

RESIDENTIAL LEASE AGREEMENT (MONTH-TO-MONTH)

This Residential Lease Agreement ("Lease") is entered into by and between:

Landlord: Parisa Khan ("Landlord")

Tenant: Josh Drucker ("Tenant")

collectively, the "Parties."

1. PREMISES

Landlord agrees to rent to Tenant the residential property located at:

624 W 33rd St, Baltimore, MD 21211 ("the Premises"),

together with the fixtures and appliances currently installed, for use as a private residence only.

2. TERM

This Lease is a month-to-month tenancy, beginning August 16, 2026, and continuing thereafter on a month-to-month basis until terminated by either Party in accordance with Section 11 (Termination) below and applicable Maryland law.

3. RENT

Tenant agrees to pay Landlord monthly rent of \$1,000.00, due in advance on the 1st day of each month. Rent shall be paid by a method mutually agreed upon by the Parties. A prorated amount for the initial partial month, if any, shall be calculated based on the number of days remaining in the month from the Lease start date.

4. SECURITY DEPOSIT

Tenant shall pay Landlord a security deposit of \$1,000.00 prior to occupancy. The security deposit will be held and returned in accordance with the Maryland Security Deposit Law (Md. Code, Real Property § 8-203), including any required interest and itemized deductions for damages beyond normal wear and tear, within 45 days after Tenant vacates the Premises and provides a forwarding address.

5. UTILITIES

Unless otherwise agreed in writing, Tenant is responsible for arranging and paying for all utilities and services to the Premises, including electricity, gas, water/sewer, trash, and internet/cable, except as follows: [specify any utilities Landlord will cover, or state "None"].

6. USE OF PREMISES

The Premises shall be used solely as a private residence for Tenant and any occupants disclosed to and approved by Landlord. No illegal activity, subletting, or use for business purposes is permitted without Landlord's prior written consent.

7. MAINTENANCE AND REPAIRS

Tenant shall maintain the Premises in a clean and sanitary condition and promptly notify Landlord of any needed repairs or unsafe conditions. Landlord shall maintain the Premises in compliance with the Baltimore City Housing Code and all applicable habitability standards, and shall make necessary repairs in a timely manner. Tenant shall be responsible for damage caused by Tenant's negligence or misuse, beyond normal wear and tear.

8. ENTRY BY LANDLORD

Landlord may enter the Premises to inspect, make repairs, or show the property to prospective tenants or buyers, upon reasonable notice to Tenant (generally at least 24 hours), except in cases of emergency.

9. LEAD PAINT DISCLOSURE

If the Premises was constructed before 1978, Landlord shall provide Tenant with the required federal Lead-Based Paint disclosure and, if applicable, current Maryland Lead Paint Risk Reduction certification, prior to occupancy, as required by law.

10. RENTERS INSURANCE

Tenant is encouraged to maintain a renters insurance policy covering personal property and liability during the tenancy. Landlord is not responsible for loss or damage to Tenant's personal property.

11. TERMINATION

As a month-to-month tenancy, either Party may terminate this Lease by providing at least 60 days' written notice to the other Party, or such other notice period as required under Maryland law (Md. Code, Real Property § 8-402), whichever is greater. Landlord may also terminate for cause (e.g., nonpayment of rent, lease violations) in accordance with applicable Maryland landlord-tenant law and required notice periods.

12. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of Maryland and applicable Baltimore City ordinances.

13. ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the Parties regarding the Premises and supersedes all prior discussions or agreements, whether oral or written. Any modification must be in writing and signed by both Parties.

14. ADDITIONAL TERMS

[Insert any additional terms, pet policy, parking arrangements, smoking policy, or other provisions specific to this tenancy.]

SIGNATURES



Parisa Khan

Date: August 16, 2026

Parisa Khan, Landlord



Josh Drucker

Date: August 16, 2026

Josh Drucker, Tenant