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# *Potomac Development LLC.*
## *Residential Lease Agreement*

THIS LEASE, made on 05/06/2026, between Potomac Development LLC as Agent for Landlord (hereinafter "Landlord" or "Landlord/Agent") and Allentuck Danielle Lili (hereinafter "Tenant"[1]). *(hereinafter "Cosigner")*

WITNESS, that the Landlord hereby leases to the Tenant and the Tenant hereby leases from the Landlord, premises known as 922 S Belnord Ave Baltimore, MD 21224, for the term of one year beginning on the first day 06/21/2026, and ending on the last day of May , 2027, at a total rent of $*21,583.00* payable in equal monthly installments of $1750.00 in advance on the first day of each and every month ("Rent Due Date") of said term. If this is a two-year lease, the total rent for the first year is $N/A, payable in equal monthly installments of $N/A in advance on the first day of each and every month ("Rent Due Date") of said term: the total rent for the second year is $N/A, payable in equal monthly installments of $N/A in advance on the first day of each and every month ("Rent Due Date") of said term.

Tenant agrees to pay rent to Potomac Development LLC at 8204 Gainsborough Court West, Potomac,MD 20854 (or at such other place as Landlord may from time to time designate) without reduction, deductions or demand and this obligation to pay rent is independent of any other clause herein. Failure to pay the rent at the time specified will constitute default and the Landlord may use any remedy available under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments for damages, required to be paid by Tenant to Landlord/Agent or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent," will be applied to the last debt owed to the Landlord from the Tenant. Landlord/Agent shall give the Tenant a receipt for all cash or money orders paid by Tenant to Landlord/Agent for rent, security deposit or otherwise and upon request by the Tenant, regardless of method of payment. If the Tenant pays via portal designated by the Landlord, no additional fee will be charged for this service.
Each Tenant is jointly and severally liable to Landlord/Agent for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law.

**PRO RATA RENTAL PAYMENTS**

1. It is additionally understood and agreed that Tenant is to commence occupancy of the premises on Jine 21, 2026 Tenant is to pay the sum of $583.00 on June 20, 2026, as "pro rata" rent for the period June 21, 2026, through June 30, 2026.

**ADDITIONAL CHARGES**

2. a. Landlord/Agent may require that all rental payments be made by money order, cashier's check, certified check or directly to their account through a designated portal. Tenant also agrees that in the event



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Tenant fails to pay any installment of rent within ten (10) days of the date on which it is due and payable, Tenant must pay Landlord, in addition to the rent, a late charge in the amount of five percent (5%) of the monthly rent. However, the ten (10) day late period is **NOT a grace period**, and the rent is due and payable on the first of each month.

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b. The late charge must be paid as additional rent together with the rent then overdue and in arrears, and acceptance of such payment is not a waiver of the requirement that rent is due on the first day of the month. Nothing in this lease constitutes a waiver or limitation of Landlord's right to institute legal proceedings for non-payment of rent, damages and/or repossession of the leased premises for non-payment of any installment of rent when and as the rent comes due. Landlord will notify Tenant in writing of intent to file suit ten (10) days in advance, via Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) as required by law. A service charge (which shall not exceed the maximum permitted by state law) of thirty-five dollars ($35.00) will be automatically made for each instance in which a check is returned unpaid for any reason by the Tenant's bank.

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**APPLICATION OF PAYMENTS.**

3. Whenever there are different sums owed by the Tenant to the Landlord, any payment shall be applied first to those obligations other than rent including but not limited to association/community dues, Late Fee, repairs chargeable to the Tenant, and other charges notwithstanding any notations or specifications made by the Tenant on the application of any payment paid to the landlord.

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**SECURITY DEPOSIT**

4. In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with the Landlord/Agent the sum of One Thousand Seven Hundred Fifty Dollars ($1750.00), receipt of which is hereby acknowledged, which sum does not exceed the equivalent of

☑ one (1) month

_____ two (2) months'

*Tenant agrees to pay Last Month?s Rent in the amount of $1750.00 within forty-eight (48) hours after the Lease Agreement has been fully executed by all parties.*



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rent, which is to be held as collateral security and applied on any unpaid brokerage fees, early termination fee, rent or unpaid utility bill and any late fees that may remain due and owing at the expiration of this Lease, any extension or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Tenant may not utilize the security deposit as rent and must not apply the same as the last month's rent. The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The security deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

Within 45 days after the end of the tenancy, the landlord shall return the security deposit to the tenant together with simple interest which has accrued at the daily U.S. Treasury yield curve rate for 1 year, as of the first business day of each year, or 1.5%, whichever is greater, less any damages rightfully withheld. For any year in which the landlord has held the security deposit for less than the full year, the landlord shall pay an amount of interest calculated by:

1. Multiplying the amount of the deposit by the daily U.S. Treasury yield curve rate for 1 year that was in effect as of the first business day of that calendar year, or 1.5%, whichever is greater; and

2. Multiplying the result obtained under item 1 of this subparagraph by a fraction, the numerator of which is the number of months that the deposit was held that year and the denominator of which is 12.

Interest shall accrue at six-month intervals from the day the tenant gives the landlord the security deposit. Interest is not compounded. Interest shall be payable only on security deposits of $ 50 or more.

A landlord is entitled to rely on the list of yield curve rates, or the customized calculator.

If the landlord, without a reasonable basis, fails to return any part of the security deposit, plus accrued interest, within 45 days after the termination of the tenancy, the tenant has an action of up to threefold of the withheld amount, plus reasonable attorney's fees.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the premises. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for expenses incurred to repair damages to the premises. This clause does not excuse the Landlord from compliance with applicable statutory provisions governing return of the security deposit.

In the event of a sale of the property upon which the premises is situated or the transfer or assignment by the Landlord/Agent of this Lease, the Landlord/Agent has the obligation to transfer the security deposit to the transferee and Landlord/Agent is released from all liability for the return of the security deposit, and the Tenant must look solely to the new Landlord/Agent for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord/Agent.



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In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the security deposit is deemed to be held by the Landlord/Agent as a deposit made by the assigned or sublessee and the Landlord/Agent will have no further liability with respect to return of such security deposit to the assignor.

The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the security deposit as required by law.

Failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the security deposit withheld, plus reasonable attorney's fees.

**POSSESSION**

5. If on the date of this Lease another person is occupying the premises and Landlord is unable to deliver possession on or before the commencement of the term of this Lease, Tenant's right of possession hereunder is postponed until said premises are vacated by such other person, and the rent due hereunder must abate at the rate of one thirtieth (1/30) of a monthly installment for each day that possession is postponed. In such event, the Tenant, on written notice to the Landlord before possession is delivered, may terminate, cancel, and rescind the lease; the security deposit and rent paid must be returned to the Tenant within fifteen (15) business days after Landlord's receipt of the notice.

**ACCEPTANCE OF PROPERTY**

6. a. Delivered in compliance with law. Landlord covenants that the leased premises and all common areas are delivered in a clean, safe and sanitary condition, free of rodents and vermin, in a habitable condition, and in complete compliance with all applicable law. Tenant acknowledges that he/she has been given an opportunity to examine the premises, that he/she has examined the premises and found them to be in satisfactory condition, unless otherwise specified herein.

b. List of existing damages. Tenant has the right to have the dwelling unit inspected by the Landlord in the Tenant's presence, to make a written list of any damages existing at the commencement of the tenancy. The Tenant must make this request by certified mail to the Landlord within fifteen (15) days of the Tenant's occupancy. Upon landlord's receipt of the form, Landlord must promptly inspect the dwelling unit to confirm or deny the existence of the damages claimed to exist prior to Tenant's occupancy. A copy of the inspection report must be given to the Tenant. Tenant acknowledges that he/she has been supplied a form on which to list existing damages, attached to the lease.

c. Landlord's covenant to repair and express warranty of habitability.

**INCLUSIONS /EXCLUSIONS.**

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



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CHECK INCLUDED ITEMS

| | | | |
|---|---|---|---|
| Stove or range ☑ | Dishwasher ☐ | Ceiling Fan(s) # _____ ☐ | Alarm System ☐ |
| Cooktop ☐ | Freezer ☐ | Window Fan(s) # _____ ☐ | Intercom ☐ |
| Wall Oven ☐ | Washer ☑ | Fireplace Screen/Doors ☐ | Storage Shed ☐ |
| Refrigerator ☑ | Dryer ☐ | Furnace Humidifier ☐ | Garage Opener(s) # ___ ☐ |
| Microwave ☐ | Pool, Equip., cover ☐ | Electronic Air Filter ☐ | Playground Equip. ☐ |
| Trash ☐ | Hot Tub, Equip., Cover ☐ | Water Filter ☐ | Wood Stove ☐ |
| Compactor ☐ | Screens # _____ ☐ | Water Softener ☐ | Satellite Dish ☐ |
| Garbage ☐ | Storm windows ☐ | Curtains # ☐ | Lawn Mower ☐ |
| Disposal ☐ | Storm Doors # _____ | Curtain rods # ☐ | Blinds/Shades # ☐ |
| Central Vacuum ☐ | Window A/C #_____ ☐ | Carbon Monoxide Detector ☑ | |

Additional Inclusions

_____

_____

_____

_____

_____

_____

Exclusions N/A

**USES/AUTHORIZED OCCUPANT**

8. The premises will be used solely for residential purposes and be occupied by no more than 1[1] persons, including children. The following persons and no others, except after born children, are authorized by Landlord to reside within the demised premises:

**#1** *Danielle Allentuck* *05/12/1997*

TENANT D.O.B.

_____

TENANT D.O.B. Relationship to #1

_____

TENANT D.O.B. Relationship to #1



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| TENANT | D.O.B. | Relationship to #1 |
|---|---|---|
| TENANT | D.O.B. | Relationship to #1 |

Tenant will not use the premises for any disorderly or unlawful purposes or cause disruption to the quiet enjoyment of others and will comply with all applicable Federal, State, County and local laws and ordinance. Tenant agrees that quiet enjoyment includes not knowingly allowing or permitting controlled dangerous substances or paraphernalia within the leased premises or common areas.

**Guests.** Persons visiting Tenant may not reside at the premises for more than two (2) weeks total during any calendar year, unless written permission is first secured from Landlord. Tenant's guests and visitors must abide by all applicable covenants and rules contained in this Lease, and a breach of the lease by a guest or visitor will be treated as a breach by Tenant.

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**COMMON OWNERSHIP COMMUNITY RULES AND REGULATIONS**

9. Tenant, Tenant's family, guests and employees must abide by all rules and regulations and all notices governing the property now or hereafter in effect by the _Potomac Development LLC_ (print name of common ownership community, if applicable), that are brought to the attention of the tenant, that the tenant consents to in writing, and that are reasonably necessary to preserve the property of the landlord, other tenants, or any other person.

A copy of this Lease Agreement will be submitted to the Association if required by the Association. Any obligation of the owner that affects the use and occupancy of the unit or any common area associated with the unit is enforceable against the Tenant. Tenant acknowledges receipt of a copy of the Association rules and regulations. In addition, the Declaration of Covenants and Bylaws, where applicable.. Failure to cure any violations on the part of the Tenant will be deemed a breach of this Lease and Tenant will be responsible for the cost of any fines levied upon the Landlord as a result of this failure.

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**PETS**



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10. The Tenant is not allowed to keep pets on the premises except with the written permission of the Landlord/Agent.
A Tenant who has pets must have the premises de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed by a professional carpet cleaner, at the termination of occupancy. Tenant must provide a receipt from a contractor for work performed. For all other damages, Tenant agrees to pay for all damages to the premises caused by pets. Tenant is authorized to have pets:

☐ YES ☑ NO

# ALLOWED _____

TYPE OF PET(S) _____

WEIGHT _____

(Initials) _____ _____
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**MAINTENANCE**

11. a. Tenant must generally maintain the rental dwelling and the garage, shed and other appurtenances, if any, in a clean, sanitary and safe condition. Such maintenance includes the caulking of bathtubs and sinks; replacement of HVAC filters, fuses, batteries and light bulbs, resetting of circuit breakers; clearing of gutters and downspouts, window wells and drainage areas; cleaning of carpets, chimneys, fireplaces and pools (as applicable); and cleaning of appliances including, but not limited to, stoves and microwave ovens, refrigerators and freezers, garbage disposals, trash compactors, dishwashers, washing machines, clothes dryers, window air conditioning units, humidifiers and de-humidifiers. Tenant is responsible for general control and elimination of household pests including, but not limited to, fleas, ticks, roaches, silverfish, ants, crickets and rodents. Tenant shall be responsible for replacement of broken glass and screens. Tenant shall be responsible for cutting and watering the grass as necessary. Tenant is responsible for keeping plumbing fixtures clean, sanitary and maintaining commode, drains and air gaps free of blockages, and operate all electrical and plumbing fixtures properly.

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c. Tenant must not refinish or shellac the wood floors and shall keep them waxed. Tenant must keep at least 80% of the floor area covered with rugs or carpeting.

d. Tenant must keep grass trimmed and maintained; must remove leaves and debris; must promptly remove ice and snow from all walks, steps and drives; and must maintain grounds in good condition. Tenant must keep the premises heated and turn off water to exterior spigots in cold weather to avoid freezing pipes.



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e. Landlord/Agent is responsible for replacement of or repairs to structural elements of the building, major appliances (including washers and dryers) and electrical, plumbing, heating and air conditioning systems. Structural elements include, but are not limited to, the roof, floor and ceiling systems; bearing walls and partitions; columns, lintels, girders and load-bearing beams; foundation systems and footings; all interior stair-carriage systems; all necessary materials required for the joining, support, fastening or attachment of the foregoing items; all components of the exterior designed to prevent infiltration of water (i.e., paint, shingles, siding and trims); and hand railings, steps, sidewalks and driveways. In the event of a bona fide emergency, and if notification to the Landlord/Agent is impractical or impossible, the Tenant may request reasonable and necessary repairs to alleviate the emergency condition at Landlord's expense; Tenant must immediately notify the Landlord in writing of such repairs.

Tenant must promptly report to Landlord any problems requiring repairs or replacement beyond general maintenance.

(Initials) _____ _____

*Tenant must not order repairs or replacements without prior written approval from the Landlord/Agent.* It is further agreed and understood that in the event the items described as Tenant's responsibilities in this lease are not properly maintained in accordance with the terms hereof, after ten (10) days' written notice from the Landlord/Agent to Tenant of the need for maintenance if the maintenance is not performed, the Landlord/Agent has the right to complete the necessary maintenance and charge $50 per occurrence for maintenance that is the responsibility of the tenant up to $250 per year (e.g., cutting grass, cleaning gutters). Landlords can NOT charge a blanket fee for all maintenance.

If a landlord must make a repair for damage caused by tenant negligence, the tenant is liable for the entire cost of that repair.

(Initials) _____ _____

The Landlord may consider the failure of the Tenant to maintain the property in accordance with Tenant's responsibilities as a breach of this Lease and may elect to terminate the tenancy. If a landlord fails to correct violations cited by DHCA's Housing Code Enforcement Unit within the timeframe prescribed, the Director of DHCA, **may**, upon request by the Tenant, allow the Tenant to make said repair and deduct the cost from the rent (up to one month's rent). Tenant is responsible for any costs incurred for repairs or replacements made necessary due to abuse or negligent acts of commission or omission (including a failure to report a problem to Landlord/Agent in a timely manner) by the Tenant, his family, guests, employees, invitees or pets.

(Initials) _____ _____



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**UTILITIES**

12. a. Tenant must pay all utility bills that are individually metered or charged to the premises as and when the same shall become due, and make all required deposits, therefore.

b. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provision of utilities shall be as follows:

| **UTILITY OF:** | **FURNISHED AT COST OF:** | **UTILITY** | **FURNISHED AT COST OF:** |
|---|---|---|---|
| a. Heating Fuel | Owner ☐ Tenant ☑ | e. Cold Water/Sewer | Owner ☐ Tenant ☑ |
| b. Cooking Fuel | Owner ☐ Tenant ☑ | f. Cable TV | Owner ☐ Tenant ☑ |
| c. Electricity | Owner ☐ Tenant ☑ | g. _____ | Owner ☐ Tenant ☐ |
| d. Heating of Water | Owner ☐ Tenant ☑ | h. _____ | Owner ☐ Tenant ☐ |

Additionally, Tenant is responsible for trash removal charges if a private hauler provides that service and the premises is not located in a County trash collection district.

The Tenant agrees to furnish a receipted water bill for the above premises to Landlord/Agent at termination of the Lease, extension or renewals thereof. Landlord is not required to install cable, phone lines, jacks, cable wiring or multiple phone line access.

**c.** Additional agreements, if any, regarding maintenance, repairs and/or replacement are as follows:

_____
_____
_____
_____
_____
_____

**SMOKE DETECTORS**

13. a. Landlord/Agent certifies that smoke detectors have been installed and are in proper working condition in accordance with applicable law prior to Tenant's occupancy. It is the responsibility of Tenant to check smoke detectors periodically during the tenancy and replace batteries as necessary to keep the



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smoke detectors in proper working condition and to report any malfunctions to Landlord/Agent in writing. Landlords MUST replace all smoke detectors manufactured more than 10 years ago.

b. **Landlord must install at least one lithium ion sealed 10-year battery-operated smoke detector or an electrical AC voltage hard-wired smoke detector with a battery backup in each sleeping area**.

**c. If the premises contain fuel-burning appliances, the Landlord must install a carbon-monoxide detector.**

**ALTERATIONS**

14. Tenant, without the prior written permission of the Landlord/Agent, will not remodel or make any structural changes, alterations or additions to the premises; will not paper, paint or decorate; will not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, radio or television antennae, subscription or pay television devices and wiring, satellite dishes; will not drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted); and will not change the existing locks of the premises or install additional locks without written consent of the Landlord/Agent.

**VEHICLE / PARKING**

15. No motor vehicle, trailer or other such vehicle may be parked on the premises without current license plates and said vehicles must be in operating condition. Vehicles may be parked only in garages, driveways, assigned spaces, if provided, or on the street or as regulated by the Condominium, Homeowners or Cooperative Association named in Paragraph 7.

Landlord/Agent assumes no responsibility or liability whatsoever for the loss of or damage to any vehicle while parked in said area other than loss or damage occasioned by negligence of Landlord/Agent.

**SUBLET/ASSIGNMENT**

16. Tenant must not assign this Lease or sublet the premises or any portion thereof or transfer possession or occupancy to any other person or In the case of subletting.

**INSURANCE**

17. Landlord's insurance policy does not provide tenant coverage for personal belongings. Tenant will do nothing and permit nothing to be done on or about the premise and common areas, which will contravene any insurance policy covering the same.

☑ Tenant is strongly advised to obtain appropriate Renter's Insurance to protect Tenant's personal belongings and liability coverage.

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☐ Tenant is required to obtain Renter's Insurance and provide proof of insurance to the Landlord upon the signing of this Lease. _____ (init)

**HOLD HARMLESS**

18. Tenant will indemnify and hold Landlord/Agent harmless from all loss, claim or damage caused by any accident, injury, or damage to any person or property occurring anywhere on or about the leased premises which is within the exclusive control of the Tenant, unless damage, injury or accident is caused by Landlord's/Agent's negligence or violation of law. Further, Landlord/Agent is not liable for any loss or damage to property of Tenant caused by vermin or by rain, storm water or steam that may leak into or flow from any part of the said premises or from any source except where such loss or damage results from Landlord's negligence or violation of law.

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**WATER/MOISTURE/MOLD.**

19. Tenant shall promptly notify Agent 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 Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage. Tenant shall 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 shall notify Agent promptly in the event mold of any type is observed within the Property.

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

**SMOKING POLICY.** Smoking on the Property is:

☐ Permitted in the following areas: _____.

☑ Prohibited on the Property. 05/07/26 12:44 PM EDT dotloop verified 05/07/26 6:24 PM EDT dotloop verified



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**LANDLORD/AGENT ACCESS TO PREMISES**

20. a. The Landlord/Agent may enter the dwelling unit after giving due notice (24 hours) to the Tenant and the Tenant has not unreasonably objected, to: make necessary repairs, decorations, alterations or improvements; supply services during normal business hours, except in an emergency; or when the Landlord has good cause to believe that the Tenant may have damaged the dwelling unit or may be in violation of County, State, or Federal law; or exhibit the dwelling unit to prospective purchasers, mortgages, or tenants only during normal business hours, including weekends, except as the Landlord/Agent and Tenant otherwise agree. Landlord/Agent may enter the dwelling unit immediately without notice to Tenant in an emergency.

b. Landlord/Agent may enter the dwelling unit after providing 72 hours' notice to the Tenant when the Landlord is required to allow access to the Department of Housing and Community Affairs for an inspection. Any requests for service from Tenant or repairs will be construed to mean that permission to enter the unit has been granted for making requested repairs. However, this does not relieve the Landlord's obligation to give 24 hours' notice to the Tenant before entering the unit.

c. During the last 60 (sixty) days of the term of this Lease or any extension thereof, Landlord/Agent may enter the premises to exhibit the same to other persons. Tenant agrees to cooperate with Landlord or his Agent in showing the property. Tenant is advised that on occasion he/she may be asked to exhibit the premises on less than twenty-four (24) hours' notice. Initials: _____ _____ (Tenant) _____ (Landlord)

**DEFAULT**

21. a. In the event of any default, other than the default of failure to pay rent and late charges, or if the Landlord/Agent deems the tenancy of the Tenant undesirable by reason of objectionable or improper conduct on the part of the Tenant, his/her family, employees, guests, or invitees by causing annoyance to neighbors or should the Tenant occupy the subject premises in violation of any rule, regulation or ordinance issued or promulgated by the Landlord/Agent, the Association identified in Paragraph 9 herein, any governmental rental authority, or any federal, state or local law, then and in any of said events; the Landlord/Agent will have the right to terminate this lease by giving to the Tenant personally or sending via first class mail, thirty (30) day written notice to quit and vacate the premises containing the basis for the termination. However, if the breach of lease involves behavior by the Tenant, or by a person on the premises with the Tenant's consent, which demonstrates a clear and imminent danger of the Tenant or person doing serious harm to themselves, other tenants, the landlord, the landlord's property or representatives, or any other person on the premises, the Landlord/Agent has the right to terminate this Lease by serving the Tenant with a fourteen (14) day written notice to quit and vacate the premises which contains the basis for the termination. Tenant may be served in person or by first class mail. At the expiration of said notice or any shorter period conferred under or by operation of law, the Landlord/Agent may use any remedy provided by law for the repossession of the premises and the recovery of delinquent rent.



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b. Failure to pay rent and late charges as specified herein will constitute a default. In the event of such a default, the Landlord/Agent may file a Complaint in the District Court for Failure to Pay Rent-Landlord's Complaint for Repossession of Rented Property.

(Initials) _____ _____

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**COURT AWARDED LEGAL FEES**

22.. In an action by the Landlord to recover possession of the leased premises, including a non-payment of rent action, the Tenant is obligated to pay actual court costs, legal costs and attorney fees awarded by a court. If reasonable attorney's fees are awarded by the Court in a Failure to Pay Rent action, the attorney's fees are not part of the Tenant's rent and need not be paid to redeem the premises. If the Tenant is the prevailing party and/or costs and attorney's fees are awarded by the court, the Landlord is obligated to pay those fees and costs.

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**WAIVER**

23. Any waiver of a default hereunder should not be deemed a waiver of this Agreement of any subsequent default. Acceptance of a default does not operate as a waiver of such default, even though such acceptance continues for any extended period.

**TERMINATION - HOLD OVER**

24. a. Either Landlord/Agent or Tenant may terminate this Lease at the expiration of said Lease by giving the other sixty (60) days' written notice of termination. This Lease will terminate on the last day of the second complete month following delivery of such notice. If Tenant holds over after the expiration of the term of this Lease, he/she will, in the absence of any written agreement to the contrary, become a Tenant from month to month at the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

b. Failure to vacate the premises after proper notice has been given may result in the Tenant being held accountable for rent for the period of the holdover and for consequential damages due to an incoming Tenant's inability to enter the premises because of Tenant's holdover occupancy.



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c. Tenant is responsible for the entire month's rent in the case of a hold over tenancy, although the tenant vacates prior to the end of the month.

d. The Tenant(s) shall not have the right to terminate this Lease before the end of the Term.

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**SURRENDER OF PREMISES/MOVE - OUT INSPECTION**

25. a. Tenant will, upon termination of this Lease, surrender the premises and all personal property of Landlord therein in good and clean condition, ordinary wear and tear accepted. Tenant will leave the premises in broom-clean condition, free of trash and debris, however, Tenant will not paint marks, plaster holes, crevices or cracks, or attempt any repair of the premises without Landlord/Agent's prior written consent. If such cleaning and removal of trash is not accomplished by the Tenant, or if the premises are not left in good and clean condition, then any action deemed necessary by the Landlord/Agent to accomplish same will be taken by the Landlord/Agent at the Tenant's expense. Tenant must deliver all keys to the Landlord/Agent within twenty-four (24) hours after vacating. Failure to comply with this requirement may be construed as sufficient cause to charge Tenant for the cost of changing locks.

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b. Tenant has the right to be present at the time of inspection to determine if any damage has been done to the premises if Tenant notifies Landlord, by certified mail fifteen (15) days prior to Tenant's date of moving, of Tenant's intention to move, date of moving and new address. Upon receipt of notice, Landlord/Agent will notify Tenant by certified mail of the time and date when the premises are to be inspected. The inspection date will occur within five (5) days before or five (5) days after the date of moving as designated in Tenant's notice.

**ABANDONED PROPERTY**

26. Any personal property which is left on the premises for more than seven (7) days after termination of the tenancy will be considered abandoned and may, at the option of Landlord/ Agent, be disposed of at the Tenant's expense. Landlord/Agent is not liable to Tenant or any other person for the loss of property so abandoned.

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**DESTRUCTION**

27. If the premises are rendered totally unfit for occupancy by fire, act of God, act of rioters or public enemies, or accident, the term of this Lease shall immediately cease upon the payment of rent apportioned to the day of such occurrence. If, however, the premises are only partially destroyed or damaged and Landlord decides to repair the same, such repairs will be made by Landlord without unreasonable delay, and the Tenant may be entitled to a reduced rent while repairs are being made or be provided temporary alternative housing at the Landlord's expense.

**SUBORDINATION**

28. This Lease is and will be subject and subordinate to the lien of any mortgage(s) or deed(s) of trust now or hereafter covering the Premises and to all renewals, modifications, consolidations, replacements and/or extensions thereof. Tenant agrees to execute any documents required to affect such subordination. The Tenant agrees to execute promptly any document(s) which the Landlord or lender(s) may request with respect thereto. If the Tenant fails to do so within fifteen (15) days from date of receipt of the written request from the Landlord or the lender(s), the Landlord will have the right, and is hereby authorized to execute on behalf of the Tenant, any such document(s). Tenant agrees to become a Tenant to any subsequent owner of the Property.

**ESTOPPEL CERTIFICATE**

29. Tenant will, at any time and from time to time, upon not less than fifteen (15) days prior request by Landlord, execute, acknowledge and deliver to Landlord a statement in writing, executed by Tenant, certifying (a) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that this Lease is in full force and effect as modified, and setting forth such modifications) and the dates to which the additional rent and other sums payable hereunder have been paid, and (b) that there is no existing default hereunder or specifying each such default of which the signer may have knowledge and (c) that Tenant does not have any actual or pending claim against Landlord.

**EVICTION ASSISTANCE**

30. When giving Tenant a notice of past-due rent, issuing a written quit and vacate notice, or beginning any judicial proceeding to regain the lease premises, the Landlord must notify the Tenant that general information and assistance regarding evictions and any addenda to the lease is available .

**AUTHORIZATION TO INSTALL KEYBOX**

31. The Tenant agrees that during the last sixty (60) days of this Lease Agreement or any extension thereof, the Landlord/Agent may install a Keybox on the door of the property for the convenience and use of any authorized real estate salesperson and/or broker to show the property to prospective Tenants/Purchasers, mortgagees, inspectors, contractors, exterminators, appraisers or other necessary parties during normal business hours including weekends except as otherwise may be agreed upon by the Tenant and the Landlord/Agent. Tenant agrees for himself/herself, heirs, and assigns to completely indemnify, save and hold harmless said Landlord/Agent and its brokers, salespeople, cooperating brokers, agents, the Greater Capital Area Association of REALTORS®, Inc. and all above parties from all claims,



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loss or liability arising from the use of the Keybox unless occasioned by the negligent omission, commission, fault or other misconduct or violation of law as determined by a court of law.

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**CANCELLATION BY TENANT IN INITIAL TERM FOR REASONABLE CAUSE BEYOND THE TENANT'S CONTROL.**

32. The initial term of this Lease may be terminated upon thirty (30) days written notice issued to Landlord/Agent due the Landlord's failure to correct a violation of applicable law that adversely affects the immediate health and safety of the tenant, in the Tenant's unit if:

a. The Landlord did not fix the problem within reasonable period that might depend on broken part or unit availability

b. The Tenant has allowed the Landlord access to make the required repairs; and the Tenant is not liable for rent after the 30 days' notice period

**MILITARY CLAUSE**

33. In the event Tenant is a member of or subsequently enlists into, the Army, Navy, Air Force, Marine Corps, Coast Guard or member of the National Guard under call to active service authorized by the President of the United States or Secretary of Defense for more than 30 consecutive days for purpose of responding to a national emergency, declared by
the President and supported by Federal funds and if Tenant subsequently receives permanent change of station orders or temporary change of station orders for 90 days or more, including release from military service. Tenant may terminate the lease upon delivering written notice to the Landlord/Agent with proof of his/her assignment. Written notice is effective upon personal delivery, delivery by private business carrier or by placing the written notice in the mail, with return receipt requested. Termination will be effective 30 days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered in the case of a month to month tenancy. For any other tenancy, termination is effective on the last day of the month following the month in which the notice is delivered. The Tenant must pay rent through the effective date of termination, on a prorated basis. Tenant is also responsible for the cost of repairing damage to the premises caused by the tenant, if any. This clause also applies to those persons who receive orders releasing them from military service. The Landlord/Agent will refund the security deposit less deductions for unpaid rent and damages, if any, within 45 days of the date of termination. These provisions apply as well to dependents of Tenants who are members of military service at the time a lease is signed or who subsequently enlists into the military service.

**REQUIRED LICENSES**

34. The Landlord/Agent affirms that the rental facility is licensed in accordance.



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**RENT INCREASES**

35. a. **Frequency and Amount.** Rent may not be increased more than once per twelve (12) month period. It may be increased after the initial term of this Agreement expires or twelve (12) months, whichever is greater.

b. **Notice**. Ninety (90) days prior to the rent increase, written notice must be mailed to Tenant at Tenant's last known address. This notice may also serve as a notice to quit and vacate the premises in the event tenant does not agree to pay the rent increase **if** such language is included in the notice. In the event Tenant fails to pay the increased rent and holds over beyond the period specified in the quit and vacate notice, Landlord may file suit to evict Tenant. The amount of rent due during this hold over period will be the increased rent. Tenant's timely payment of the increased rent will convert the tenancy month to month***. If Tenant declines to accept the adjusted rent and intends to vacate the premises at the end of the initial term or any extension thereof, Tenant must provide sixty days' written notice to the Landlord/Agent of Tenant's intention to vacate.***

**MISCELLANEOUS**

36. a. Tenant acknowledges that, if requested, Tenant did receive prior to this Lease execution a copy of the proposed form of Lease in writing, complete in every material detail, except for the date, the name and address of the tenant, the designation of the premises, and the rental rate without requiring execution of the Lease or any prior deposit.

b. If this Lease contains a Lease Option Agreement, then it must state: THIS IS NOT A CONTRACT TO BUY.

c. The conditions and agreements contained herein are binding on and are legally enforceable by the parties hereto, their heirs, personal representatives, executors, administrators, successors and assigns, respectively, and no waiver of any breach of any condition or agreement contained herein will be construed to be a waiver of the condition or agreement of any subsequent breach thereof or of this Lease.

d. Tenant received a Lease Summary that included a list of tenant rights and responsibilities in addition to this.

e. Tenant acknowledges that the statements and representations made in the signed application for said premises are true; that said statements have induced Landlord/Agent to enter into this Lease; that they are deemed a part of this Lease; and that the falsity of any of them constitutes a breach hereof and entitles the Landlord/Agent to the same relief as a breach of any other covenant or condition contained herein.

f. This Lease contains the final and entire agreement between the parties hereto, and neither they nor their agents are bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. This Lease Agreement has been executed in duplicate and the Tenant acknowledges that a copy was delivered to him/her at the time the Lease was fully executed.

g. It is understood and agreed by the parties hereto that if any part, term, or provision of this Lease is held to be illegal by the courts or in conflict with any law of the state or county where made, the



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validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

h. Feminine or neuter pronouns will be substituted for those of masculine form. Tenant expressly warrants that they are of legal age and acknowledges that this warranty is being made for the purpose of inducing Landlord/Agent to lease the premises aforementioned.

i. The paragraph headings appearing in this Lease have been inserted for the purpose of convenience and ready reference only. They do not define, limit or extend the scope or intent of the paragraphs to which they appertain.

**TWO-YEAR LEASE OFFER**

37. Tenant hereby acknowledges that: (initial and date one of the following options)

_____ a . I was offered and accepted a two-year lease term by the Landlord.

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_____ 05/07/26 6:24 PM EDT dotloop verified b. I was offered but rejected a two-year lease term by the Landlord.

_____ _____ c. I received a copy of a written statement (attached to this Lease) in which the Landlord asserts and explains a reasonable cause for failing to offer me a two-year lease term.

**NOTICES AND SERVICE OF PROCESS**

38. a. Unless otherwise designated as required by law, the names, addresses and telephone numbers of the Landlord and agent are set forth below. Notice to and service on the agent shall constitute notice to and service on the Landlord. If the Landlord/Agent changes address, the Landlord/Agent must notify the Tenant in writing within 10 days of the change. Whenever the ownership of the rental property changes hands, the transferor must notify the Tenant of the name, address and office location of the transferee within 10 days of the change. If the transferee is a corporation, the transferor must list the most current name and address of the resident agent of the corporation.

b. Any written notice regarding any of the provisions of this Lease must be given by _Allentuck Danielle Lili____ on behalf of all other Tenants to Landlord/Agent, and any written notice regarding any of the provisions of this Lease may be given by Landlord/Agent to any one Tenant. All Tenants agree that such notices given or received affect and apply, with equal force, to all Tenants, authorized occupants and, if applicable, co-signers and subtenants. Any notice, other than any notice regarding the final move-out inspection, is effective upon hand delivery or three (3) days after deposit into the U.S. Postal Service, first-class postage prepaid

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**RECEIPTS**

39. Landlord/Agent agrees to provide to the Tenant a written receipt for payment of rent if the Tenant pays with cash or a money order or upon request by the Tenant, regardless of method of payment. If the



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Tenant pays via portal designated by the landlord, no additional fee will be charged for this service. This Lease shall serve as a receipt for the security deposit.

**EMERGENCY NUMBER**

40. In the event of an emergency affecting the health, safety, or welfare of the Tenant or any property thereof, the Tenant may contact the Landlord, or its agent, at any time by calling the following emergency number: Max, property manager 1-301-442-0423

41 **Additional Provisions**. Further Provisions and Additions:

42. **Addendum attached.** Yes ☑ No ☐

IN WITNESS WHEREOF, the parties hereto agree to abide by all of the terms and conditions in this lease agreement.

**LANDLORD/OWNER:**

Potomac Development LLC Potomac Development LLC dotloop verified 05/07/26 7:12 PM EDT TCH3-2Q2W-1JOG-M5FA

**Name and Signature** **Date**

8204 Gainsborough Court West,

**Street**

Potomac,MD 20854

**City** **State** **Zip Code**



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**TENANT(S):**

| Allentuck Danielle Lili | Allentuck Danielle Lili dotloop verified 05/07/26 12:44 PM EDT MULN-MUUI-MTE1-KQTB | |
|---|---|---|
| **Name** | **Signature** | **Date** |
| | ALLENTUCK BRUCE MICHAEL dotloop verified 05/07/26 6:24 PM EDT AE8H-PXXP-D6GX-5YVS | |
| **Name** | **Signature** | **Date** |
| | | |
| **Name** | **Signature** | **Date** |
| | | |
| **Name** | **Signature** | **Date** |

**ADDENDUM TO LEASE**

**Landlord:** Potomac Development LLC **Tenant(s):** Allentuck Danielle Lili

***Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards***



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**Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of 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 lead-based paint hazards in the dwelling. Residents must also receive a Federally and State approved pamphlet on lead poisoning prevention and the Maryland State pamphlet on tenant's rights.

**Landlord's Disclosure** (*initial*)

☑ ____ (a) Presence of lead-based paint or lead-based paint hazards (*check one below*):

☐ ____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain.

_____

_____

☑ ____ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ ____ (b) Records and repairs available to the Landlord (*check one below*):

☐ ____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint

and/or lead-based paint hazards that are present in the housing (*list documents below*)

☐ ____ Landlord has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Tenant's Acknowledgment** (*initial*)

☑ ____ (c) Tenant has received copies of all information listed above.

☑ ____ (d) Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

☑ ____ Tenant has received the pamphlet ***Notice of Tenant's Rights***, pursuant to § 6-823 (Envir.), Annotated Code

of Maryland, 1996, as amended.

**Agent's Acknowledgment** (*initial*)



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N/A (f) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852(d) and is aware of

his/her responsibility to ensure compliance.

**Certification of Accuracy**

***The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.***

**LANDLORD(S):**

Potomac Development LLC _____ Potomac Development LLC dotloop verified 05/07/26 7:12 PM EDT U3VI-QDMV-VESY-3EHI _____

**Landlord** **Date** **Landlord** **Date**

**TENANT(S):**

Allentuck Danielle Lili _____ Allentuck Danielle Lili dotloop verified 05/07/26 12:44 PM EDT VW1C-BA93-3FKN-LD1F _____

**Tenant** **Date** **Tenant** **Date**

_____ ALLENTUCK'BRUCE MICHAEL dotloop verified 05/07/26 6:24 PM EDT 6YGX-PA8J-WYIS-TOMU _____

**Tenant** **Date** **Tenant** **Date**

_____ _____

**Tenant** **Date** **Tenant** **Date**

_____ _____

**Tenant** **Date** **Tenant** **Date**

**AGENT(S):**

_____ _____

**Agent** **Date** **Agent** **Date**



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