

LEASE AGREEMENT

THIS LEASE, made this **20th day of JULY, 2026** whereby **605 N LOUDON AVE LLC** the owners of the premises herein leased, hereinafter referred to as Landlord, does hereby lease unto, **JUAN CARLOS MACHADO, DEYSI VILLALOBOS, ERIK MACHADO** hereinafter referred to as Tenant(s), the premises known as **605 N LOUDON AVE, BALTIMORE, MD 21229**, hereinafter referred to as the "Premises", for a period commencing on the **01 day of AUGUST, 2026** or the date Landlord tenders possession of the Premises to Tenant, and ending on the **31ST day of JULY 2027**, at an annual rental of **\$28,200.00 (TWENTY EIGHT THOUSAND TWO HUNDRED DOLLARS)** payable in equal monthly installments of **\$2,350.00 (TWO THOUSAND THREE HUNDRED FIFTY DOLLARS)**, in advance, without notice, deduction, setoff, or demand, on the first of each month. Tenant has inspected the Premises prior to the signing of this Lease and found the Premises to be safe, sanitary and suitable for habitation, with all heating plumbing and lighting to be free of any visible defects

Tenant's Initials

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

LANDLORD AND TENANT AGREE THAT:

1. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from Tenant of the sum of **\$2,350.00** paid prior hereto, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of

inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of sale or transfer of the apartment by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of the Landlord

and any attempt to do so shall be void.

The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class, addressed to the Tenant's last known address within forty five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's 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.

2. DELIVERY DATE OF PREMISES: The Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant;

3. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.

4. BANK RETURNED CHECKS: Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord THIRTY-FIVE (\$35.00) DOLLARS for each such bank returned check, however, the landlord has the option to terminate the privilege of accepting personal checks.

5. DEFINITION OF RENT: All payments from Tenant to Landlord required under the terms of this Lease, including, but not limited to, Court costs, shall be deemed rent.

6. ADMINISTRATIVE AND ATTORNEY FEES: In the event Tenant, Tenant's family, agents, employees or guests violate any term or provision of this Lease (other than Section 30), or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount often percent (10%) of Tenant's then current monthly rental, to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenants shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord, shall not be less than fifteen percent (15%) of said judgment.

7. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the

covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlords shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

8. ALTERATIONS: Any alterations, additions or improvements of a permanent nature which may be made to the Premises shall be the property of the Landlord and shall remain with the Premises.

9. COMPLIANCE WITH RULES AND REGULATIONS: The Tenant, Tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.

10. LEASE VIOLATIONS: If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in the Landlord's notice. Under such circumstances, The Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises

should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant shall also be liable for any reasonable cost incurred by Landlord in scheduling or effecting a Court ordered eviction of Tenant.

11. INTERRUPTION OF SERVICE: The Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

12. RIGHT OF ENTRY: Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or

elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants, purchasers, appraisers, surveyors, inspectors, and insurance company representatives without being liable to prosecution therefore, or damages by reason thereof.

13. RE-ENTRY OF PREMISES: In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlords shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the tenant has vacated.

14. ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Premises.

15. REPAIRS: Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the premises, is due to the Tenant, Tenant's family, guests, agents or employees. Tenant shall immediately notify the Landlord of any defective condition that comes to Tenant's attention. Tenant shall indemnify Landlord for any liability, loss or damage incurred by Landlord as a result of Tenant's failure to notify Landlord of such defective condition.

16. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate and the Tenant shall only be liable for rent to the date of damage.

17. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

18. HEIRS AND ASSIGNS: This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved, in accordance with Section 30 of this Lease.

19. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to **329 S BENTALOU ST, BALTIMORE, MD 21223** or to such other location as landlord shall designate to tenant. All notices from Landlord to Tenant shall be

delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

20. AGENCY: If any employee of Landlord's at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

21. SUBORDINATION OF LEASE: This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate, also, to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises are hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the Tenant of such successor in interest.

22. ENTIRE AGREEMENT: This Lease contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

23. SEVERABILITY: If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

24. UTILITIES: Tenant shall continuously maintain, in Tenant's name, gas, electricity and/or oil service (as may be applicable) for the Premises. Charges for utilities used or consumed in the Premises during the term of this Lease, and any renewal or extension thereof, shall be paid as follows:

UTILITY LANDLORD RESPONSIBILITY TENANT RESPONSIBILITY

ELECTRICITY tenant ☐ GAS tenant ☐ HEAT tenant ☐ HOT WATER X ☐ COLD

WATER LANDLORD ☐ SEWAGE X ☐ TRASH REMOVAL ☒ X

For those utilities, the cost of which is the Tenant's Responsibility, the Tenant shall promptly pay all charges for their use of consumption in the Premises, together with all taxes, levies or other charges on such utilities. If Tenant shall fail to promptly pay, when due, any such charges, taxes or levies, the Landlord, at its option, may pay same for Tenant's account, in which event Tenant shall immediately, as additional rent and collectible in court, reimburse Landlord therefore with interest.

If the premises are oil heated, Tenant agrees to buy heating oil for heat and not use lower grade heating oil which may clog the feedlines, burner or furnace. After Initial Priming of the burner by Landlord, Tenant agrees to pay to Landlord the cost of priming the burner if the tank runs dry, as

well as the cost of repairs due to the use of lower grade heating oil.

LANDLORD AGREES THAT:

25. CONDITION OF PREMISES: The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

26. EXISTING DAMAGES: Upon written request of Tenant (sent in accord with Section 19 of this Agreement) within fifteen (15) days of occupancy, Tenant shall have the right to have the Premises inspected by the Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

27. LEAD PAINT NOTIFICATION: Houses built before 1978 may contain lead-based paint applied on or before that date. The Tenant(s) acknowledge receiving a copy of the "Notice of Tenant's Rights" produced by the Maryland Department of the Environment, a copy of "Protect Your Family From Lead In Your Home" produced by the United States Environmental Protection Agency and a copy of "Maryland Department of the Environment, Lead Paint Risk Reduction Inspection Certificate # . The premises rented by the tenant may be a part of an older structure constructed before 1978. If so, the premises you are renting may contain lead-paint. The landlord does not know if there is lead-based paint on the premises, but the tenant is hereby advised of that possibility. (The Tenant is referred to the separate form "Disclosure of Information of Lead-Based Paint and/or Lead-Based Paint Hazards given to the Tenant at the commencement of the tenancy or after, which may contain more up-to-date information regarding the presence of lead-based paint and/or lead-based paint hazards.) The Tenant acknowledges that there is no chipping, flaking, loose or peeling paint, plaster or loose wallpaper in or on the premises. The Tenant agrees to follow the procedures set forth in the attached "Notice of Tenant's Rights" produced by the Maryland Department of the Environment and by this Lease to inspect the Premises and notify the Landlord promptly when discovering chipping, flaking, loose or peeling paint, plaster or loose wallpaper in or the Premise.

TENANT AGREES THAT:

28. PAYMENT OF RENT: Tenant shall pay the rent by **Zelle Or cash.**

ZELLE:

Mailing address:

Should Landlord employ an Agent to institute proceedings for rent and / or repossession of the premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, Tenant shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

29. LATE CHARGE: Tenant will pay, as additional rent, a charge of five (5%) percent of the monthly rental as a late charge in the event that Tenant shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent for a period of four (4) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's

Right to institute proceedings for rent, damages and/or repossession of the Premises For non-payment of any installment of rent.

30. ASSIGNMENT & SUBLETTING: Tenant will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the following persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the premises to be used for any purpose other than that of a private dwelling:

NAME DATE OF BIRTH SEX RELATIONSHIP

CARLOS MACHADO VILLALOBOS

CRISTIAN MACHADO VILLALOBOS

JACOB MACHADO VILLALOBOS

The Tenant, Tenant's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlords. Tenants will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

32. ILLEGAL DRUGS: If Tenant, Tenant's family, employees, agents and/or guests, engage in, 8

permit or facilitate any drug-related criminal activity on or about the Premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. 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 and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in Article 27, Section 279 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.

33. ALTERATIONS TO PREMISES: Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises.

34. SURRENDER OF PREMISES: If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding tenant against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

35. WAIVER OF BREACH: Receipt by the Landlord of rent with knowledge of the violation of

any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

36. INDEMNIFICATION: Tenant agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or of the family, guests, agents or employees of the Tenant.

37. LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other tenants shall not be deemed negligence, etc. on the part of the Landlord.

Tenant shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

38. TENANT HOLDING OVER: If Tenant shall continue to occupy the Premises after the

expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Tenant holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 19 of the Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Tenant is in possession of the Premises, all of the obligations of the Tenant and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

39. CONDEMNATION: In the event the Premises, or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances the landlord shall be entitled to receive the entire award in the condemnation proceeding.

40. INSURANCE: During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renters form homeowners insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$300,000.00 each occurrence and \$5,000.00 in medical payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis. _____

Tenant's Initials

41. TENANT INDEMNIFICATION: Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or

damage to property (including the Premises) where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

42. PREJUDGMENT INTEREST: If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

43. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

44. SMOKE DETECTOR: Landlord has installed one or more smoke detectors in the Premises and that said detector(s) is in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to remove, obstruct, tamper with or render inoperative said detector(s) or otherwise permit the detector(s) to be removed, obstructed, tampered with or rendered inoperative for any reason whatsoever. Tenant further agrees to test the detector(s) periodically and to maintain, repair or replace said smoke detector(s). Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s), or failure to operate due to removal of batteries.

45. ENVIRONMENTAL CONTROL: Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of the Tenant or the Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord.

45. SNOW REMOVAL AND LAWN CARE: If all or a portion of the Premises is located on the first floor of the building containing the Premises, Tenant shall keep all shrubs trimmed, the grass cut and shall keep and maintain any public sidewalk or driveway adjoining the Premises, in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice. [REDACTED]

Tenant's Initials

RULES AND REGULATIONS

TENANT AGREES NOT TO:

1. PETS: Keep any pets in or about the premises _____

Tenant's Initials

2. APPLIANCES: Install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises, without first notifying the landlord.

3. FURNITURE: Keep any water-containing furniture in the premises (such as waterbeds).

4. WALLS AND WOODWORK: Drive nails into the woodwork or walls of the premises.

5. WALLPAPER, PAINT AND MIRRORS: Apply contact paper, wallpaper or mirrors or other wall coverings to the Premises and will not change the type or color of paint within the Premises from that utilized by the Landlord. Or the scraping or preparation of walls, ceilings, woodwork, doors or any trim.

6. PORTABLE HEATERS: Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.

7. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord \$395.00 for reimbursement of the cost of changing or re-keying the locks.

8. APPLIANCES & UTILITIES OBSTRUCTIONS: Misuse or overload appliances or utilities furnished by the Landlord.

9. OBSTRUCTION: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.

10. ADVERTISING: Display any advertisement, sign, or notice, inside or outside the Premises.

11. WIRES AND ANTENNAS/SATELLITE DISHES: Tenant may not install any wire, cable, antenna, or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after prior written notification to Landlord. Tenant acknowledges that Tenant may not install any such wire, cable

antenna or satellite dish on the windowsills, outside walls or roof of the building.

12. FIRE RISK: Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.

13. LITTER: Litter or obstruct the grounds.

14. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.

15. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

16. WINDOWSILLS: Place anything on the outer edges of the sills of windows.

17. CHARCOAL GRILL: Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.

18. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children.

19. REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.

20. AUTOMOBILES: Use water to wash automobiles.

TENANT AGREES TO:

21. GARBAGE & RUBBISH: Place Tenant's garbage and rubbish for disposal only as Landlord directs.

22. STORAGE AREAS: Only utilize such storage areas, if any, which are assigned to Tenant and shall allow Landlord to enter any storage area improperly utilized by Tenant and to remove the contents thereof and to dispose of or store the same at the expense and risk of Tenant. Tenant will provide a lock for the storage area utilized by Tenant.

23. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.

24. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

25. CARPETING: Install carpeting, with pad underneath, to cover at least eighty (80%) percent of the floorspace in each room which contains wooden floors. (Unless carpeting has already been installed by the landlord).

26. DRAPERIES: Only use draperies and window shades which present a white exterior coloration.

27. PAINT: Notify Landlord, pursuant to Section 19 of this Lease, of any flaking or chipping paint found either on the inside or the outside of the Premises.

29. Complete a tenant Estoppel Certificate within 5 days upon request, if required from the owner.

The tenancy created under this Lease shall continue from month to month after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Tenant or Tenant mails to Landlord written notice (sent in accord with Section No. 19 of this Lease Agreement), at least two (2) months prior to the expiration of the then existing term, of said Landlord's or Tenant's intention not to renew this Lease. If the Landlord mails a notice to the Tenant of its intention to terminate the then existing Lease term, and in said notice offers the Tenant a new Lease term pursuant to the terms and conditions therein contained, and if the Tenant does not otherwise notify the Landlord (in accord with Section 19 of the Lease Agreement) within (30) days of the mailing of the Landlord's notice of the Tenant's intent not to renew the Lease, the Tenant shall be considered as Tenant under the terms and conditions specified in the Landlord's notice. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

IN WITNESS WHEREOF the parties hereto have executed this Lease Agreement the day and year first above written.

Landlord _____

 (SEAL)* Tenant

   (SEAL)* Tenant

Tenant's Initials