

THIS LEASE AGREEMENT, Made this 18th day of August, 2023, by and between Sylvia Rickett - Halama & Renee Vick, hereinafter called "Landlord," and Michael Sancom, hereinafter called "Tenant."

PREMISES

The Landlord hereby leases to the Tenant and the Tenant leases from the Landlord, the premises known as: Apartment No. at 911 Stiles St., Baltimore, MD 21202 Maryland, on the following terms and conditions:

TERM

Initials:

1. The term shall be for a period of one (1) year commencing on the 22 day of August 2023, 19, and ending on the day of 19, and Tenant may peaceably and quietly enter the premises when the term begins; provided, however, that in the event of a delay in delivery of possession, the rent shall be abated until possession is given, and in such event, the term shall commence on the first day of the month following the date of occupancy, unless such occupancy shall be given on the first day of the month, in which case the term shall commence on the day possession is given.

RENTAL

Initials:

2. A. The rent shall be One thousand seven hundred and 00/100 Dollars (\$ 1700.00) for the one year term of this Lease, payable in installments of One thousand seven hundred and 00/100 Dollars (\$ 1700.00) per month in advance, at the office of the Landlord or as designated, without any deductions whatsoever, and without demand, on the first day of each month. In the event the Tenant takes occupancy on a day other than the first day of a month, the Tenant, nevertheless, shall pay a full month's rent before occupancy and then on the first day of the calendar month immediately following the month in which the Tenant took occupancy, the Tenant shall pay to Landlord the fractional part of a month's rent which, together with the month's rental previously paid, shall be equal to the amount due for the fractional part of the month at the beginning of the term, and the first full calendar month. Landlord may, at its option, bill for said fractional period of a month in arrears.

Initials:

B. Tenant shall pay, in addition to the rent herein provided, the sum of Dollars (\$) for each month in Paragraph 2. A. the sum of Dollars (\$) for each month in Paragraph 2. A.

PETS

3. No pets or any kind will be kept or harbored in or about the premises without the written consent of the Landlord.

LATE CHARGE AND BAD CHECKS

Initials:

4. In addition to Landlord's other rights whether conferred by other provisions of this Lease or by applicable law, Tenant hereby agrees to pay as additional rent, an amount equal to five per cent (5%) of the monthly rent herein reserved, any time Tenant fails to pay rent by the fifth (5th) of the month in which due. Tenant also agrees to pay an amount equal to five per cent (5%) of the monthly rent herein reserved for each and every one of his checks returned not paid by the bank, and for each and every time so returned; and the Landlord may, at its option, terminate Tenant's right to pay rent by personal check and may require payment by money order or cashier's check.

SECURITY DEPOSIT AND CONDITION OF PREMISES

Initials:

5. It is further understood and agreed that Tenant has deposited with Landlord a security deposit in the amount of One thousand seven hundred and 00/100 Dollars (\$ 1700.00), receipt of which is hereby acknowledged, to be held by Landlord in an escrow account in accordance with the applicable provisions of the Annotated Code of Maryland; and which, at the termination of the tenancy hereunder, for whatever cause, Landlord may retain and apply, as required, as full or partial payment for any unpaid rent, damages due to breach of lease, or damage to the demised premises by Tenant, his family, agents, employees or social guests other than such as may be caused by ordinary wear and tear. That portion of said security deposit (together with any interest due thereon as required by the Annotated Code of Maryland) not so retained and applied shall be refunded to Tenant after Tenant has vacated premises and after inspection as hereinafter provided. THE SECURITY DEPOSIT MAY NOT BE APPLIED BY THE TENANT AGAINST THE FINAL RENT PAYMENT. Tenant shall be liable for unpaid rent and damages if they exceed the amount of the security deposit. If the Tenant notifies the Landlord by certified mail of Tenant's intention to move, the date of moving and his new address, the Tenant shall have the right to be present when the Landlord or its agent inspects the leased premises in order to determine if any damage was done to the premises, as aforesaid. The notice of intention to move which the Tenant is required to furnish shall be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, Landlord shall notify Tenant by certified mail of the time and date when the premises are to be inspected. Date of inspection shall occur within five (5) days before or five (5) days after the date of moving, as designated in Tenant's notice. Tenant shall have no right to be present for the inspection unless the aforesaid notice has been given and in any event, if an inspection is held by the Landlord or its agent with or without the presence of the Tenant, the determination of the Landlord as to the damages shall be conclusive. Nothing in this paragraph shall be construed to permit Tenant to vacate the premises and/or be relieved of the obligation of the Lease prior to the termination of the then current term.

The Landlord covenants that at the commencement of the term, the leased premises shall be made available in a condition permitting habitation with reasonable safety, and the Tenant hereby acknowledges the fact that the premises were delivered in such condition. Tenant agrees that no other representation as to the condition of the premises has been made and no promise has been made to decorate, alter, repair or improve the premises unless otherwise specified in writing. Upon written request from the Tenant within fifteen (15) days of occupancy, the Landlord will provide a written list of damages existing at the time of occupancy.

UTILITIES

Initials:

6. A. Tenant agrees to pay all charges directly to the utility companies involved for telephone service, electricity and other utility service not specifically designated in this Lease as being furnished by Landlord, when and as they become due, and to make all necessary deposits with the utility companies supplying these services. If Tenant fails to pay these charges when due, Landlord reserves the right, but has no obligation, to make such payments and Tenant will reimburse Landlord therefor as additional rent. Tenant agrees to open an account with the appropriate utility companies in Tenant's name, prior to date of occupancy.

(B) Landlord will furnish, without additional charge, except as hereinabove provided in Paragraph 2. B., and subject to the provisions of Paragraph 24, cold water, lighting of common areas and trash removal from assigned areas.

USE AND CARE OF PREMISES AND SURRENDER OF PREMISES

7. A. Tenant agrees to use the premises as a dwelling and for no other purpose whatsoever. The Tenant also understands and agrees to keep the premises, together with the fixtures therein, in a clean, sightly and sanitary condition and free of vermin and rodents. The Tenant shall give the Landlord prompt notice of any defects in or accidents to the water or steam pipes, electric wiring, heating apparatus or any other part of said leased premises in order that the same may be repaired with due diligence. Tenant shall pay for all repairs to the premises and other equipment and installations therein and to all other parts of Landlord's property which are necessitated by any act or lack of due care on the part of Tenant, members of his family, his visitors, agents or employees; and the cost of such repairs shall be considered as additional rent.

B. Upon termination of this Lease by expiration of the term or otherwise, Tenant will surrender possession of the premises in as good condition and repair as when received, ordinary wear and tear excepted, and deliver all keys and other things belonging to Landlord to Landlord's rental office. There shall be a charge of Three Dollars (\$3.00) for each key unreturned.