

LEASE AGREEMENT

THIS AGREEMENT OF LEASE ("Lease"), whereby **FIRST AMERICAN GROUP LLC**, agent for the owner, hereinafter referred to as Landlord, does hereby lease unto, **TIARA L. MOYD** hereinafter referred to as Tenant, the premises known as **1103 E CHASE ST. BALTIMORE MD 21202** hereinafter referred to as the "Premises", for a period commencing on the later of the **29TH** day of **JUNE 2026** or the date Landlord tenders possession of the Premises to Tenant, and ending on the **06/30/2027** at an monthly rental of **ONE THOUSAND EIGHT HUNDRED EIGHTY FIVE DOLLARS (\$1,885.00)**, which the tenant shall pay **\$932.00** and Housing will pay **\$953.00** in advance, without notice, deduction, setoff, or demand, on the first day of each month. This lease shall automatically renew for an additional period of one year if neither party provides the other with a termination notice 60 days prior to the last day of the lease. At the end of leasing term year one (1), rent shall increase by five (5%) percent from the previous term with the expressed consent of HABC This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

LANDLORD AND TENANT AGREE THAT:

1. **ASSIGNMENT & SUBLETTING:** Tenant shall not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the persons specifically identified below, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord for any reason or for no reason, nor shall Tenant allow, use or permit the Premises to be used for any purpose other than that of a private residential dwelling.

Name

TIARA L MOYD
DA'NAHLIA JOHNSON
DE'AIRA WALKER

Relationship

PRIMARY
MINOR CHILD
AIDE

2. **SECURITY DEPOSIT:** Landlord requires a **\$1000.00** security deposit from Tenant the receipt of which shall be acknowledged when the same is received by the Landlord, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid Rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. Tenant shall provide the Landlord with

a written notice of all faults and defect present at the commencement of the Lease within seven days of such commencement. Failure of Tenant to do so shall be conclusive evidence of the lack of any such faults and defects. It is understood and agreed, however, that irrespective of said Security Deposit, Rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. Given landlord's inability to ascertain tenant's forwarding address, tenant hereby irrevocably agrees to accept delivery of the said charges and accounting upon deposit by landlord of the same with the US Postal Service, by first class mail and addresses to the premises.

3. **DELIVERY DATE OF PREMISES:** The Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged Rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant.
4. **POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES:** If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of this

Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the Rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.

5. **BANK RETURNED CHECKS/DEBITS:** Rent payments made by check or online, or at a paystop which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord **FORTY-NINE (\$49.00) DOLLARS** for each such bank returned check.
6. **DEFINITION OF RENT:** All payments from Tenant to Landlord of any sums due to Landlord pursuant to the terms of this Lease, including, but not limited to, Water Bills, Gas & Electric bills and Court costs, shall be deemed Rent (hereinafter collectively, "Rent").
7. **ADMINISTRATIVE AND ATTORNEY FEES:** In the event Tenant, Tenant's family, agents, employees or guests violate any term or provision of this Lease (other than Section 30), or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of fifteen percent (15%) of Tenant's then current monthly rental, to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than twenty percent (20%) of said judgment.
8. **WAIVER:** The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

9. **COMPLIANCE WITH RULES AND REGULATIONS:** The Tenant, Tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is default under this Lease. Violation of any rules shall constitute violation of the terms of the lease.
10. **LEASE VIOLATIONS:** If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agent(s) or guest(s) violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the Rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant's proportionate share of advertising expenses shall be computed by dividing Landlord's total advertising expenses for the apartment community in which the Premises are located, for the shorter of the period of time in which the Premises remain vacant or the Lease term expires, by the number of vacant units in the apartment complex during that same period of time.
11. **INTERRUPTION OF SERVICE:** The Tenant will receive no Rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or

repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

12. **RIGHT OF ENTRY:** Landlord has the right to enter the Premises by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being liable to prosecution therefore, and Tenant expressly waives any and all claims for damages of any kind resultant from Landlord's entry into the Premises, and Tenant absolutely releases Landlord for any and all such damages. Landlord will provide a written notice with the date, approximate time, and specific purpose of entry delivered at least 24 hours in advance. Landlord will notify Tenant in writing or by telephone for any inspections or other visits to the Premises that the Tenant has not initiated. Landlord will attempt to make any visits to the Premises in accordance with this paragraph during reasonable business hours, Monday through Friday, from 7:00 a.m. to 5:00 p.m., but does not guarantee that visits may not occur at other times and/or days. Landlord will access the Premises without prior notice in the event of an emergency to ensure the imminent protection or preservation of the property, the imminent protection and safety of any occupants, or the health, safety, and welfare of other tenants and staff. All requests by the Tenant must be initiated using their online portal @ Appfolio.com.
13. **RE-ENTRY OF PREMISES:** In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated.
14. **ABANDONMENT:** Abandonment of the Premises shall be deemed to have occurred when a) the Tenant has removed the majority of Tenant's furnishings from the Premises or when b) Tenant shall fail to reside in the Premises for a period in excess of two (2) weeks, without notifying Landlord of Tenant's

extended vacation, from which Tenant will return to reside full time in the Premises.

15. **REPAIRS:** Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is in any part due to the actions and/or inactions of Tenant, Tenant's family, guests, agents or employees. Further, Tenant remains responsible for repairs and maintenance of microwave and water /ice dispensers of the refrigerator.
16. **DAMAGE TO PREMISES:** In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests), the Landlord will repair the damage, the Rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenable; but if the Premises are so damaged that the Landlord shall decide in Landlord's sole discretion that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate and the Tenant shall only be liable for Rent to the date of damage.
17. **SECTION HEADINGS AND NUMBERS:** Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.
18. **HEIRS AND ASSIGNS:** This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved in accordance with Section 31 of this Lease.
19. **NOTICES:** All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at **719 N. North Point Road Baltimore, Md. 21237**. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.
20. **AGENCY:** If any employee of Landlord's at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every

case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

21. **SUBORDINATION OF LEASE:** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate also to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the tenant of such successor in interest.
22. **ENTIRE AGREEMENT:** This Lease contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.
23. **SEVERABILITY:** If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.
24. **UTILITIES:** Tenant shall continuously maintain, in Tenant's name, gas and electricity for the Premises. Tenant will pay all charges for heat, gas and electricity used in the Premises during the term of this Lease, and any renewal of extension of this Lease, and **TENANT** shall pay all water and sewer bills, subject to the limitations provided in the rules.

LANDLORD AGREES THAT:

25. **CONDITION OF PREMISES:** The Premises will be made available to Tenant such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

26. **EXISTING DAMAGES:** Upon written request of Tenant (sent in accord with Section 19 of this Lease Agreement) within fifteen (15) days of occupancy, Tenant shall have the right to have the Premises inspected by the Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

TENANT AGREES THAT:

27. **VEHICLE PARKING:** This Lease shall not confer upon Tenant, Tenant's agents, servants, employees, family or guests any right to park any motor vehicle in or on the Premises' parking facilities. Vehicles may not be parked on any surface except parking lot asphalt and/or parking pad(s) that are present adjacent to the leased premises. Vehicles, including motorcycles and mopeds, cannot be parked or stored inside the leased premises or on lawns, sidewalks, or other surfaces.
28. **PAYMENT OF RENT:** Any and all payments by any tenant of a property managed by **FIRST AMERICAN GROUP** shall be governed by this provision. There are no exceptions to the rules and agreements contained herein.

*Cash, checks and money orders are not accepted by **FIRST AMERICAN GROUP** or by anyone acting on behalf of **FIRST AMERICAN GROUP** under any circumstances.*

FIRST AMERICAN GROUP provides an online portal where rent can be paid online. Another way to pay rent is to take your Landlord provided **PAYSLIP** to any participating 7-11, CVS or **ACE CASH EXPRESS**.

FIRST AMERICAN GROUP NEVER SENDS A REPRESENTATIVE TO A TENANT'S RENTED PROPERTY TO COLLECT RENT OR ANY MONIES DUE. DO NOT PAY ANYONE ALLEGING TO BE A REPRESENTATIVE OF FIRST AMERICAN GROUP WHO COMES TO YOUR RENTED PROPERTY UNDER ANY CIRCUMSTANCES.

Should Landlord employ an Agent to institute proceedings related to Rent and/or repossession of the Premises for non-payment of any installment of Rent, and should such Rent be due and owing as of the filing of said proceedings, Tenant shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

29. **LATE CHARGE:** Tenant will pay, as additional rent, a charge of five (5%) percent of the tenant portion of the monthly rental that remains unpaid as a late charge in the event that Tenant shall fail to pay, both while occupying the Premises and after vacating same, an installment of the Rent for a period of ten (10) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for Rent,

damages and/or repossession of the Premises for non-payment of any installment of Rent. As a courtesy to Tenant, Landlord will allow an additional business day to pay the monthly rent due without penalty if the 11th of the month falls on a weekend or national holiday.

30. **NOISE & BEHAVIOR:** Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice.
31. **ILLEGAL DRUGS:** If Tenant, Tenant's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related criminal activity on or about the Premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in Article 27, Section 279 of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance.
32. **ALTERATIONS TO PREMISES:** Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions or improvements of a permanent nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, be the property of the Landlord and remain with the Premises.
33. **SURRENDER OF PREMISES:** If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding tenant against the Landlord founded upon delay by the

Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

34. **WAIVER OF BREACH:** Receipt by the Landlord of Rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.
35. **INDEMNIFICATION:** Tenant agrees to indemnify, defend and save harmless the Landlord against all liability, costs and expenses, including attorneys' fees, and including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or by the act or omission of the family, guests, agents or employees of the Tenant.
36. **LIABILITY OF LANDLORD:** Landlord shall not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to and solely caused by the gross negligence or willful misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other tenants shall not subject Landlord to any liability. Tenant shall indemnify, defend and save harmless Landlord from any claim or liability from which Landlord is hereby exonerated. Tenant expressly releases Landlord for any and all claims, causes of action and for liability for any damages arising from or related to any action or inaction of Landlord, unless damages are solely caused by Landlord's gross negligence or willful misconduct.
37. **TENANT HOLDING OVER:** Subject to the Automatic Renewal Provisions of this Lease, if Tenant shall continue to occupy the Premises after the expiration of this Lease, or any renewal or extension thereof, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Tenant holding over, which shall continue until either party shall mail notice to the other at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such month-to-month tenancy at the end of such calendar month, in which event such tenancy shall so terminate and Tenant shall promptly vacate the Premises. As long as the Tenant is in possession of the Premises, all of the obligations of the Tenant and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

38. **CONDEMNATION**: In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

39. **INSURANCE**: During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renter's form homeowner's insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$500,000.00 each occurrence and \$5,000.00 in medical payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis.

If Tenant fails to obtain the aforementioned insurance, Landlord will not be responsible for any damages not directly caused by Landlord. Damages caused by weather elements and the like will not be the responsibility of the Landlord. Tenants are responsible for obtaining the aforementioned insurance, and taking reasonable steps to secure their possessions against damages, generally, and against water damage, specifically. In addition, Landlord will not be held responsible for water damage to possessions in basements where Tenants have failed to perform general maintenance and keep rain gutters, sewers, drains, and other fixtures clear and free of obstruction.

40. **TENANT INDEMNIFICATION**: Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

41. **PREJUDGMENT INTEREST**: If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

42. **QUIET ENJOYMENT**: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

43. **SMOKE DETECTOR/CARBON MONOXIDE:** Landlord has installed at least one smoke detector per level and one carbon monoxide detector per level in the Premises and that said detector(s) is in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s) which Tenant shall not have specifically reported to Landlord. Tenant acknowledges herein the terms and conditions of the Smoke Detector Addendum to this Lease, including in this Lease folder, the terms of which are incorporated by reference herein.
44. **ENVIRONMENTAL CONTROL:** Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the BALTIMORE CITY'S Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any alleged act or omission of the Tenant or the Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord. Landlord reserves the right to pay the citation without contesting the alleged events, and thereby bind Tenant to reimburse Landlord without allowing Tenant to dispute the citation and underlying basis alleged for its issuance. Any sums due under this provision to Landlord shall be considered Additional Rent and due upon demand. Tenant shall pay any and all Environmental Citations which come into Tenant's possession and/or are mailed to the Premises and are received by Tenant in the mail.
45. **GUEST RESTRICTIONS:** At any time during the term of this Lease, and any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion for any reason or for no reason, shall have the right to prohibit designated social guests and/or invitees of Tenant or other occupants of the Premises from entering upon Landlord's property, including both the Premises and lands surrounding the Premises.
46. **PEST CONTROL:** If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for

such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease Agreement. Extermination services are provided by an outside contractor, not by Landlord directly, and requests for appointments or scheduled times for service cannot be accommodated. Service schedule is set by the outside contractor. Extermination services are not provided by Landlord or its contractor for ants, roaches or any other insect, except by the sole discretion of the Landlord.

47. **AS-IS CONDITION:** Tenant acknowledges that Tenant has had an adequate opportunity to inspect the physical condition of the Premises prior to signing this Lease and Tenant agrees that the condition of the Premises is acceptable, and Tenant is taking occupancy of the Premises in "AS-IS" condition, with all faults and defects, as same exist as of the date this Lease is signed by Tenant.

RULES AND REGULATIONS

TENANT AGREES NOT TO:

1. **PETS:** Keep any pets in or about the Premises. No pet sitting is allowed. (Only fish and birds are allowed.)
2. **APPLIANCES:** Install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises without the express prior written permission of Landlord.
3. **FURNITURE:** Keep any water-containing furniture in the Premises.
4. **WALLS AND WOODWORK:** Drive nails into the woodwork or walls of the Premises.
5. **WALLPAPER, PAINT AND MIRRORS:** Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.

6. **PORTABLE HEATERS:** Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters or any other portable space heaters unless such a space heater is expressly approved by Landlord in writing or unless a space heater is provided by Landlord to Tenant. In emergency maintenance cases where Landlord, maintenance staff and/or its agents cannot fix the heating problem, Landlord reserves the right to install portable electric radiator heaters that comply with the **BALTIMORE CITY'S County Code**.
7. **LOCKS:** Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with this Rule, **Tenant shall pay Landlord \$100.00** for reimbursement of the cost of changing or re-keying the locks per door.
8. **PERSONAL BELONGINGS:** Leave any personal belongings (including lawn furniture) in the parking areas, lawn areas or other lands surrounding the Premises.
9. **APPLIANCES & UTILITIES OBSTRUCTIONS:** Misuse or overload appliances or utilities furnished by the Landlord.
10. **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
11. **ADVERTISING:** Display any advertisement, sign, or notice, inside or outside the Premises.
12. **WIRES AND ANTENNAS/SATELLITE DISHES/DIRECT TV:** Tenant may not install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request). Tenant may not install "Direct TV" or any similar television provision service on or at the Premises. Tenant may not drill holes in the roof, outside walls, balcony railings or windows without prior written permission from Landlord. Landlord prefers that Tenant have contractor and/or agent of wire, cable, antenna or satellite dish company and/or its

installer install a pole in the grass area if Landlord's land behind the premises to mount the necessary dish and/or hardware.

13. **FIRE RISK:** Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.
14. **LITTER:** Litter or obstruct the grounds around the Premises.
15. **LAWS AND INSURANCE:** Do anything that would violate any law or increase the insurance rates on the Premises.
16. **THROWING OF ARTICLES:** Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.
17. **WINDOW SILLS AND FIRE ESCAPES:** Place anything on the outer edges of the sills of windows or on any fire escape.
18. **FRONT STEPS:** Permit Tenant or Tenant's family, employees, agents or guests to sit upon the front steps to the Premises or permit any loitering in the front entry area to the Premises in an apartment dwelling.
19. **AUTOMOBILES:** Wash, rinse, wax, service or repair any motor vehicle on the lands surrounding the Premises.
20. **CLEANING OF RUGS, MOPS, ETC.:** Shake or clean any tablecloths, rugs, mops or other articles from any of the windows, doors or landings of the Premises. No rugs, blankets or comforters may be cleaned in any washing machines on the Premises.
21. **STORM DOORS:** Damage, remove or alter in any way the storm doors placed on any doorway to the Premises by Landlord.
22. **CHARCOAL GRILL:** Use or store any charcoal or gas grills or other open flame cooking devices on balconies or patios. All charcoal or gas grills must be used at least 10 feet from the back entrance of the Premises.
23. **DAY CARE CENTER:** Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision of children not related to the Tenant by blood.

24. **REMOVAL OF ENCUMBRANCES:** Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.
25. **BEDROOMS:** Erect a bedroom in any area of the Premises that is not designated as a bedroom during the initial inspection (walk-through) of the Premises before move-in.
26. **OUTDOOR POOLS:** Tenant is not allowed to have any type, variety or size outdoor pool. N/A TENANT PAYS WATER BILL
27. **OUTDOOR FAUCET/WATER HOSE:** Tenant is not allowed to install any outdoor hose or outdoor water faucet. N/A TENANT PAYS WATER BILL

TENANT AGREES TO:

28. **GARBAGE & RUBBISH:** Acquire a trash receptacle for placing trash out for collection and place Tenant's garbage and rubbish for disposal only as Landlord directs. Landlord will pay the cost of collection.
29. **LAWN CARE & SNOW REMOVAL:** Maintain a neat and well-groomed lawn during the spring and summer months and pay any and all fines and violations incurred in relation to overgrown grass, shrubs and/or bushes. Tenant also agrees to remove all snow from the Premises (unless in a multi-unit).
30. **CONDITION OF PREMISES:** Keep the Premises in a neat, clean, good and sanitary condition.
31. **BALCONIES AND PATIOS:** Keep any balconies and patios of the Premises or on lands surrounding the Premises free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.
32. **WINDOWS/DRAPERIES/BLINDS:** Keep the blinds/mini-blinds in good order and repair, and keep all window coverings clean and keep all windows unobstructed. Tenant will be responsible for cost of replacement of identical blinds if blinds are not returned in good working order at conclusion of the Lease Agreement.

33. **LOCK-OUT:** Pay a \$100.00 service charge to Landlord each time that Tenant locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises after 5:00 p.m. on weekdays, and at any time on weekends and holidays.
34. **PAINT:** Notify Landlord of any flaking or chipping paint found either on the inside or the outside of the Premises.
35. **LIGHT BULBS:** Replace, at Tenant's sole cost and expense, all light bulbs for light fixtures within the Premises. Reasonable accommodations will be provided by Landlord for installation of replacement light bulbs in rental premises with high ceilings and/or for handicapped, disabled, and/or elderly tenants.
36. **SHOWING TO PERPECTIVE TENANTS:** In the event that Tenants do not renew this lease for an additional term, Tenants shall make the property available for showing to prospective tenants during the last 60 days of the term of the lease provided that the Landlord provides the Tenants with an oral notice 12 hours prior to such showings.
37. **In the event the tenant violates provisions of Paragraphs 26 or 27:** The Tenant shall pay the Landlord **ONE THOUSAND (\$1000.00) DOLLARS FOR EACH VIOLATION PER MONTH.** Said sum shall constitute reimbursement of Landlord costs and not a fine. The Foregoing is in addition to the other remedies provided in Paragraph 7 of this lease.
38. **WINDOW BLINDS REPLACEMENT:** In the event that we have to replace any of the standard window blinds in the unit throughout the tenancy, the tenant will be charged a \$49 (FORTY-NINE) replacement fee per blind. If we have to replace a door blind/covering, the tenant will be charged the cost of the replacement blind plus an additional \$25 (TWENTY-FIVE) in labor. The unit will have blinds on all windows and patio doors at the time of move in.
39. **DESIGNATED BEDROOMS:** Only rooms designated as bedrooms shall be deemed so. Tenant shall not place a bed or create a bedroom in any room or common area, including but not limited to the basement, that was not designated at the inception of this lease and tenancy a designated bedroom. The decision of what rooms are considered bedrooms is solely at the discretion of the owner/management.

WATER BILL PAYMENTS/ESCROW

In accordance with Paragraph 24 of this lease agreement, the following options in reference to the water bill are in order. Please initial all that apply.



TENANT WILL PAY WATER & SEWER BILL.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

WITNESS/ATTEST:

FIRST AMERICAN GROUP, by Agent

BEHROOZ GARAVI

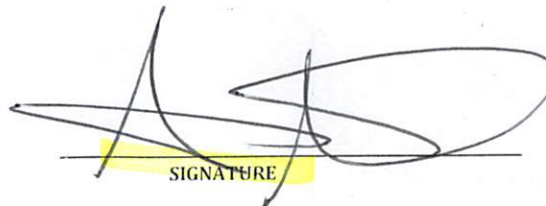
Behrooz Garavi - PRESIDENT


SIGNATURE

- Agent for Owner -

TIARA Magd

TENANT


SIGNATURE

- Tenant -