

GENERAL RESIDENTIAL DWELLING LEASE TEMPLATE

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1. DATE OF LEASE OFFER: 06/18/2026

2. LANDLORD OR AUTHORIZED REPRESENTATIVE OF LANDLORD (Collectively referenced herein as "Landlord"):

EHK Properties 10 LLC

3. TENANT: Sa'D Maxwell (AKA: Sad Qaadir Maxwell)

4. LEASED PROPERTY ADDRESS ("THE PROPERTY"): 18 S Abington Ave, Baltimore, MD 21229

5. INITIAL LEASE TERM: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of 2 year(s) or month(s) commencing on the 1st day of July, 2026 (mo./yr.) and ending on the 31st day of June, 2028 (mo./yr.) (the "Initial Term"), at a total rental of forty-five thousand, six hundred Dollars (\$ 45,600.00) for said Term, due and payable in equal monthly installments of one thousand, nine hundred Dollars (\$ 1,900.00), in advance, on the first day of each and every month ("Rent Due Date") of said Term, plus if applicable the sum of _____ Dollars (\$ _____) on _____ as "pro rata" rent for the period _____ through _____.

If this Lease commences on a day other than the first day of the month, the amount of Rent to be paid for the balance of said first month will be apportioned pro rata; thereafter rent will be paid on the first day of the month as aforesaid. Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to Mark Kohen at Cash App, or predetermined online form of payment to (410)416-9759

(or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute 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. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise.

6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons: Sa'D Maxwell (AKA: Sad Qaadir Maxwell)

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.

7. RENEWAL OF LEASE TERMS (Landlord and Tenant to initial one selection):

☒ A. END OF INITIAL TERM. Tenant agrees to vacate the Property by the last day of the Initial Term. Landlord shall provide Tenant with a minimum of sixty (60) days notice to vacate prior to the end of the initial term.

☐ B. MONTH-TO-MONTH: This Lease shall continue in force from month to month after the expiration of the
Tenant /

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