</u>	\$50	Assessed to all tenants who breach this agreement for which an attorney is retained to send the notice to cease the said breach.
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<u>Lock Change</u>	\$150
<u>Pet Rent</u>	\$40/mo.

<u>Transfer Fee</u>	\$750
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<u>Pet Deposit</u>	\$300
<u>Utilities</u>	Based on resident's bill

Initials: *MMF* *NTM*

City Link Management LLC

1325 Bedford Avenue
#32088
Baltimore, MD 21282

These fees and all other fees discussed in this lease will be due and owing as additional rent unless prohibited by federal, state, county or municipal law then it will be due and owing as additional fees.

Name of three friends or relatives for emergency purposes:

<u>Name</u> <u>Address</u>	<u>Telephone and</u> <u>email</u>	<u>Relationship</u>

Other Provisions:

Full agreement. The Tenants hereby acknowledge that they have read this Rental Agreement, understand it, agree to it, and have been given a copy. The Rental Agreement may not be changed except in writing signed by the Landlord and the Tenant:

(Initial each page and fill out information below)

Mimi Mbaatyo-Fielden 6/30/2026

Tenant Date

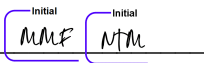
2254056140

Home Phone

Work Phone

mimim27@icloud.com

Email Address

Initials: 

City Link Management LLC

1325 Bedford Avenue
#32088
Baltimore, MD 21282

S.S. Card # 772220877

Driver's License # _____

I.D. must be presented at time of signing of lease

Signed by:

Zack Fertel

6/30/2026

4805DC227C74414
Landlord Signature Date

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Leaser's Disclosure (Initial)

(a) Presence of lead-based paint or lead-based hazards (check one below):

— Known lead-based paint and/or lead based hazards are present in the housing.

X

— Leaser has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the leaser (check one below):

— Leaser has provided the lessee with all available records and reports pertaining to the lead-based paint / or lead-based paint hazards in the housing (list _____ documents _____ below)

Initials:  

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X

— Leaser has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee’s Acknowledgement (Initial)

- ☐ (c) Lessee has received copies of all information listed below.
- ☐ (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent’s Acknowledgement (Initial)

— (e) Agent has informed the leaser of the leaser’s obligations and is informed of his/her responsibility to ensure compliance.

Certificate of Accuracy

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

City Link Management LLC

Signed by:
Zack Fertel 6/30/2026
City Link _____ Date

Signed by:
Mimi Mbaatyo-Fielden 6/30/2026
Tenant _____ Date

Signed by:
Ngodoo Tina Mbaatyo 6/30/2026
D3BAD7FC33294C9...

Initials: MMF NTM