

Lease

This lease is entered onto this 16th day of July 2026, by and between Imani Blackman-Murray, Sneha Abraham and Victoria Campbell (“Tenants”) and 2809 Hampden, LLC (“Landlord”).

1. Property. Landlord leases to Tenant and Tenant leases from Landlord the single-family house located at **2809 Hampden Ave, Baltimore MD 21211** (“Property”).
2. Term. The term of this Lease shall be **12 months**, beginning on **August 1st, 2026**, and ending on **July 31, 2027**.
3. Termination by Tenant. Tenant may, at any time after the term, terminate this Lease and have no further liability, by delivering at least thirty (30) days’ written notice to Landlord. If the Tenant vacates before the term expires, the Tenant will be held liable for the remainder of the term, at Landlord’s option.
4. Rent. The rent shall be **\$1,950.00** per month. The rent may be increased after the expiration of the term by an amount to be determined by the Landlord. No increase may be implemented until a thirty-day notice has been served on Tenant by Landlord.
5. Late Fees and Dishonored Checks. A late fee of **\$150.00** may be assessed by Landlord for any rent paid after the **5th** day of the month. Payment by dishonored check will result in the late fee and an additional returned check fee of **\$100**. Landlord reserves the right to require future payments by money order or certified funds in the event of a dishonored check.
6. Security Deposit. Tenant shall pay landlord, upon signing this Lease, a security deposit equal to **one month’s rent**.
7. Utilities. Tenant shall pay directly for the following utilities: **electric and gas (BG Account #: 0549405891), water (Baltimore City Department of Public Works: Account: 11000367963)**.
8. Condition of Unit. The Tenant acknowledges that she or he is familiar with the condition of the Unit and that it is in good condition with the following exceptions: _____ (please send list of defects via email within two weeks of move in. The Tenant agrees to give the Landlord prompt notice of any future defect in the Unit.
9. Use of Unit. The Tenant agrees that the Unit shall be used solely for residential purposes and shall be occupied by no more than **3** person(s). The Tenant agrees that he or she will not use or permit the Unit to be used for any illegal or improper purposes, nor will the Tenant cause, or permit to be caused, any dangerous, noisy or offensive conduct, or in any way unreasonably interfere with the rights and convenience of neighboring residents of the Property.
10. Care of Unit. The Tenant agrees that he or she will take good care of the Unit. Tenant, upon moving, will leave the Unit in as good a condition as it was on the date of this Lease. If it is necessary for the Landlord to repair damage caused or permitted by the Tenant, or to restore the Unit due to remodeling or redecorating by the Tenant, the tenant will be responsible for all expenses incurred by the Landlord. This includes all furnishings if the unit is rented furnished.
11. Duty to Maintain and Repair. Tenant shall be responsible for repairs or replacements caused by or due to the fault or negligence of the Tenant. In the event that repairs are needed which are landlord’s

responsibility, Tenant shall notify landlord in writing and allow reasonable time for repairs to be made and allow Landlord access when necessary.

12. Alterations and Appliances. Tenant, without prior written permission of Landlord, will not remodel or make any structural changes, alterations or additions to the Unit; will not paper or paint; will not install, attach, remove or exchange appliances or equipment such as air conditioning, heating, refrigerator or cooking units, radio or television antennae; and will not drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers carefully installed, excepted). All alterations and additions shall remain the property of the Landlord at the termination of this Lease, unless Tenant fully restores the Unit to its pre-existing condition or compensates Landlord for the cost of restoration.
13. Access to Property by Landlord. Upon informing Tenant, Landlord will be allowed and may enter the Unit in order to (a) inspect it, (b) make necessary or agreed repairs, decorations, alterations or improvements, (c) supply necessary or agreed services, and (d) exhibit the Unit to prospective or actual purchasers or tenants, mortgages, workers or contractors. In case of an emergency, Landlord may enter the Unit without consent of the Tenant.
14. Insurance. Tenant will do nothing and permit nothing to be done on or about the Unit which will violate any fire insurance policy covering the same. If Tenant's use or occupancy of the Unit increases the premium on any fire insurance policy, Tenant shall pay such increase. It is strongly recommended that the tenant provide their own renter's insurance.
15. Rules and Regulations. Tenant agrees that he or she will comply with all provisions in this Lease and any reasonable rules or regulations pertaining in any way to the Property. All such rules and regulations are incorporated in this Lease by reference.
16. No Assignment, Transfer or Subletting. Tenant agrees that he or she shall not assign or transfer this Lease nor assign or sublet the Unit in whole or in part, without the written permission of the Landlord. And if permitted, shall remain liable as a guarantor.
17. Rights of Landlord; Waiver of notice to Quit. Tenant WAIVES the right to receive any NOTICE TO QUIT based upon his/her failure to pay the monthly rental fee in accordance with this Lease. In the event Landlord must file legal action against Tenant, Tenant will be responsible for all court costs incurred.
18. Default by Tenant. If Tenant Breaches this Lease and fails to correct the breach when so notified in writing by the Landlord, the Tenant will be in default of this Lease and this Lease may be terminated by the exercise of any lawful remedy including, but not limited to, initiation of eviction proceedings by the Landlord in accordance with applicable law.
19. Keys and Locks. The Landlord will keep keys to all doors and mailboxes. The Tenant agrees that he or she will not cause or permit additional locks to be placed on the Unit or the Property without first: (1) obtaining written permission from the Landlord and (2) providing the Landlord with a key to each additional lock. Tenant agrees to return to the Landlord all keys to the Tenant's Unit, the Property and the Tenant's mailbox promptly upon moving from the Unit. The Tenant agrees to pay the Landlord the cost of obtaining duplicates of any keys and the cost of replacing any lock due to the Tenant's failure to return the keys as specified in this provision. If Tenant is locked out, Landlord may charge a reasonable fee to go to property to unlock Tenant's door.
20. Appliances, Etc. The Tenant will not permit any additional dishwasher, washing machine or other appliance not installed by Landlord which uses common utilities to be installed in the Unit without

the prior written approval of the Landlord. Waterbeds are not permitted. No exterior antennas will be allowed.

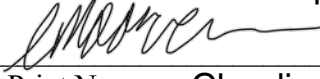
21. Pets. Tenant shall not keep any pets in the Unit or on the Property without the prior written consent of the Landlord.
22. Severability of Provisions. It is agreed that if any provision of this Lease is held to be unenforceable, the remainder of the Lease shall remain valid and enforceable to the fullest extent permitted by law.
23. Binding. This Lease shall be binding on all successors, heirs' assignees and/or transferees of Landlord.

By:  Date: 7/21/2026
Landlord Jeffrey Baum

By: Imani A Blackman-Murray Date: 07/20/2026
Tenant – Print Name:

By: N/A Date: N/A
Cosigner – Print Name N/A

By:  Date: 07.21.26
Tenant– Print Name Victoria Campbell

By:  Date: 07.21.26
Cosigner – Print Name Claudine Moore

By:  Date: 7/21/2026
Tenant – Print Name: Sneha Abraham

By:  Date: 7/21/2026
Cosigner – Print Name Anu Abraham