

RESIDENTIAL LEASE

THIS LEASE is made on the 17th day of June, 2026

The Landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to hire and take from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

LANDLORD:	Wylie Sawyer	TENANTS:	Samuel Swauger
	Lee Cumberland		Samantha Fitch
	240-997-6921		
	3722 Tudor Arms Ave, Baltimore, MD 21211		

1. **Leased Premises** : The leased premises are those described as: 510 S Duncan St
Baltimore MD, 21231

2. **Term.** Term of the lease shall be for a term of [1 year] commencing on the [1st] day of [August, 2026] and ending on Midnight of the [31st] day of [July, 2027]. If the Tenant remains in possession of the Leased Premises with the consent of the Landlord after the lease expiration date above, this lease will be converted to a month-to-month Lease and each party shall have the right to terminate the Lease by giving at least one month's prior written notice to the other party.

3. **Rent.** The monthly amount for the Leased Premises is [\$1550.00] per month. The rent payment must be paid by the first day of each month at the Landlord's address listed above. The Landlord need not give notice to the Tenant regarding the Tenant's obligation to pay rent. **A \$67 penalty (5% of the total rent) will be charged if rent is received after the 5th of the month.**

4. **Security Deposit.** Upon Tenant's execution of this lease, Tenant shall make a security deposit of \$1550.00 to Landlord in order to insure that Tenant complies with all terms and conditions of the lease. If Tenant fully complies, Landlord will return the security deposit within one week after the date Tenant delivers possession of the Leased Premises to Landlord. If Tenant does not fully comply with the terms of the Lease, Landlord may use the security to pay amounts owed by tenant, including damages.

5. **Default/Abandonment.** If Tenant defaults in the payment of rent or any other term or condition of this Lease, Landlord may give Tenant written notice to cure such default. If Tenant fails to cure such default within 10 days of receiving notice, Landlord may elect to terminate the Lease, re-enter the Leased Premises and remove the Tenant, all other occupants and their possessions.

If Tenant abandons or vacates the Leased Premises during the Term of this Lease, landlord may elect to re-enter the premises, without liability for prosecution or owing damages to Tenant, and, at his option, relet the Leased Premises. If the Landlord elects not to relet the Leased Premises, Tenant shall be liable for the remainder of the rent due under the Lease until its expiration. If the Landlord relets the Leased Premises but is unable to relet the Leased Premises for as much rent as would have been paid by Tenant during the period between Tenant's abandonment and the end of the Term, Tenant shall be liable to Landlord for the difference. Landlord may also dispose of any property left by Tenant after abandonment without liability and apply the proceeds to reduce such difference.

RESIDENTIAL LEASE

6. Occupants. The authorized occupants may only use the Leased Premises for residential purposes and may not utilize the premises for commercial or business purposes.

7. Repairs. Tenant must take good care of the Leased Premises and all equipment and fixtures contained therein. Tenant is liable for damage caused by his acts or neglect and any acts or neglect of his family, invitees or guests. Tenant must make all repairs and replacements when it results from his act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it and add the expenses to the rent. Landlord is responsible for any major maintenance work not the result of Tenant's acts or neglect.

8. Partial or Total Destruction of Leased Premises. If the Leased Premises are partially damaged or completely destroyed by a fire or other occurrence that is not caused by the Tenant's negligence or willful act (or the negligence of Tenant's family, agent or guest), Landlord may elect to: (1) repair or rebuild the Leased Premises during the period of untenantability and abate the rent proportionally for for this period; or (2) not repair or rebuild the Leased Premises, terminate the Lease and prorate the rent up to the time of the damage.

9. Alterations. Tenant must obtain Landlord's prior written consent to paint or wallpaper the Leased Premises or to install any paneling, flooring, partitions, railings or make any other alterations. Tenant must not alter the plumbing, ventilation, air- conditioning, heating or electrical systems. All the alterations, installations and improvements shall become property of the Landlord when completed and paid for, and shall be surrendered as part of the Leased Premises at the end of the term. Landlord is not required to pay for any of the work performed under this section unless he has agreed to pay as indicated in his prior written consent.

10. Maintenance of Leased Premises. Tenant shall at tenant's expense, maintain the premises in a clean and sanitary condition at all times. At the end of the term, Tenant will leave the Leased Premises clean and in good condition, with the exception of ordinary wear and tear. Tenant shall remove all Tenant's belongings and surrender all keys to Landlord upon the expiration of the Lease.

11. Assignment/Subletting Restrictions. Tenant may not assign this agreement or sublet the Leased Premises without the prior written consent of the Landlord and other Tenant. Any assignment, sublease or other purported license to use the Leased Premises by Tenant without the Landlord's consent shall be void and shall (at Landlord's option) terminate this lease.

12. Utilities/Services. Tenant is responsible for the payment of all utilities and services.

13. Landlord's Right to Enter. Landlord may, at any reasonable times, enter the Leased Premises to inspect it, to make repairs or alterations, and to show it to potential buyers, lenders or tenants. Landlord will notify the tenant beforehand.

14. Pets. No pets will be permitted on the premises.

15. Laws and Regulations. Tenant must, at Tenant's expense, comply with all laws, regulations, ordinances and requirements of all municipal, state and federal authorities that are effective during the term of the lease agreement, pertaining to the use of the premises. Tenant must not do anything to increase the Landlord's insurance premium.

16. Legal Fees. The successful party in a legal action or proceeding between Landlord and Tenant relating to the non-payment of rent or recovery of possession of the Leased Premises, may to the extent legally available, recover reasonable legal fees and costs from the unsuccessful party.

17. Inspection Prior to Occupancy. Tenant has inspected the Leased Premises and agrees that the Leased Premises, and all improvements, are in good, habitable condition at the time this lease is being signed.

18. Subordination. This Lease, and the Tenant's leasehold interest, is and shall be subordinate, subject and inferior to any and all liens and encumbrances now and thereafter placed on the Leased Premises by Landlord, any and all extensions of such liens and encumbrances and all advances paid under such liens and encumbrances.

19. Binding Obligations. This lease agreement is binding on the Landlord and Tenant and those that lawfully succeed to their rights or take their place. Tenant and Landlord have both read this lease and all promises made by the parties are contained in this lease.

20. Severability. If any terms or conditions of this Agreement are found to be unenforceable by law or for any other reason, all the other terms and conditions of this Agreement shall remain in force and this Agreement will not be otherwise affected.

21. Lead Paint. Tenant acknowledges that Tenant has been advised by Landlord that the Leased Premises may contain lead-based paint. Tenant understands that eating or chewing paint, plaster, or household dust that contains lead can result in lead poisoning which can cause serious harm to unborn babies and children especially those under six years of age. Tenant acknowledges the receipt of the Lead-Based Paint Disclosure form and the EPA "Protect Your Family From Lead in Your Home" brochure provided by Landlord.

Initial: SW

22. No Smoking. Tenant may not smoke inside the house.

23. Additional Terms and conditions Agreed to by Both Parties: See Attached.

This lease is effective when Landlord delivers a copy signed by all parties to the Tenant. Parties have signed this agreement in duplicate the day and year written above.

Sammy (Landlord)
Sammy (Tenant)

RESIDENTIAL LEASE

ADDENDUM

Additional Terms and Conditions Agreed to by both parties:

Lease Option:

On or before the Lease termination date, Tenant may, with the Landlord's consent, sign a new Lease for one or more years.

Landlord is responsible for:

Repair or replacement of malfunctioning appliances or equipment.

Repair of damage to the house caused by natural disaster. Cleaning gutters once per year.

Tenant is responsible for:

Obtaining an insurance policy that provides public liability coverage and protection of tenants personal property.

Protecting the house from damage by water by keeping water from roof drains, directed away from the house and keeping lower entrance outside drain clear of all debris.

Protecting the house and property from any destructive act.

Keeping the house and premises in clean, safe and sanitary condition.

Maintaining appliances in good condition and in accord with manufacturer's instructions.

Informing Landlord of any major problems with the home (e.g. leaking roof).

Fixing minor plumbing problems such as leaking faucets and clogged garbage disposal. If plumbing problems are due to negligence, tenant must pay the plumber (e.g. drains stopped up by napkins or toys).

RESIDENTIAL LEASE

ADDENDUM

Upon lease termination, timely return of tenant's deposit will depend on:

All utilities have been paid.

Rental premises are clean and well maintained.

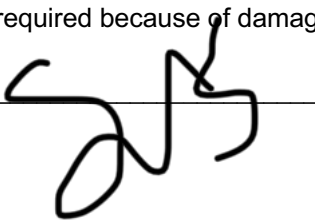
All of Tenant's belongings and trash have been removed from the Premises.

All appliances are clean and functioning.

Window panes, screens and blinds are in undamaged condition.

Repairs required because of damage beyond normal wear and tear has been resolved with the Landlord.

Initials: _____

A handwritten signature in black ink, appearing to be 'SJS', written over a horizontal line.