

TWO-YEAR RESIDENTIAL DWELLING LEASE

Tenant Initials: SH

OWNER or Property Manager (also known as Landlord): WCH I, LLC (Hamzat Bakare)

TENANT: Shontel Hunter

LEASED PROPERTY ADDRESS: 1639 N Hilton St, Baltimore, MD 21216

DATE OF LEASE OFFER:

MOVE IN DATE: 3/18/2026

INITIAL TERM OF LEASE: Owner leases to Tenant and Tenant leases from Owner the Property for the term of two (2) years commencing on 3/18/2026 and ending on 3/31/2028 at 11:59pm at a total rent of \$60,120.00 for said Term, due and payable in equal monthly installment \$2,505.00 on the first day of each month.

- Total monthly payment due to Owner from HAP in the sum of: \$2,505.00
- Total monthly payment due to Owner from Tenant in the sum of: \$0.00
- Total monthly payment due to Owner in the sum of: \$2,505.00

2. RENEWAL OF LEASE TERM: This Lease shall continue in force month to month after the expiration of the initial term. However, either party may terminate this Lease at the end of the initial Term by giving written notice to the other party at least ninety (90) days prior to end of the Initial Term. Either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least forty-five (45) days prior to the last day of the desired final rental month of the tenancy.

3. SECURITY DEPOSIT: Payment and Receipt: A security deposit in the amount \$2,505.00 is required as a condition of this Lease. Upon payment of the security deposit by Tenant to Owner or Tenant Coordinator (TC), Owner or Tenant Coordinator (TC), will provide a receipt containing the security deposit provisions required by law.

4. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is paid more than five (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent rent. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$25 charge to Owner as additional rent. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent.

5. OWNER LEGAL RIGHTS: If the Tenant shall fail to pay the rent or any additional rent as herein provided, within six (6) days of date when due, or if Tenant shall breach any other term, covenant, or

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condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application, Owner may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary ejectment proceedings to evict Tenant; or (C) pursue any and all remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.

6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following persons(s) and by no other persons.

Shontel Hunter, Kamren Pinson, Kaden Pinson, Rylee Perry, Rhyan Perry, Autumn Perry, Elijah Pitt, Messiah Pitt

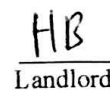
7. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Owner agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

8. INSTALLATION OF SMOKE DETECTORS: Tenant acknowledges Tenant's responsibility to equip the Property with at least one approved smoke detector in accordance with the provision of Article 32A, 12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and Tenant assumes all liability therefore. Tenant shall indemnify and hold harmless Owner (including Owner's members, employees, agents, and representatives) from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector.

9. TENANT'S USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without Owner's prior written consent. Two (2) keys will be furnished to the Tenant and any additional keys required will be obtained from Owner and paid for by Tenant. Duplicate Key(s) will not be made without Owner's prior written consent. All keys will be returned by Tenant to Owner upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

10. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority. Tenant shall not have, nor store abandoned vehicles of any sort on the property. Any inoperable vehicles will be towed at tenants expense.


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11. OWNER/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, servant, invitee, guest, or family member of the Tenant. Owner shall not be deemed a bailee as to any goods, or chattels, placed on, in, or about the Property.

Tenant acknowledges that Owner does not maintain insurance to protect Tenant, occupants, or guest against loss or damage to their personal property or belongings, or cover Tenant's own liability for injury, loss or damage caused by Tenant's actions or the actions of Tenant's occupants and guest. Tenant is responsible for obtaining and paying the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

12. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold harmless Owner (including Owner's members, employees, agents, and representatives) against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by an act or omission of Tenant, any resident or occupant of the Property, or of any agent, employee, servant, invitee, guest, or family member of the Tenant.

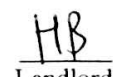
13. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:

Owner and Owner's agents and employees shall have the right to enter the Property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, or at any time during a month-to-month term, Owner and Owner's agents and employees shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law.

14. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Owner at the end of (i) the Initial Term, (ii) any renewal thereof, or (iii) at the end of any terminated month-to-month term, in the same condition as when received, ordinary wear and tear expected. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

15. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) eject Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law


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16. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

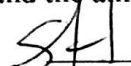
17. INSPECTIONS: Tenant acknowledges that Owner or Owner's agents or employees have the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspections.

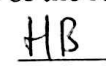
18. TENANT'S RESTRICTIONS CONCERNING TRASH: Tenant must place all garbage and trash in a trash receptacle with a lid as stated by Baltimore County Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. Tenant must place all trash in a suitable covered container. Tenant is responsible for all Environmental or other fines for illegal trash disposal.

19. TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Tenant's said property term is a direct violation of this lease and grounds for immediate eviction. Tenant may not use the stove in the property to heat the home. Proper heating devices are required. If said Tenant is caught using illegal or unsafe devices or stove to heat the home, Tenant becomes in direct violation of the Lease and may be evicted.

20. TENANT AND OWNER AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Owner temporarily stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility.

21. OWNER'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between, the rent payable under this Lease and the amount of the rent


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received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.

22. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent all of the following:

- (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant;
- (b) any and all damages, costs and /or expenses which the Owner may suffer or incur by reason of any default under this Lease by Tenant; and
- (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant agents, employees, servant, invitees, guest, or family members.

In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Owner shall have the same remedies for the collection of such payments as owner has for non-payment of rent under this Lease.

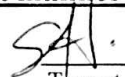
23. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

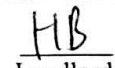
24. OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of the Owner to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any ejection as herein provided, shall not constitute or be construed as a waiver by Owner of such term or condition or an ejection of future instances.

25. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Owner and Tenant.

26. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

27. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery trimmed and maintained; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants, guests, and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb


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the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and hold harmless Owner (including Owner's members, employees, agents, and representatives) from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant on any of the covenants contained herein; or (c) any other actor omission of the Tenant, other residents or occupants of the Property, or Tenant's agent, employees, servants, invitees, guests, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only, the stove may never be used to heat the home under any circumstance, this is a direct violation of this Lease.

28. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements, including painting or electrical to the Property without obtaining Owner's prior written consent.

29. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows:

STOVE OR RANGES	SCREENS	MICROWAVE	CENTRAL A/C
EXISTING W/W CARPET	REFRIGERATOR	CEILING FANS	GARBAGE DISPOSAL
WASHER/DRYER	DISHWASHER	FURNACE	

30. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provisions of utilities shall be as follows: All Items listed and initialed below will be at the cost of the Tenant:

a) Heating Fuel	SH.	_____	e) Heating of water	SH.	_____
b) Water & Sewer	SH.	_____	f) Environmental/Trash	SH.	_____
c) Cooking Fuel	SH.	_____	Fines	SH.	_____
d) Electricity	SH.	_____			

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen(15) days of receipt of bill, such failure constitute a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which event, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this Lease.

31. MAINTENANCE AND REPAIRS:

(a) Owner shall maintain, and/or repair/replace (if necessary in Owner's sole discretion) the plumbing, heating, cooling, electrical, systems, and also exterior walls and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if

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the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employees, invitees, guests, or family members. Tenant agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace. If Tenant does not notify Owner it is a direct violation of this Lease.

(b) except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same conditions existed to the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent as additional rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such cost as Owner has for non-payment of rent under this Lease. Tenant shall furnish the HVAC filters, light bulbs, batteries, and fuses at Tenant's expense.

32. TENANT'S RESTRICTIONS CONCERNING PETS: NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provision must be attached to this Lease. Upon permission of allowance of a pet, a non-refundable pet deposit of \$250 will be assessed.

33. TENANT'S AND OWNER'S DELIVERY OF NOTICES: All notices required to be given by Owner to Tenant shall be sufficiently given by leaving the notice at the Property or by emailing such notice to Tenant at issaqueen1st@yahoo.com or other email address used by Tenant to communicate with the Owner, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)

NAME: Hamzat Bakare

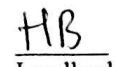
ADDRESS: 8610 Indian Springs Roads, Laurel, MD 20724

PHONE: 301-213-4417

Owner may from time to time provide Tenant written notice of a change in the contact information above.

34. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead based paint and lead –based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead –based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead –based paint or lead – based paint


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hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that

 THE PROPERTY WAS BUILT BEFORE 1978; **The Federal Program applies**
 x THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully.**
 AGE CLASSIFICATION: The owner is uncertain of the age classification; therefore, Owner acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD – BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead – based paint and/or lead – based paint hazards. Tenant acknowledges the receipt of the following required brochures:

- a. The EPA booklet “Protect Your Family From Lead in Your Home” brochure.
- b. The Notice of Tenant’s Rights, Lead Poisoning Prevention as published by the Maryland Department of the Environment.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

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35. RENTERS INSURANCE: By signing below Tenant agrees that Tenant has been told about renter’s insurance and advised to obtain it. Renter’s insurance will cover the Tenant’s personal property during storm, flood, fire, or break in. Owner is not responsible for any of Tenant’s personal belongings. **PURCHASE RENTER’S INSURANCE FOR YOUR BENEFIT!!!!**

36. TENANT IS RESPONSIBLE FOR WATER AND SEWER: As provided in Section 30 above, the Tenant is responsible for the provision and payment of water and sewer at the Property. For properties in Baltimore County, water and sewer charges are assessed on a monthly, quarterly or other periodic basis (the “Periodic Water & Sewer Charges”). Tenant agrees to pay any and all water and sewer charges, including without limitation the Periodic Water & Sewer Charges under the same terms and conditions as the rent. **After 30 days, any unpaid portion of the Periodic Water & Sewer Charges will become unpaid additional rent and collectable as the same methods as unpaid rent.**

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37. WATER BILLS & SEWER BILLS AND ENVIRONMENTAL FINES BECOME RENT AFTER 15 DAYS PAST DUE. Tenant's nonpayment of water and sewer bills or environmental fines is a direct violation of the lease. After they become past due they will be considered part of Tenant's rent as additional rent.

38. LEAD CERTIFICATION: Tenant understands that the Property has passed the lead test and Tenant has been given a copy to verify that the Property has a lead free certification.

39: SMOKE & CARBON DETECTORS: Tenant understands there are smoke and carbon detectors installed in the Property. Tenant has been shown the location and how to change the batteries. If the battery starts to die, Tenant will change it. Tenant will not remove it under any circumstance. If they are removed when Tenant vacates the Property, Tenant will be charged \$75.00 for each replacement.

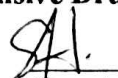
40. PEST CONTROL: The Tenant understands he/she is accepting a unit that is free from all mice, roaches, rats, fleas, bedbugs etc. The Property is free from all pests and rodents and has passed Section 8 or Housing Assistance Payment inspection. The Tenant is responsible for keeping the unit free from all mice, roaches, rats, fleas, bedbugs, etc. after the move-in date through expiration of the Lease Agreement.

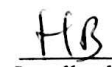
41. PLUMBING PROBLEMS: Tenant understands the Property is free from all leaks and plumbing back-ups. If there is a leak or plumbing back up that is Tenant's fault, Tenant will be billed. Owner will not pay for grease clogs, hair clogs, children's toys etc. The plumber who comes to the Property will pull out of drain line what has caused the problem and note it on invoice. Tenant will pay for all invoices that they have caused.

42. DAMAGES: Upon inspection, Tenant will pay within 30 days after bill is received. After 30 days, the unpaid damages bill will become unpaid additional rent and collectable as the same methods as unpaid water bills and rent. **YOU CAN BE EVICTED AND LOSE YOUR SECTION 8 VOUCHER OR HOUSING ASSISTANCE PAYMENT FOR NOT PAYING FOR YOUR DAMAGES!**

43. Tenant understands that by signing below that if they intentionally cause the Property to fail any sort of government required inspection or have knowledge that something needs to be fixed and intentionally withholds that information causing the Property to fail, or items in the Property that need to be fixed and do not tell Owner causing the Property to fail, Tenant will be responsible for the payment of the remainder of the Lease term.

44. ILLEGAL DRUGS: If Tenant, Tenant's family, employees, agents, servants and/or guests, engage in, permit or facilitate any drug-related criminal activity on or about the Property, Tenant will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate Tenant's occupancy of the Property. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention


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and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance.

45. Electricity and all utilities must be placed in the Tenant's name prior to the exchange of the keys for the unit. BGE (410-685-0123).

46. A NOTICE OF FAILURE TO PAY RENT IN THE FULL AMOUNT OF \$2,120.00 PER MONTH WILL BE FILED WITH THE COURTS ON THE 6TH DAY OF THE MONTH REGARDLESS OF THE RENT AMOUNT UNPAID. NO PARTIAL PAYMENTS OF RENT WILL PERMITTED OR ACCEPTED!

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47. Tenant is responsible for maintaining the yard. Maintenance includes, without limitation, cutting the grass, trimming any bushes, hedges, or trees, clearing flower or plant beds, and removal leaves, snow and ice.

48. Owner/maintenance professional will make quarterly visits to check air conditioning, heating, and general appliances to make sure all units are in working condition.

49. Tenant understands by signing below that Tenant agrees to a lease term of two years, with a month to month lease going into effect after that.

50. Tenant must install proper blinds, curtains or draperies in all windows. Bed sheets or other articles shall not be permitted.

51. **TENANT ACCEPTS PROPERTY:** Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below. Tenant also accepts all provision of the Lease written, read, and explained above.

52. **KEYS:** Tenant will be give 2 keys.

Lockout: In the event the Tenant requires Owner to provide additional key(s) to Tenant due to lost, misplaced, and or locked out of property; Tenant will be required to pay \$50.00 upon entry.

53. **TRASH COLLECTION:** It is the responsibility of the Tenant to determine and abide by the schedule for trash pick-up and Tenant must supply an outdoor trash can with lid that will need to remain empty until the night before pick-up.

54. **ALTERATIONS AND IMPROVEMENTS:** Tenant must not place or run any wires or any devices through the walls or floor (including but not limited to cable cords, telephone wires, etc.). All cords must run on the base of the floor. Tenant must not place or run wires on the walls of the interior or exterior of the property.

55. Tenant is responsible for paying last month's rent and may not assume or direct that last month's rent be deducted from the Security Deposit.

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56. CARPETING/FLOOR CARE: Tenant must vacuum the carpet on a bi-weekly basis and clean hardwood floors with a non-dulling hardwood floor cleaner and dust mop and cleaning pad bi-monthly.

57. Tenant must not paint or alter, or permit others to paint or alter the Property in anyway without prior written permission from the Owner.

58. FILTERS: Tenant must furnish AC/Furnace filters, if applicable, and Tenant must change them monthly.

59. WATER/MOISTURE/MOLD: Tenant must promptly notify Owner in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the premises.

In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant must take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant must notify Owner promptly in the event mold of any type is observed within the leased premises.

Upon notification from Tenant, Owner, at Owner's sole expense, shall promptly remediate and repair any water damage to the premises caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the premises which occur through no fault of Tenant. In the event water damage or mold occurs within the premises through the negligence of Tenant, Tenant must pay, as additional rent, all costs and expenses incurred by Owner, to remediate and repair such water damage and removal of mold.

60. RADON GAS DISCLOSURE: As required by law. Owner makes the following disclosure: "Radon Gas" 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 every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

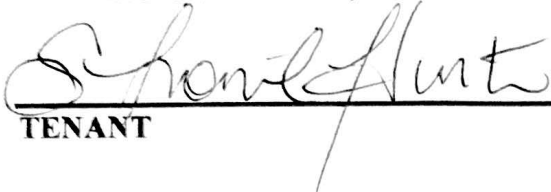
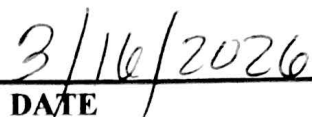
61. Fire extinguisher & Smoke detectors & Carbon monoxide detectors. It is recommended that the Tenant obtain A. B. C. dry powder 2 1/1 pound fire extinguisher as a safety precaution in case of kitchen fires. Should Owner provide smoke detection equipment, Tenant shall not tamper with or adjust the equipment nor remove batteries from battery operated equipment (unless to change batteries), and shall report any malfunction immediately to the property manager or Owner. Tenant should test equipment monthly by activating the test button and battery replacement as needed.


Tenant


Landlord

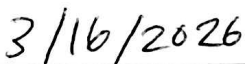
62. PETS: NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provision must be attached to this Lease. Upon permission of allowance of a pet, a non-refundable pet deposit of \$250 will be assessed.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE, INCLUDING ADDENDUMS CONCERNING WATER USE TO BE PAID BY TENANT AS RENT AND CARBON MONOXIDE DETECTORS. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

	
TENANT	DATE

TENANT	DATE
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TENANT	DATE
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OWNER	DATE

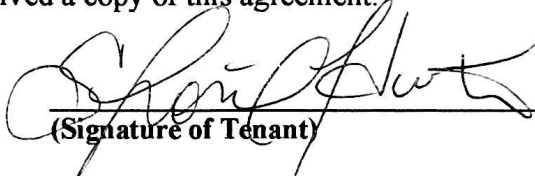
ADDENDUM TO LEASE FOR RENTAL OF
[INSERT ADDRESS]
WATER USE TO BE PAID BY TENANT AS RENT

It is the responsibility of the Tenant to pay the metered water bill service charge in full, on the herein rented property immediately on presentation of these bills when issued by the water provider, **AS ADDITIONAL RENT. Tenant must keep any water or sewer bill under \$250.00 in any quarter to avoid lien on Owner's property.** If the Tenant fails to pay the bill as stated above, the amount of the bill shall be additional rent due from the Tenant to the Owner. In such case, the Owner shall have the right to file summary ejectment for nonpayment of rent in the Rent Court Division of the District Court of Maryland, **AND THE TENANT SHALL BE SUBJECT TO EVICTION FOR NONPAYMENT OF WATER OR SEWER, IN THE SAME MANNER AS NONPAYMENT OF ANY OTHER RENT.**

RENT ALLOCATION OF PAYMENTS MADE BY TENANT: All payments made by the Tenant to the Owner shall be applied as follows: firstly, to any citations, fines or charges which are the obligation of the Tenant as stated in other sections of the Lease and late charges due and owing; secondly, to any judgments and all court costs due, owing, and arising out of a summary suit for rent; thirdly, for water and sewer bills and utilities and or any costs, deposits fees; fourthly, to any past due base rents or debts arising out of the Lease; fifthly, to any currently due base rent.

All of the above has been fully explained to me by the Owner or its agent, and I fully understand and agree to the above and have received a copy of this agreement.

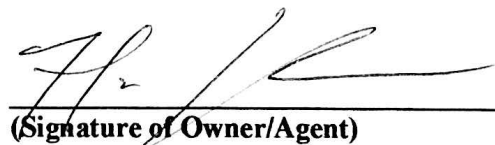
3/16/2026
(Date)


(Signature of Tenant)

(Date)

(Signature of Tenant)

3/16/2026
(Date)


(Signature of Owner/Agent)