

Residential Lease Agreement

This is a Legally Binding Contract, If Not Understood, Seek Competent Legal Advice.

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this 15th day of April, 2026 by and between Mount Washington Properties, LLC (hereinafter referred to as "Landlord") and Alexander Lee Holden Wiltse and Katie Lai Ling Ko (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, landlord is the fee owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address of 2723 Maryland Avenue, Unit A, Baltimore, Maryland 21218 (hereinafter referred to as the "Premises").

WHEREAS, Landlord is desirous of leasing the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant is desirous of leasing the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, the parties hereto hereby agree as follows:

TERM:

Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of twelve (12) months, such term beginning on June 1, 2026 and ending on May 31, 2027.

RENT:

The total rent for the term hereof is the sum of twenty-six thousand four hundred dollars (\$26,400.00) payable on the first day of each month of the term, in twelve (12) equal installments of two thousand two hundred dollars (\$2,200.00).

DAMAGE DEPOSIT:

Upon the execution of this Agreement, Tenant shall deposit with Landlord the sum of two thousand two hundred dollars (\$2,200.00) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this agreement.

THE PARTIES' INITIALS ARE ACKNOWLEDGING PAGE 1 OF 7 PAGES

AW Tenant KK Tenant _____ Tenant _____ Tenant cmk Landlord