

Residential Lease – 3426 Dillon Street, Baltimore, MD

Baltimore City Rental License No.: {INSERT RENTAL LICENSE NUMBER}

This Residential Lease Agreement (this “**Lease**”) is entered into as of the date last signed below by and between:

Landlord: Cullen O’Brien (“**Landlord**”)

Address: 381 Sheffield Road, Severna Park, MD 21146

Tenants: Anna Theresa Kohler, Caroline Marie Hock, and Madeline Rose Hippman (each a “**Tenant**” and collectively the “**Tenants**”)

Premises Address: 3426 Dillon Street, Baltimore, Maryland 21224

The Landlord leases to the Tenants, and the Tenants lease from the Landlord, the Premises described in Section 1, on the terms and conditions set forth in this Lease.

Joint and Several Liability. Each Tenant is jointly and severally liable for all obligations under this Lease, including the full payment of Rent and all other charges. The Landlord may enforce any obligation against any one Tenant, any combination of Tenants, or all Tenants, regardless of which Tenant caused or contributed to the breach. Any notice given by the Landlord to one Tenant constitutes notice to all Tenants.

Authorized Occupants. The only persons authorized to reside at the Premises during the term of this Lease are: (i) Anna Theresa Kohler; (ii) Caroline Marie Hock; and (iii) Madeline Rose Hippman. No other person may reside at the Premises without the Landlord’s prior written consent. Any person who occupies the Premises for more than two consecutive nights or more than seven nights in any calendar month shall be deemed a resident, and occupancy by such person without the Landlord’s prior written consent shall constitute a breach of this Lease.

1. Premises

Subject to the terms of this Lease, the Landlord leases to the Tenants for residential purposes only the property commonly known as 3426 Dillon Street, Baltimore, Maryland 21224, a single-family house with three bedrooms and three bathrooms (the “**Premises**”), including the personal property, appliances, parking, and storage described below. The Premises shall be shared equally among all Tenants. The Tenants have no equitable or ownership interest in the Premises.

1.1 Personal Property. The Landlord shall furnish the personal property set forth on Schedule A (the “**Personal Property**”). Upon expiration or termination of this Lease, the Tenants shall return the Personal Property in as good a condition as received, except for reasonable wear and tear.

1.2 Appliances. The Premises includes the following appliances (the “**Appliances**”): gas range and stove, refrigerator and freezer, microwave, dishwasher, Yamaha in-home stereo system, and washer and dryer. Upon expiration or termination of this Lease, the Tenants shall return the Appliances in as good a condition as received, except for reasonable wear and tear.

1.3 Parking. The Premises includes one parking pad located in the rear of the residence, accessed from the alley. The parking pad is available to any Tenant on a first-come, first-served basis. No Tenant has an exclusive or assigned right to the parking pad.

1.4 Storage. The Premises includes one walk-in interior storage space located in the rear of the residence on the below-grade level. Outdoor storage is available in the rear under the porch off the kitchen. All items stored in these areas are stored at the Tenants' sole risk, and the Landlord shall have no liability for loss, theft, or damage to stored items.

1.5 Condition of the Premises. The Tenants agree that the Premises, including all fixtures, Appliances, and Personal Property described in this Lease or listed on the Schedules, are in satisfactory operating and sanitary condition as of the date the Tenants take possession. The Tenants shall complete the move-in condition report provided by the Landlord within five days of taking occupancy. Any deficiency or damage not noted on the completed move-in condition report shall be presumed not to have existed at the commencement of the tenancy.

2. Term of Tenancy

2.1 Fixed Term. This Lease is for a fixed term beginning on August 1, 2026 and ending on July 31, 2027 (the "**Initial Term**").

2.2 Month-to-Month Continuation. Upon expiration of the Initial Term, this Lease shall automatically convert to a month-to-month tenancy on the same terms and conditions, unless terminated by either party as provided below.

2.3 Termination of Month-to-Month Tenancy. During the month-to-month tenancy: (i) the Landlord may terminate by providing not less than 60 days' prior written notice to the Tenants, such notice to be given on the first day of a calendar month; (ii) any Tenant may terminate by providing not less than 30 days' prior written notice to the Landlord, such notice to be given on the first day of a calendar month.

2.4 Early Vacation Without Notice. If the Tenants vacate the Premises before providing the required written notice, the vacation shall be deemed a termination notice effective as of the date the Landlord discovers the vacancy, and the Tenants shall remain liable for Rent through the end of the applicable notice period.

3. Rent and Fees

3.1 Monthly Rent. The Tenants shall pay total monthly rent in the amount of \$3,400.00 ("**Rent**") to the Landlord, payable in advance on the first day of each calendar month, allocated among the Tenants as follows:

- i. Anna Theresa Kohler: \$1,140.00 per month;
- ii. Caroline Marie Hock: \$1,100.00 per month;
- iii. Madeline Rose Hippman: \$1,160.00 per month.

The individual allocations stated above are for the Tenants' convenience in apportioning payment and do not limit, reduce, or modify any Tenant's joint and several liability for the full amount of Rent under this Lease. The Tenants shall pay the first month's Rent (prorated if the first month is a partial month) at the signing of this Lease.

3.2 Delivery of Rent. The Tenants shall pay Rent on or before the due date by any of the following methods: (i) ACH transfer; (ii) in person at 3426 Dillon Street, Baltimore, MD 21224; (iii) by regular mail to 3426 Dillon Street, Baltimore, MD 21224, postmarked on or before the Rent due date; (iv) by deposit in the drop box provided on the Premises; or (v) electronic

payment through a third-party or peer-to-peer application (e.g., Venmo), if agreed to in writing by the Landlord.

3.3 Form of Payment. The Landlord will accept: (i) personal checks made payable to Cullen O'Brien; (ii) cashier's checks made payable to Cullen O'Brien; and (iii) money orders. The Landlord and the Tenants may agree in writing to any other form of payment.

3.4 Late Fees. If Rent is not paid in full within 10 days after the date it is due, the Tenants shall pay a late fee of \$50.00. Total late fees for any given month shall not exceed the maximum amount allowable under Maryland law (currently 5% of the monthly Rent). If any late fee under this section exceeds the amount permitted by Maryland law or Baltimore City regulation, the fee shall automatically be reduced to the maximum allowable amount without further action by the parties. Assessment of a late fee does not waive the Landlord's right to insist on timely payment of all amounts due under this Lease.

3.5 Insufficient Funds Fee. If any payment is returned for insufficient funds, stop payment, or any other reason, the Tenants shall reimburse the Landlord for the actual fee charged to the Landlord by the Landlord's financial institution. If any payment is returned for insufficient funds, the Landlord may require that all future Rent be paid by cashier's check or money order, to the extent permitted by law.

4. Security Deposit

4.1 Amount. The Tenants shall pay the sum of \$3,400.00 (the "**Security Deposit**") to the Landlord at the time this Lease is signed. The Security Deposit does not exceed one month's Rent, as required by Maryland Real Property Code Section 8-203.

4.2 Permitted Deductions. The Landlord may apply the Security Deposit toward: (i) unpaid Rent or fees; (ii) repair of damage to the Premises caused by the Tenants, their household members, guests, or invitees, beyond reasonable wear and tear; and (iii) any other purpose authorized under Maryland law.

4.3 Return of Security Deposit. The Landlord shall return the Security Deposit, less any lawful deductions, together with a written, itemized list of deductions and actual costs, within 45 days after termination of the tenancy, by first-class mail to the Tenants' last known address.

4.4 Interest. The Security Deposit shall be held in a federally insured, interest-bearing account. The Tenants shall earn simple interest at the daily U.S. Treasury yield curve rate for one year as of the first business day of each year, or 1.5% per year, whichever is greater. Interest shall not accrue unless the Landlord has held the Security Deposit for at least six months, and interest shall not accrue for any period of less than one full month. Security deposits of less than \$50.00 shall not bear interest.

4.5 Additional Deposits. The Tenants shall pay any additional deposits set forth on Schedule D. All deposits are subject to the same requirements under Maryland law as the Security Deposit.

4.6 Penalty for Noncompliance. Failure by the Landlord to comply with Maryland's security deposit law may result in the Landlord being liable for a penalty of up to three times the amount of the Security Deposit wrongfully withheld, plus reasonable attorney's fees.

5. Utilities

The Tenants shall pay all utilities serving the Premises, including but not limited to gas, electric, water, sewer, trash collection, internet, and cable or satellite television. The Tenants shall ensure all utility accounts are transferred into the Tenants' name(s) on or before the first day of the Lease term. The Landlord shall not be liable for any interruption of utility services not caused by the Landlord.

6. Possession of the Premises

6.1 Right to Possession. The Tenants are entitled to possession of the Premises on August 1, 2026, and shall yield possession to the Landlord on the last day of the Lease term or upon earlier termination. The Tenants are not liable for Rent until possession of the Premises is delivered.

6.2 Failure to Take Possession. If the Tenants do not take possession on the first day of the Lease term, all Tenant obligations under this Lease, including the obligation to pay Rent, shall continue in full force until this Lease expires or is terminated.

6.3 Failure to Deliver Possession. If the Landlord is unable to deliver possession on the first day of the Lease term for any reason not within the Landlord's control, including destruction of the Premises or any act of God, the Tenants may terminate this Lease with proper notice as required by law. IN SUCH EVENT, THE LANDLORD'S LIABILITY TO THE TENANTS SHALL BE LIMITED TO THE RETURN OF ALL SUMS PREVIOUSLY PAID BY THE TENANTS TO THE LANDLORD.

6.4 Surrender of Premises. Upon expiration or termination of this Lease, the Tenants shall: (i) remove all of the Tenants' personal property, goods, and effects from the Premises; (ii) return the Premises, including all fixtures, Appliances, and Personal Property, to the Landlord in as good a condition as when received, except for reasonable wear and tear; and (iii) return all keys, access devices, and garage door openers to the Landlord. If the Tenants leave any personal property on the Premises after expiration or termination, the Landlord may store the property at the Tenants' expense or dispose of it in accordance with Maryland law.

7. Assignment and Subletting

The Tenants may not assign this Lease or sublet all or any portion of the Premises without the Landlord's prior written consent. The Landlord may withhold consent in the Landlord's sole discretion and may consider all relevant factors, including the proposed assignee's or sublessee's financial history, creditworthiness, references, and intended use of the Premises.

8. Tenant Obligations

8.1 Affirmative Obligations. Each Tenant shall, and shall ensure that all household members, invitees, and guests: (i) keep the Premises clean, sanitary, and in good condition; (ii) comply with all applicable laws, ordinances, regulations, and rules pertaining to the Premises; (iii) operate all electrical, gas, plumbing, and HVAC fixtures properly and keep them clean and sanitary; (iv) notify the Landlord promptly in writing of any defects, dangerous conditions, or needed repairs in or around the Premises; (v) reimburse the Landlord, upon request, for the cost of any repairs necessitated by misuse or neglect by the Tenants or their household members, guests, or invitees; (vi) dispose of all garbage and waste in a clean and sanitary manner in the receptacles provided; and (vii) comply with all rules and regulations regarding the Premises established by the Landlord from time to time, provided such rules are reasonable and uniformly applied.

8.2 Prohibited Acts. The Tenants and their household members, invitees, and guests shall not: (i) destroy, deface, or remove any part of the Premises or its fixtures; (ii) disturb, annoy, endanger, or interfere with other occupants of the Premises or nearby residents; (iii) use the Premises for any unlawful purpose, including the use, possession, manufacture, or sale of illegal drugs or controlled substances; (iv) commit waste to the Premises; (v) create a nuisance; (vi) make alterations to the Premises without the Landlord's prior written consent as provided in Section 10; or (vii) store hazardous materials on the Premises, except for ordinary household products in reasonable quantities.

8.3 No Smoking. Smoking of any substance (including tobacco, cannabis, e-cigarettes, and vaporizers) is strictly prohibited anywhere on the Premises, including all interior spaces, balconies, porches, patios, and the parking area. A violation of this provision shall constitute a material breach of this Lease.

8.4 Water-Filled Furnishings. To the maximum extent permitted by law, the Tenants may not keep waterbeds or water-filled furniture on the Premises without the Landlord's prior written consent. The Landlord may condition consent on the Tenants obtaining insurance adequate to cover any damage, naming the Landlord as an additional insured, and providing proof of such insurance to the Landlord.

8.5 Satellite Dish Installation. The Tenants may install a satellite dish at the Tenants' sole expense, provided the dish, its placement, and its manner of installation comply in all respects with the Federal Communications Commission's Over-the-Air Reception Devices Rule (47 C.F.R. Section 1.4000), as amended. The Tenants shall remove the dish before vacating the Premises. If the Tenants fail to remove the dish, the Landlord may remove it and deduct the removal and repair costs from the Security Deposit in accordance with Maryland law.

9. Maintenance

The Landlord shall maintain the Premises in good repair, in a safe, habitable, and sanitary condition, and in compliance with all applicable laws, ordinances, and regulations. The Landlord shall make necessary repairs within a reasonable time after receiving written notice from the Tenants. The Tenants are responsible for damage caused by the Tenants or their household members, guests, or invitees, beyond reasonable wear and tear.

10. Alterations

The Tenants may not alter, paint, wallpaper, or make repairs to the Premises without the Landlord's prior written consent. Any authorized alterations or repairs, including fixtures installed in connection with such work, shall, at the Landlord's option and sole discretion, become the Landlord's property upon expiration or termination of this Lease; provided, however, that the Landlord may require the Tenants to remove any such alterations or fixtures at the Tenants' expense upon expiration or termination.

The Tenants shall perform all authorized work diligently, in a good and workmanlike manner, and in compliance with all applicable laws and regulations. The Tenants shall keep the Premises free of all liens and claims for labor or materials.

11. Pets

11.1 General Prohibition. No pets or animals of any kind may be kept on the Premises without the Landlord's prior express written consent, which may be withheld in the Landlord's sole

discretion. This prohibition does not apply to trained service animals, emotional support animals, or guide animals required by a person with a disability, as protected under applicable federal and state law.

11.2 Permitted Pet — Caroline Marie Hock. Notwithstanding Section 11.1, the Landlord grants Caroline Marie Hock permission to keep one domestic cat on the Premises, subject to the following conditions: (i) Caroline Marie Hock shall maintain renters insurance that includes pet damage liability coverage in an amount sufficient as determined by the Landlord, and shall provide proof of such coverage to the Landlord prior to move-in and upon each policy renewal; (ii) the cat shall be kept indoors at all times; (iii) the Tenant shall promptly clean up after the cat and prevent any odor, damage, noise, or nuisance; (iv) any damage to the Premises caused by the cat, beyond reasonable wear and tear, shall be the sole financial responsibility of Caroline Marie Hock; and (v) the Landlord may revoke this permission upon 30 days' written notice if any condition of this section is violated.

11.3 Additional Terms. Any Tenant who is permitted to keep a pet shall comply with all terms set forth in Schedule E and all applicable local animal control ordinances.

12. Landlord Entry

12.1 Notice Required. Except as provided in Section 12.2, the Landlord shall provide the Tenants with at least 24 hours' advance written notice before entering the Premises. Entry shall occur only between 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless the Landlord and the Tenants mutually agree in writing to a different time.

12.2 Exceptions to Notice. The Landlord may enter the Premises without prior notice in the following circumstances: (i) a genuine emergency threatening life or property (including but not limited to fire, flood, gas leak, or burst pipe); (ii) Tenant abandonment of the Premises; or (iii) a court order authorizing entry.

12.3 Permitted Purposes. The Landlord may enter the Premises for the following purposes: (i) to make necessary or agreed-upon repairs, alterations, or improvements; (ii) to supply necessary or agreed-upon services; (iii) to conduct routine inspections for safety or maintenance, not more than twice per year; (iv) to show the Premises to prospective or actual purchasers, tenants, lenders, contractors, or insurance representatives; and (v) to comply with any governmental order or inspection requirement.

12.4 Form of Notice. Written notice of entry may be provided by any of the following methods: (i) hand delivery to the Premises; (ii) email to an address provided by the Tenants; or (iii) posting on the main entry door of the Premises.

13. Extended Absence

The Tenants shall notify the Landlord in writing at least seven days in advance if all Tenants will be away from the Premises for 14 or more consecutive days. During such absence, the Landlord may enter the Premises at reasonable times to inspect and maintain the property, subject to the notice requirements of Section 12 except where entry is necessary to address an emergency. If the Tenants willfully fail to provide notice of an extended absence, the Tenants shall be liable for all actual damages that could have been prevented or mitigated had notice been given.

14. Insurance

14.1 Renters Insurance Required. Each Tenant shall obtain and maintain, at the Tenant's expense, a renters insurance policy providing a minimum of \$100,000.00 in personal property and liability coverage for the duration of this Lease. Each Tenant shall: (i) name the Landlord as an interested party on the policy; (ii) provide proof of coverage to the Landlord prior to move-in and upon each policy renewal; and (iii) notify the Landlord in writing within five days of any cancellation, lapse, or material change in coverage.

14.2 Failure to Maintain Insurance. Failure to obtain or maintain the required renters insurance, or failure to provide proof of coverage upon request, shall constitute a material breach of this Lease. The Landlord may, at the Landlord's option, obtain a policy on the Tenant's behalf and charge the cost to the Tenant.

14.3 Landlord's Insurance. The Landlord's insurance on the Premises does not cover the Tenants' personal property, and the Landlord shall have no liability for loss or damage to the Tenants' personal property from any cause.

15. Defaults and Remedies

15.1 Default. The Tenants shall be in default under this Lease if the Tenants fail to fulfill any obligation under this Lease by which the Tenants are bound.

15.2 Cure Period. Subject to applicable Maryland law: (i) for failure to pay Rent or any other financial obligation, the Tenants shall have the cure period required under Maryland law after written notice of default from the Landlord; (ii) for any other breach, the Tenants shall have 30 days after written notice of default from the Landlord to cure the breach, or such shorter period as Maryland law may provide for the specific violation. If the breach is of a nature that cannot be cured within 30 days, the Tenants shall not be in default if the Tenants commence cure within the 30-day period and diligently pursue completion.

15.3 Remedies. If the Tenants fail to cure a default within the applicable cure period, the Landlord may pursue all remedies available under Maryland law, including but not limited to: (i) termination of this Lease; (ii) recovery of possession through legal proceedings; (iii) recovery of unpaid Rent, fees, and damages; and (iv) any other relief permitted by law. The Landlord's exercise of any remedy shall not preclude the exercise of any other remedy.

15.4 Landlord's Right to Cure. If the Tenants fail to perform any obligation under this Lease after notice and the expiration of any applicable cure period, the Landlord may (but is not obligated to) perform the obligation on the Tenants' behalf and recover the reasonable cost from the Tenants as additional Rent.

16. Eminent Domain

16.1 Total Condemnation. If all of the Premises is condemned by eminent domain, inversely condemned, or sold in lieu of condemnation for any public or quasi-public use, this Lease shall terminate as of the date of title vesting, and all Rent shall be abated from the date of termination.

16.2 Partial Condemnation. If any part of the Premises is condemned and, in the reasonable opinion of both parties, the partial condemnation renders the Premises unsuitable for the Tenants' use, this Lease shall terminate as of the date of title vesting and Rent shall be abated from that date. If the parties agree the Premises remain suitable, Rent shall be reduced by an amount proportionate to the reduction in usable space. If the parties cannot agree on the

reduction, either party may submit the dispute to mediation, and if mediation is unsuccessful, to the Circuit Court for Baltimore City.

16.3 Condemnation Award. The Landlord shall be entitled to the entire condemnation award. The Tenants waive any claim to any portion of the award, except that the Tenants may separately pursue any claim for relocation expenses or loss of personal property to which they may be entitled under Maryland law.

17. Termination on Sale of Premises

If the Landlord elects to sell the Premises, the Landlord shall provide the Tenants with written notice of the intent to sell, including the Tenants' right to make an offer to purchase the property as required under Maryland Real Property Code Section 8-121. The Tenants shall have 30 days from the date of notice to submit an offer to purchase. If the Tenants do not submit an offer within 30 days, or if the parties do not reach agreement, the Landlord may proceed with the sale and may terminate this Lease by providing 90 days' written notice to the Tenants.

18. Military Personnel

If, during the term of this Lease, any Tenant is or becomes a member of the United States Armed Forces on active duty, or is called to active duty for a period of 180 days or more, that Tenant may terminate this Lease by providing written notice and a copy of the military orders to the Landlord. If any Tenant receives permanent change-of-station orders or is deployed for 90 days or more, that Tenant may terminate this Lease by providing written notice and a copy of the orders. Termination shall be effective 30 days after the next Rent due date following delivery of notice. This provision shall be interpreted in accordance with the Servicemembers Civil Relief Act (50 U.S.C. Sections 3901–4043) and any applicable Maryland law.

19. Subordination

This Lease is and shall be subject and subordinate to any mortgage, deed of trust, or other lien now or hereafter placed on the Premises. The Tenants shall, upon the Landlord's request, execute any instrument reasonably necessary to evidence such subordination. The Tenants hereby irrevocably appoint the Landlord as the Tenants' attorney-in-fact to execute any such instrument on the Tenants' behalf if the Tenants fail to do so within 10 days after written request.

20. Holdover

If the Tenants remain in possession of the Premises after expiration or termination of this Lease without the Landlord's prior written consent, the Tenants shall be deemed holdover tenants and shall pay holdover rent equal to 150% of the monthly Rent (\$5,100.00 per month), prorated daily, for each day of holdover occupancy. Acceptance of holdover rent by the Landlord shall not constitute consent to continued occupancy or create a new tenancy. The Landlord shall retain all rights and remedies available under Maryland law for holdover tenants, including the right to recover possession.

21. New Occupants

No additional occupant may assume residency at the Premises without the Landlord's prior written consent. The addition of any new occupant shall be cause for revision of this Lease and any related agreements, and shall require execution of a lease amendment or new lease signed by all parties, including the new occupant.

22. General Provisions

22.1 Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Maryland, without giving effect to its conflicts of law principles.

22.2 Forum. The parties consent to the exclusive jurisdiction and venue of the District Court of Maryland for Baltimore City and the Circuit Court for Baltimore City for all disputes arising under or related to this Lease, including summary ejectment and rent court proceedings.

22.3 Notices. All notices required or permitted under this Lease shall be in writing and shall be delivered by one of the following methods: (i) personal delivery; (ii) certified mail, return receipt requested, postage prepaid; (iii) nationally recognized overnight courier, fees prepaid; or (iv) email, if the receiving party has provided an email address for notice purposes.

Notices to the Landlord shall be sent to:

Cullen O'Brien 381 Sheffield Road Severna Park, MD 21146

Notices to the Tenants shall be sent to:

3426 Dillon Street Baltimore, MD 21224

Either party may change its notice address by providing written notice to the other party. Notices sent by certified mail shall be deemed received on the third business day after posting. Notices sent by email shall be deemed received on the date sent, provided the sender does not receive a delivery failure notification.

22.4 Entire Agreement. This Lease, including all Schedules and Attachments, constitutes the entire agreement between the parties with respect to the Premises and supersedes all prior negotiations, representations, warranties, and agreements, whether written or oral.

22.5 Amendment. No amendment to this Lease shall be effective unless it is in writing and signed by the Landlord and all Tenants.

22.6 Severability. If any provision of this Lease is held invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid provision shall be modified to the minimum extent necessary to make it valid and enforceable while preserving the parties' original intent.

22.7 No Implied Waiver. No waiver of any breach or default shall be effective unless in writing and signed by the waiving party. No waiver of any breach shall constitute a waiver of any other or subsequent breach, and no waiver shall constitute a continuing waiver unless expressly stated.

22.8 Successors and Assigns. This Lease shall bind and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, and permitted successors and assigns. This provision does not grant any right to assign or sublet, which is governed exclusively by Section 7.

22.9 Headings. Section and subsection headings are for convenience only and shall not affect the interpretation of this Lease.

22.10 Counterparts and Electronic Signatures. This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

Signatures delivered by facsimile, email, or other electronic medium shall have the same force and effect as original signatures.

22.11 Attorneys' Fees. In any legal action to enforce the terms of this Lease, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party, to the extent permitted by Maryland law.

22.12 Landlord's Lien Disclaimer. The Landlord does not claim a lien on the Tenants' personal property. Any rights to withhold or dispose of personal property left on the Premises after expiration or termination shall be exercised solely in accordance with Maryland law.

22.13 Effectiveness. This Lease shall become effective when signed by the Landlord and all Tenants. The date of this Lease shall be the date on which the last party signs.

22.14 Maryland Tenants' Bill of Rights. As required by Maryland law, the Landlord shall attach the current version of the Maryland Tenants' Bill of Rights (published by the Maryland Department of Housing and Community Development) to this Lease as Attachment C. The Tenants acknowledge receipt of the Maryland Tenants' Bill of Rights by signing this Lease.

23. Schedules and Attachments

The following Schedules and Attachments are incorporated into and made a part of this Lease:

- i. Schedule A — Personal Property
- ii. Schedule B — Parking
- iii. Schedule C — Storage
- iv. Schedule D — Additional Deposits
- v. Schedule E — Pets and Associated Costs
- vi. Attachment A — Security Deposit Receipt
- vii. Attachment B — Lead Warning and Disclosure Statement
- viii. Attachment C — Maryland Tenants' Bill of Rights

[SIGNATURE PAGE FOLLOWS]

Each party is signing this Lease on the date stated opposite that party's signature.

LANDLORD:

Cullen O'Brien

Signature

Cullen O'Brien

06-27-2026 01:47:12 PM EDT - 14-1

Date 06/26/2026

TENANT:

Anna Theresa Kohler

Signature

Anna Kohler

06-26-2026 12:48:09 PM EDT - 11-31

Date 06/26/2026

TENANT:

Caroline Marie Hock

Signature

Caroline Hock

06-27-2026 01:19:58 PM EDT - 13-30

Date 06/26/2026

TENANT:

Madeline Rose Hippman

Signature

Madeline Hippman

06-26-2026 12:49:11 PM EDT - 12-29

Date 06/26/2026

Schedule A — Personal Property

To be completed by July 31, 2026.

The Landlord shall prepare a detailed inventory of all Personal Property provided with the Premises, including the condition of each item. Both the Landlord and Tenants shall sign the completed inventory prior to the commencement of the Lease term.

Schedule B — Parking

One parking pad is provided in the rear of the residence, accessed from the alley, on a first-come, first-served basis. No Tenant has an exclusive or assigned right to the parking pad. Street parking is subject to Baltimore City parking regulations.

Schedule C — Storage

One walk-in interior storage space is located in the rear of the residence on the below-grade level. Outdoor storage is available under the rear porch off the kitchen. All items are stored at the Tenants' sole risk. The Landlord is not responsible for loss, theft, or damage to stored items.

Schedule D — Additional Deposits

None.

Schedule E — Pets and Associated Costs

Permitted Pet: Caroline Marie Hock is permitted to keep one domestic cat, subject to the terms of Section 11.2 of this Lease.

Insurance Requirement: Caroline Marie Hock shall maintain renters insurance that includes pet damage liability coverage in an amount sufficient as determined by the Landlord. Proof of coverage must be provided to the Landlord prior to move-in and upon each policy renewal.

Pet Damage Responsibility: Any damage to the Premises caused by the permitted pet, beyond reasonable wear and tear, shall be the sole financial responsibility of Caroline Marie Hock and may be deducted from the Security Deposit in accordance with Maryland law.

All Other Tenants: No other Tenant is authorized to keep any pet on the Premises without the Landlord's prior written consent pursuant to Section 11.1 of this Lease.

Attachment A — Security Deposit Receipt

RECEIPT

Cullen O'Brien ("**Landlord**") has received from Anna Theresa Kohler, Caroline Marie Hock, and Madeline Rose Hippman ("**Tenants**") the sum of \$3,400.00, not exceeding one month's

Rent, as a security deposit for the Premises located at 3426 Dillon Street, Baltimore, Maryland 21224, for a tenancy commencing on August 1, 2026.

This Security Deposit shall be deposited in a federally insured, interest-bearing account. The Tenants shall earn simple interest at the daily U.S. Treasury yield curve rate for one year as of the first business day of each year, or 1.5% per year, whichever is greater, less any damages rightfully withheld. Security deposits under \$50.00 shall not bear interest. Interest shall not accrue (1) unless the Landlord has held the Security Deposit for six months, and (2) for any period of less than one full month.

TENANT RIGHTS

1. If the Tenants request by certified mail within 15 days of occupancy, the Tenants have the right to have the Premises inspected by the Landlord in the Tenants' presence for the purpose of making a written list of damages existing at the commencement of the tenancy.
2. If the Tenants notify the Landlord by certified mail within 15 days prior to the intended move-out date, providing the date of the move and the Tenants' new address, the Tenants have the right to be present when the Landlord inspects the Premises at the end of the tenancy. The Landlord shall notify the Tenants in writing of the inspection date and shall conduct the inspection within five days before or after the stated move-out date.
3. Within 45 days after termination of the tenancy, the Tenants have the right to receive, by first-class mail to the last known address, a written itemized list of charges against the Security Deposit, including actual costs, along with any unused portion of the Security Deposit.

PENALTY FOR NONCOMPLIANCE: The Landlord's failure to comply with Maryland's security deposit law may result in the Landlord being liable to the Tenants for a penalty of up to three times the amount of the Security Deposit wrongfully withheld, plus reasonable attorneys' fees.

The Landlord shall retain a copy of this receipt for a period of two years after termination of the tenancy, abandonment of the Premises, or eviction.

Tenants' Acknowledgment of Receipt:

Anna Theresa Kohler

Signature

Anna Kohler

06-26-2026 12:48:09 PM EDT - 11:33

Date 06/26/2026

Caroline Marie Hock

Signature

Caroline Hock

06-27-2026 01:19:58 PM EDT - 13:32

Date 06/26/2026

Madeline Rose Hippman

Signature

Madeline Hippman

06-26-2026 12:49:11 PM EDT - 12:40

Date 06/26/2026

Attachment B — Lead Warning and Disclosure Statement

Property Address: 3426 Dillon Street, Baltimore, Maryland 21224

Tenants: Anna Theresa Kohler, Caroline Marie Hock, Madeline Rose Hippman

Lead Warning: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure:

[X] There are no known lead-based paint hazards on the Premises. The property has been renovated and no lead-based paint is present.

[] There are known lead-based paint hazards on the Premises (if checked, explain):

[X] There are no available records or reports pertaining to lead-based paint hazards on the Premises.

[] The Landlord has provided the Tenants with all available records or reports pertaining to lead-based paint hazards on the Premises (if checked, list documents):

Tenant Acknowledgment:

Tenant has received the pamphlet "Protect Your Family from Lead in Your Home."

AK (initial) Anna Theresa Kohler CH (initial) Caroline Marie Hock MH (initial)
Madeline Rose Hippman

Tenant has received all available records or reports pertaining to lead-based paint hazards on the Premises.

AK (initial) Anna Theresa Kohler CH (initial) Caroline Marie Hock MH (initial)
Madeline Rose Hippman

Certification of Accuracy: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided is true and accurate.

Penalties for failure to comply with Federal lead-based paint disclosure laws include treble (3x) damages, attorneys' fees, costs, and penalties of up to \$19,507 for each violation.

Landlord:

Cullen O'Brien

Signature

Cullen O'Brien

06-27-2026 01:47:12 PM EDT - 14-28

Date 06/26/2026

Tenant:

Anna Theresa Kohler

Signature

Anna Kohler

06-26-2026 12:48:09 PM EDT - 11-43

Date 06/26/2026

Tenant:

Caroline Marie Hock

Signature

Caroline Hock

06-27-2026 01:19:58 PM EDT - 13-42

Date 06/26/2026

Tenant:

Madeline Rose Hippman

Signature

Madeline Hippman

06-26-2026 12:49:11 PM EDT - 12-41

Date 06/26/2026

Attachment C — Maryland Tenants' Bill of Rights

As required by Maryland law, the Landlord shall attach to this Lease the current version of the Maryland Tenants' Bill of Rights, published by the Maryland Department of Housing and Community Development, Office of Tenant and Landlord Affairs. The current version is available at: <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/Tenants-Bill-of-Rights.aspx>

{DOWNLOAD AND ATTACH THE CURRENT MARYLAND TENANTS' BILL OF RIGHTS BEFORE SIGNING}

By signing this Lease, the Tenants acknowledge receipt of the Maryland Tena

Here's the lease for you to look over and sign. The tenants bill of rights should also be available to you with in the Zillow app as a separate document.