

Colossal Management Group

8480 Baltimore National Pike, Suite 3210 • #315 • Ellicott City, MD 21043
(443) 873-0530



1. Residency and Financials

1.1 APPLICATION

Any TENANT misrepresentation made during the application process in will be a breach of this agreement and LANDLORD may terminate the tenancy. Lease may be contingent upon association approval of tenancy; when applicable, TENANT agrees to make good faith effort in diligently complying with association approval process.

1.2 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Daniel C. Godwin, Phillip M. Singleton

and us, the agent for the owner, herein known as landlord:

Colossal Management Group

You've agreed to rent the property located at

2213 E Madison St
Baltimore, MD 21205

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the landlord listed.

The property will be occupied exclusively by the resident(s) listed above. The landlord must approve unauthorized occupants living in the premises for longer than 7 consecutive days, in writing.

Death of any tenant or occupant requires reporting to the landlord and the associated voucher program or 3rd party payee, should they exist.

If a TENANT is disbanded from their lease-associated voucher program and/or 3rd party payee program/relationship, a breach of lease exists.

TENANT reports the following occupants will reside in this unit:

1.3 LEASE DURATION

The terms of this tenancy shall commence on 08/14/2026 and end on 08/31/2027, and thereafter, shall be month-to-month with an associated rent rate increase, on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated or otherwise in writing by both parties for a long-term renewal.

If for any reason, the landlord can not deliver possession of the property to the tenant by the lease start date, then the beginning date may be extended up to 30 days or lease can be voided at the landlord's option and without the landlord being liable for any expenses caused by such delay or termination.

1.4 RENTS AND CHARGES

You shall pay \$2,200.00 per month for rent, via tenant's assigned tenant portal. The first FULL month of rent is due prior to move in: \$2,200.00

The rent rate schedule associated with this lease is as follows: NONE. See rent extension terms.

Whereas, the prorated rent amount of \$1,301.92 shall be due on the 1st day of the month following move in.

This lease is associated with a monthly pet fee which is also known as additional rent and due on the 1st of each month. That pee fee per month is: With written approved: 2 pet max; \$250 per pet (non refundable) pet fee, plus \$25 per month/per pet as pet rent

Cash payments are not accepted.

Every month thereafter, you must pay your rent on or before the 1st day of each month with 4 days of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: 5% of tenant the lease amount will be assessed as the late fee. Regarding voucher tenants, this rule applies to the tenant's portion of rent only.

A charge of \$35 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.5 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract is \$2,200.00, and may be due in part of full, on or before the date this Lease Contract is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees.

A payment plan related to this lease's deposit is: NONE.

TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension) TENANT will be responsible for any unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy or Maryland law.

The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited in a federally insured financial institution which does business in the State of Maryland as is utilized by the LANDLORD. The security deposit is subject to an administrative fee of \$189. This amount will be deducted from the total security deposit named above and the remaining funds will be used to cover any charges related to your performance of this Lease Contract.

1.6 UTILITIES

Rent includes the following utilities:

Water

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service.

If your electricity is ever interrupted, you must use only battery-operated lighting. If you smell gas, inside or outside, leave the area immediately and go to a safe place where you can call BGE at 877-778-7798. Tenant to maintain an active gas & electric account throughout tenancy.

If the property is located in an area that requires water bills to remain in the owner's name, and if this utility is tenant's responsibility to pay/manage/maintain, then TENANT's name may be added as "in care of" to the utility company's records. Landlord will report water bills, to the TENANT ledger. TENANT is to pay the water bill, in full, as additional rent on or before the 1st of each month via the tenant's portal. Garbage and/or trash removal is considered a utility under this lease.

In the event a condominium association or homeowners association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate or other services and the association decides these services will no longer be provided, TENANT agrees and understands that LANDLORD shall not be required to replace, provide or pay for these removed services for TENANT. TENANT may opt to pay for non-essential services but shall be required to pay for essential services including but not limited to water, sewer, and trash if the association no longer provided these services. The discontinuation of any such services by the association shall not be construed as a prohibited practice by LANDLORD nor shall it constitute a default under the lease.

The failure of TENANT to retain and pay for essential services upon notice and demand by the LANDLORD shall constitute a material breach of the lease. If TENANT surrenders premises early, abandons the premises, or is evicted TENANT shall remain responsible for all accruing utility charges otherwise the responsibility of the TENANT under the lease. TENANT is responsible for any cost related to the installation and/or maintenance of phone lines, cable lines, outlets and/or jacks, if TENANT chooses to have phone landline service and/or cable service.

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

We urge you to purchase personal liability insurance.

1.8 KEYS AND LOCKS

You will be provided the following keys, via lockbox, following a move in inspection on the unit: common door for communal access property and/or unit front door.

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys must be returned to us when you vacate the unit. You will be charged for the cost of new locks, lock out charges and keys that are not returned.

A set of LANDLORD keys is to be maintained in the property lockbox, at all times, without exception.

1.9 ATTORNEY'S FEES

When the landlord is the prevailing party in any litigation between LANDLORD and TENANT concerning enforcement of the terms and conditions of the lease, the landlord shall be entitled to reasonable attorney's fees and court costs. TENANT shall be responsible for reasonable attorney's fees and court costs for "failure to pay rent" cases and eviction filings, regardless of case dismissal for payments made after the filing date.

LANDLORD and TENANT waive the right to demand a jury trial concerning any litigation between LANDLORD and TENANT regarding enforcement of the terms and conditions of this lease.

1.10 PERSONAL IDENTIFICATION

Tenant(s) Social Security Number: Co-signer: Date Of Birth 02/14/1973 SSN (or ITIN) 102-94-7483 Government Issued ID # 386690712 Issuing State/Territory NY and tenants: Date Of Birth 07/31/2006 SSN (or ITIN) 070-96-8591 Government Issued ID # MD-10277437918 Issuing State/Territory MD and

Tenant Emergency Contact Name:

Daniel C. Godwin

Vivian Anyanwu

Mother

(516) 800-0249

777 new street Uniondale ny 11553

Phillip M. Singleton

Phillip Singleton Sr

Father

(910) 916-7167

4311 gywn oak ave, Baltimore, 21207

Emergency Contact Number:

Daniel C. Godwin

Vivian Anyanwu

Mother

(516) 800-0249

777 new street Uniondale ny 11553

Phillip M. Singleton

Phillip Singleton Sr

Father

(910) 916-7167

4311 gywn oak ave, Baltimore, 21207

By initialing below, you acknowledge and agree to the terms in Section 1.

X DG
Vivian N. Anyanwu

X PS
Phillip M. Singleton

X DG
Daniel C. Godwin

2. Policies and Procedures

2.1 RIGHT OF ENTRY

LANDLORD upon reasonable notice by electronic communication, telephone, hand-delivery, text, email, voicemail, or posting to TENANT, has the right of entry to the premises for showings, repairs, appraisals, inspections, or any other reason. Reasonable notice is defined as twenty-four (24) hours from notice to appointment date and time. Failure of TENANT to comply will result in LANDLORD and/or its associated vendors' access via unit's lockbox. LANDLORD key is to remain in the lockbox at all times otherwise.

In the event of sale of the property, TENANT must comply with all requested site visits by the AGENT, prior owner, prospective owner and third party inspectors or appraisers; if TENANT is unavailable for said visits, LANDLORD and AGENT have right of entry via master key or lockbox or where necessary, lockset change. LANDLORD may place "For Sale" or "For Rent" signs on the premises at any time.

LANDLORD has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key to all locks; refer to prior section of Key Use.

2.2 ASSIGNMENT AND SUBLETTING

TENANT shall not assign this lease or sublet the premises or any part thereof. Any unauthorized transfer of interest by the TENANT shall be a breach of this agreement.

2.3 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

2.4 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contract.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our

representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

2.5 RISK OF LOSS

All TENANT'S personal property shall be at the risk of the TENANT, and LANDLORD shall **not** be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, flood, rain, or wind damage, BGE compliance, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. LANDLORD shall not be responsible for the loss of any food in the event of a refrigerator or freezer failure, defect or electrical failure. **TENANT is strongly urged to secure insurance for personal property.**

2.6 PARKING

You will park on the property at your own risk. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

2.7 VEHICLES

Vehicle(s) must be currently licensed, owned by TENANT, registered, operational and properly parked. TENANT agrees to abide by all parking rules established now or in the future by LANDLORD or condo/homeowner associations rules, if applicable. No trailers, campers, vehicles on blocks, motorcycles, boats or commercial vehicles are allowed on or about the premises without LANDLORD'S prior written approval. TENANT is not to repair or disassemble unauthorized vehicles on the premises. Vehicles not meeting the above requirements and additional rules of LANDLORD are unauthorized vehicles subject to being towed at TENANT'S expense. Parking on the grass is prohibited. TENANT agrees to indemnify LANDLORD for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of the TENANT. TENANT agrees that only the following vehicles will be parked on the premises (color/make/model):

- Dodge, Charger, Grey, License # 1hc8948, 2016
- Dodge, Charger, Grey, License # 1hc8948, 2016

2.8 PETS

Pets (including mammals, reptiles, birds, fish, and insects) are allowed only if we have so authorized in writing. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, and shampooing.

The pet fee is \$200 per pet. Maximum of (2) pets. Combined weight of pets must be less than 60 pounds. Animal records of health must be up to date.

Identify your pet breed and weight, or enter "none" if pets are not permitted by the landlord at this property or if you do not own any pets.

- Coco, Cat, 15.0 lbs, 3 years

By initialing below, you acknowledge and agree to the terms in Section 2.

X DG X PS
Vivian N. Anyanwu Phillip M. Singleton

X DG
Daniel C. Godwin

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents or the peaceful and quiet enjoyment of the premises or surrounding premises. TENANT shall install window shades or draperies (no foil, sheets, paper, etc. allowed) within 10 days of taking occupancy if not already provided. Premises is to be used and occupied by the TENANT for only residential, non-business, private housing purposes only. TENANT shall not operate any type of daycare or child sitting service on the premises.

TENANT shall not place or use any above ground pools of any size on the premises without LANDLORD'S approval. TENANT is not permitted to access, enter, or store any items in any crawl spaces, attics, or locked areas on the premises without prior written permission from LANDLORD.

No aquariums are allowed without LANDLORD'S prior written consent.

TENANT agrees to mow, water, and keep the grass, lawn, flowers and shrubbery thereon in good order and condition, applying fertilizers and weed retardant as needed. If there is a failure of TENANT to keep the landscaping in good order and to follow these guidelines, LANDLORD reserves the right to hire a landscaping service at Tenant's expense (after a 5-day notice to perform upkeep).

If this lease indicates that the landlord is responsible to provide lawn care, tenant agrees to notify landlord of high grass and/or weeds and/or overgrowth, via a tenant portal work order request.

3.2 MODIFICATIONS

No subsequent alteration, amendment, change, or addition to this lease shall be binding upon LANDLORD unless reduced to writing and signed by the parties.

3.3 SMOKING

Smoking is NOT permitted on the premises by TENANT, guests or invitees. TENANT understands that smoking on the premises shall be considered a material default under this lease agreement. Further, in the event the premises are damaged in any way due to smoking on the premises, TENANT will be fully responsible for eradication of smoke related odors and repair of any damage due to the smoking. TENANT agrees that smoke related damages will in no way be considered ordinary wear and tear.

3.4 FIXTURES AND ALTERATIONS

TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, changing door locks, additions, or improvements and if permission granted, same shall become LANDLORD'S property and shall remain on the premises at the termination of the tenancy. If permission is granted for door lock change, TENANT must provide a key copy to the LANDLORD within 5 business days. TENANT failure to provide a key copy within 5 business days may result in lockset change by the LANDLORD, billable to the TENANT as additional rent.

Landlord copy of property keys are to remain in the property lockbox at all times.

3.5 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices by way of tenant work order request, under this Lease Contract. You must promptly of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

LANDLORD to perform an inspection of the property prior to move-in and record, if applicable, any "as is" or "pre-existing" conditions of the property. TENANT agrees that they have fully inspected the premises prior to lease signing and accepts the condition of the premises in "as is" condition with no warranties or promises expressed or implied.

TENANT shall maintain the premises in good, clean, and tenantable condition throughout the tenancy. Tenant shall keep all plumbing fixtures in good repair, use all electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, and all garbage in a clean and sanitary manner.

In the event TENANT or TENANT'S guests or invitees cause any damage to the premises, LANDLORD may at its option repair, said damages at tenant's expense; all charges incurred will be post to the tenant's ledger, as additional rent.

TENANT shall also be fully responsible for and agrees to maintain and repair, at TENANT'S expense, the following, after the 60th day of tenancy as is described by the lease commencement date: A/C FILTERS, LOCKS/KEYS, SMOKE ALARM BATTERIES, WINDOW

SCREENS, AND ICE MAKER/WATER DISPENSER and associated filters, as well as, PEST/INSECT/RODENT EXTERMINATION services that are reported by the professional extermination team as being secondary to tenant's lack of good, clean and/or tenantable conditions of the property. All charges incurred for the aforementioned tenant responsibilities, after the 60th day of tenancy, will post to the tenant's ledger, as additional rent.

TENANT may not change property locks without prior LANDLORD consent. Upon lock change approval, TENANT must provide LANDLORD a key copy within 5 business days of the change.

In the event a major repair to the premises must be made which will necessitate the TENANT'S vacating the premises, LANDLORD may at its option terminate this agreement and TENANT agrees to vacate the premises holding LANDLORD harmless for any damages suffered if any. TENANT shall notify LANDLORD immediately of any maintenance need or repair in writing.

TENANT agrees that they shall immediately test the smoke detectors upon move in and shall maintain intact and fully functioning smoke detectors throughout tenancy.

In the event there is a garbage disposal on the premises, LANDLORD has the option to remove the garbage disposal if it fails and re-plumb accordingly.

TENANT is responsible for replacing dead light bulbs. In the event the light bulbs cannot be replaced with the same type of bulb due to law changes and lack of availability, TENANT agrees to replace the bulbs with an equivalent wattage CFL or LED bulb.

In the event the TENANT is responsible for paying for LP/Propane gas, TENANT shall pay the fees and costs associated with the rental of the tank.

If any plumbing issues result from TENANT and/or guests flushing anything into the toilet other than human waste and toilet paper, TENANT shall be responsible for any costs or charges incurred. WIPES are not permitted to be flushed into the toilet.

TENANT will be responsible for the cost of any repair, in full, if it is determined by the LANDLORD and/or the maintenance provider that the repair is secondary to TENANT use above and beyond normal wear and tear. Repair cost will thereby be considered additional rent and due on the 1st of the month which follows completion of the repair.

3.6 MOVE-OUT

Cleaning

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, at minimum, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Deposit Refund

Tenant refund can be via ACH as per tenant portal request or via mail to the forwarding address you indicate in writing. We will email you an itemized accounting of any deductions as per Maryland landlord law.

By initialing below, you acknowledge and agree to the terms in Section 3.

X DG X PS
Vivian N. Anyanwu Phillip M. Singleton

X DG
Daniel C. Godwin

4. General Clauses

4.1 VACATING UPON NOTICE OR LEASE EXPIRATION

At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises and turn in all keys and any other property owned by the LANDLORD leaving the premises in good, clean condition, ordinary wear and tear accepted.

Upon receiving proper notice from LANDLORD to vacate, if TENANT fails to vacate as of the lease expiration date or the end of any successive consensual period, TENANT shall additionally be held liable for holdover (double) rent thereafter.

4.2 RENEWAL

LANDLORD or TENANT shall have **60 days** to notify each other in writing prior to the lease expiration date of an intent NOT to renew the lease. If the required notice is not given by the LANDLORD or TENANT, and TENANT vacates as of the lease expiration date, TENANT shall owe an additional month's rent.

If the required notice is not given by LANDLORD or TENANT, and no new lease is signed, the tenancy shall become a month-to-month tenancy, which may be terminated by TENANT or LANDLORD giving written notice **not less than 30 days prior to the end of some monthly payment period**. All other conditions of the lease shall remain in effect.

4.3 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

4.4 DEFAULT BY RESIDENT

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

(1) Failure of TENANT to pay rent or any additional rent when due, or (2) TENANT'S violation of any other term, condition, or covenant

of this lease (and if applicable, attached rules and regulations), condominium or HOA rules and regulations, restrictions, by laws or neighborhood deed restrictions or (3) failure of TENANT to comply with any federal, state and/or local laws, rules and ordinances, or (4) TENANT'S failure to move into the premises or TENANT'S abandonment of the premises, shall constitute a default by TENANT. Upon default, TENANT shall owe LANDLORD rent and all sums as they become due under the terms of this lease and any addenda attached hereto and any and all amounts owed to LANDLORD as permitted by Maryland law. If the TENANT abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the LANDLORD, LANDLORD may retake possession of the premises and make a good faith effort to re-rent it for the TENANT account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate. If TENANT(s) breach this lease agreement, in addition to any other remedies available by law and this lease agreement, TENANT(s) shall be responsible for any leasing fee or commission charge which OWNER may incur in attempting to re-lease the premises. If TENANT's actions or inactions result in any fines, attorney's fees, costs or charges from or imposed by a condo association or homeowners association if in place, or governmental agency, TENANT shall be in default of this lease and shall be immediately required to pay such sums as additional rent.

Voucher Programs Participants

A TENANT's termination by a voucher programs is considered a breach of lease and automatically is associated with a 60-day move out from the date of termination. TENANT agrees to comply with this term.

4.5 CONDEMNATION, DAMAGE TO PREMISES, ACTS OF GOD AND TERMINATION

If for any reason the premises are condemned by any governmental authority, destroyed, rendered uninhabitable, rendered dangerous to persons or property, and/or damaged through fire, water, smoke, wind, flood, act of GOD, nature or accident, or if it becomes necessary, in the opinion of LANDLORD or its AGENT, or city or state governing bodies, or financial institutions associated with the premises, that TENANT must vacate the premises in order for repairs to the premises to be undertaken, this lease shall, at LANDLORD'S option and upon 7 days written notice to TENANT, cease and shall terminate, TENANT agrees to and shall vacate and TENANT, if not in default of the lease, shall owe no further rent due under the terms of the lease.

In such case, TENANT hereby waives all claims against LANDLORD for any damages suffered by such condemnation, damage, destruction, or lease termination. TENANT agrees that in the event there are hurricane or storm shutters on the premises, TENANT will install the same if there is a hurricane or tropical storm watch or warning in effect and/or at the request of the LANDLORD. If TENANT is unable to perform this task for any reason, TENANT agrees to notify LANDLORD as soon as any storm watch or warning is in effect and/or at the request of the LANDLORD. If TENANT is unable to perform this task for any reason, TENANT agrees to notify LANDLORD as soon as any storm watch or warning is placed into effect.

4.6 DEATH AND ABANDONMENT

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, THE LANDLORD SHALL NOT BE RESPONSIBLE OR LIABLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

Death of any tenant or occupant must be reported to the landlord, and voucher program or any 3rd party payee where they exist within 10 days of the deceased's expiration.

By initialing below, you acknowledge and agree to the terms in Section 4.

X DG X PS
Vivian N. Anyanwu Phillip M. Singleton

X DG
Daniel C. Godwin

5. Legal Notices

5.1 RADON GAS

State law requires the following notice to be given " Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Maryland. Additional information regarding radon and radon testing may be obtained from your county public health unit.

5.2 MOLD

LANDLORD reserves the right to terminate the tenancy and TENANT(s) agree to vacate the premises in the event LANDLORD in its sole judgement feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(s) or other persons and/or TENANT(s) actions or inactions are causing a condition which is conducive to mold growth.

In the event it is determined by an HVAC or mold professional that TENANT is failing to use the air conditioning, and this is causing mold, or mildew, LANDLORD shall have the right to terminate the lease agreement by giving the TENANT no less than 7 days notice and hold TENANT responsible for any damages caused by mold or mildew.

Tenant agrees to notify landlord of suspected mold via tenant portal work order.

5.3 WAIVER

The rights of the LANDLORD under this lease shall be cumulative, and failure on the part of the LANDLORD to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

5.4 INDEMNIFICATION

This lease and exhibits and attachments, if any, set forth the entire agreement between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect.

5.5 DISPUTES AND LITIGATION

In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that whether or not the premises are being actively managed by an AGENT for the record OWNER, TENANT agrees to hold AGENT, its heirs, employees and assigns harmless and shall look solely to the record OWNER of the premises in the event of a legal dispute.

By initialing below, you acknowledge and agree to the terms in Section 5.

X DG X PS
Vivian N. Anyanwu Phillip M. Singleton

X DG
Daniel C. Godwin

6. Mold Addendum To Lease

6.1 MOLD INFORMATIONAL NOTICE PER MD LAW

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: TENANT(S) agree to use all air conditioning, if provided, in a reasonable manner and use heating systems in moderation and/or on an as needed basis during the winter months. TENANT(S) must keep premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER or AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

TENANT(S) AGREE TO:

- KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
- USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING
- KEEP CLOSET DOORS AJAR
- AVOID EXCESSIVE INDOOR PLANTS
- USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
- USE CEILING FANS IF PRESENT
- WATER ALL INDOOR PLANTS OUTDOORS
- WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
- WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
- WIPE DOWN ANY VANITIES/SINK TOPS
- AVOID AIR DRYING DISHES
- DO NOT DRY CLOTHES BY HANGING CLOTHES INSIDE
- REGULARLY EMPTY DEHUMIDIFIER IF USED
- OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
- WIPE DOWN FLOORS IF ANY WATER OR SPILLAGE
- SECURELY CLOSE SHOWER DOORS IF PRESENT
- LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE
- WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT
- USE DRYER IF PRESENT FOR WET TOWELS
- USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
- REMOVE ANY MOLDY OR ROTTING FOOD
- REMOVE GARBAGE REGULARLY
- WIPE DOWN ANY AND ALL VISIBLE MOISTURE
- INSPECT FOR LEAKS UNDER ALL SINKS
- CHECK ALL WASHER HOSES IF APPLICABLE

TENANT(S) AGREE TO REPORT THE FOLLOWING IN WRITING:

- VISIBLE OR SUSPECTED MOLD
- ALL A/C OR HEATING PROBLEMS OR ABNORMALITIES
- LEAKS, MOISTURE ACCUMULATIONS, MAJOR SPILLAGE
- PLANT WATERING OVERFLOWS
- SHOWER/BATH/SINK/TOILET OVERFLOWS
- LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
- ANY AND ALL MOISTURE AND MUSTY ODORS

- DISCOLORATION OF WALLS, BASEBOARDS DOORS, WINDOW FRAMES, CEILINGS
- MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
- MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
- LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal, or plastic and the mold is not due to an ongoing leak or moisture problem, TENANT(S) agree to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then, within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: OWNER or AGENT reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event OWNER or AGENT in its sole judgement feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and or/TENANT'S actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that OWNER or AGENT may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, TENANT(S) will be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to TENANT(S) failure to notify OWNER or AGENT of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and OWNER or AGENT shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to OWNER for damages sustained to the Leased Premises. TENANT(S) shall hold OWNER and AGENT harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

HOLD HARMLESS: If the premises is or was managed by an AGENT of the OWNER, TENANT(S) shall hold AGENT harmless and shall look solely to the property OWNER in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND/OR AGENT FOR OWNER MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

6.2 ADDITIONAL LEASE TERMS

Owner pays water. Mid Term property inspection to occur.

By initialing below, you acknowledge and agree to the terms in Section 6.

X DG
Vivian N. Anyanwu

X PS
Phillip M. Singleton

X DG
Daniel C. Godwin

7. Amend Item 4.2

7.1 LEASE EXTENSION TERMS

1. **Month-to-Month Rent Increase.** If the required notice under Section 4.2 is not given and the tenancy becomes a month-to-month tenancy, the monthly rent shall increase by five percent (5%) beginning in month 13 of the tenancy, and shall increase by an additional one percent (1%) every six (6) months thereafter until such time as Landlord and Tenant execute a new long-term lease of six (6) months or longer, at which point this month-to-month escalation schedule shall no longer apply.
2. **Tenant's Option to Extend.** In lieu of proceeding on a month-to-month basis, Tenant may elect to extend the Lease for an additional term of either: (a) six (6) months, with the monthly rent increased by two percent (2%); or (b) twelve (12) months, with the monthly rent increased by one percent (1%). To exercise this option, Tenant must provide Landlord with written notice of the extension no later than one hundred twenty (120) days prior to the Lease expiration date.
3. **Effect of Non-Election.** If Tenant does not request an extension in accordance with Section 2 above at least one hundred twenty (120) days prior to the Lease expiration date, the rent shall instead be subject to increase in accordance with the month-to-month escalation schedule set forth in Section 1 above.

By signing below, you acknowledge and agree to the terms in Section 7.

X *Daniel Godwin*

Co-signer

IP Address: 73.134.196.255
08/12/2026 09:23am EDT

X *Phillip singleton*

Lessee

IP Address: 174.219.233.96
08/12/2026 02:52pm EDT

X *Daniel Godwin*

Lessee

IP Address: 73.134.196.255
08/12/2026 04:28pm EDT

Colossal Management Group

8480 Baltimore National Pike, Suite 3210 • #315 • Ellicott City, MD 21043
(443) 873-0530



8. Sign and Accept

8.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. TENANT further agrees to the use of electronic communications for tenant-landlord communications, including but not limited to, failure to pay rent notices, court dates, inspections, work order appointment.

TENANT agrees to use the portal for all payments, work orders and communication needs. Work order require photo and/or video attachment to best serve the work order complaint.

A copy of this lease will be available via the TENANT portal.

X *Daniel Godwin*

Co-signer

IP Address: 73.134.196.255
08/12/2026 09:23am EDT

X *Phillip singleton*

Lessee

IP Address: 174.219.233.96
08/12/2026 02:52pm EDT

X *Daniel Godwin*

Lessee

IP Address: 73.134.196.255
08/12/2026 04:28pm EDT

X *Melissa Vega*

Lessor

IP Address: 69.250.77.34
08/12/2026 04:33pm EDT