

RESIDENTIAL DWELLING LEASE

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE

OWNER/LANDLORD CITY LIFE HISTORIC PROPERTIES LLCTENANT(S) MARINA BETTER, CAITLIN FULLER, MORGAN FULLERLEASED PROPERTY ADDRESS (THE PROPERTY) 701 N MADEIRA STREET 1ST FLOOR., BALTIMORE, MD 21205DATE OF LEASE OFFER: AUGUST 26, 2026

1. INITIAL LEASE TERM: Owner leases to Tenant and Tenant leases from Owner the Property for the term of ONE year commencing on the 1ST day of SEPTEMBER 2026 (mo./yr.) and ending on 31ST of AUGUST 2027 (mo./yr.) (the "Initial Term") due and payable in equal monthly installments of ONE THOUSAND FIVE HUNDRED Dollars (\$ 1,500), in advance, on the FIRST DAY OF EACH MONTH.

2. RENEWAL OF LEASE TERMS:

YEAR-TO-YEAR: This Lease shall continue in force from year to year after the expiration of the Initial Term. At the end of the Initial Term, should the lease be renewed, the rent will increase 4% annually. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to end of the initial or renewal term.

3. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit is required as a condition of this Lease. Upon payment of the security deposit by Tenant to Owner, Owner will provide a receipt containing the security deposit provisions required by law. Security deposit in the amount of \$1,500 is due at the signing of the lease.

Security Deposit Amount: ONE THOUSAND FIVE HUNDRED Dollars (\$ 1,500)

4. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid more than five (05) days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by Owner from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a Fifty Dollar (\$35.00) charge to Owner as additional rent.

5. OWNER LEGAL RIGHTS: If Tenant shall fail to pay the rent or any additional rent as herein provided, within fifteen (15) days of the date when due or if Tenant shall breach any other term, covenant or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application: owner may (i) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (ii) bring summary ejectment proceedings to evict Tenant; or (iii) pursue any and all other remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.

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

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

8. INSTALLATION OF SMOKE DETECTORS: (a) Tenant acknowledges Owner's responsibility to equip the Property with approved smoke detectors in accordance with the provisions of Article 38A, §2A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and Tenant assumes all liability therefore Tenant shall indemnify and hold Owner harmless from all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector. (b) The following is applicable only if the Property is in Baltimore County: Tenant specifically acknowledges that Owner has installed one (1) detector in the Property as required by §5-12.1 of the Baltimore County Code. Tenant further acknowledges said detector is in good condition and proper working order as of the date of this Lease. Tenants agree not to obstruct or tamper with any detector or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or

replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.

9. TENANT'S USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by Tenant, and no existing lock(s) shall be changed by Tenant without the Owner's prior written consent. One (1) key will be furnished to the Tenant and any additional keys required will be made by tenant. All keys will be returned by Tenant to Owner upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

10. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenants shall not in any way obstruct any public sidewalk nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

11. OWNER/TENANT LIABILITY: Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee or family member of Tenant. Owner shall not be deemed a bailee as to any goods or chattels placed on, in or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in or about the Property, and to maintain adequate personal liability insurance. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease should be construed to indemnify Owner, or to hold Owner harmless, or to exonerate Owner from any liability to Tenant, or to another person, for any injury, loss, damage or liability arising from any omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Tenant's exclusive control.

12. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold Owner harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee or family member of Tenant.

13. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Owner and/or Owner's agents and employees shall have the right to enter the Property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of sixty (60) days prior to the expiration of the Initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be permitted by law.

14. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. No trash, obsolete furniture or any items are allowed to be left in the backyard or in front of the property. Any fines will be the sole responsibility of the tenant(s).

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

16. TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE: Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Owner, which consent may be withheld in the Owner's sole and absolute discretion. Any assignment or subletting without Owner's prior written consent shall be null and void and of no effect. Owner may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder. Should tenant vacate the property prior to the lease term, in violation of the lease agreement, tenant shall be held responsible for payment of entire lease term and will forfeit the entire security deposit.

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

18. TENANT'S AND OWNERS RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT: If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant waives all claims against Owner and condemner by reason of the complete or partial taking of the Property and all damages awarded as a result of any

condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

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

20. **TENANT'S RESTRICTIONS CONCERNING VEHICLE PARKING:** Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community, rules, regulations and restrictions.

21. **TENANT RESTRICTIONS CONCERNING TRASH:** All garbage and trash must be placed in **secure trash cans** to be left in designated pickup locations no earlier than the evening before scheduled pickup. Any fines incurred from trash left in the yard, in front of the house or on the side of the house shall be the sole responsibility of the tenant(s).

22. **TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED:** In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from, any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.

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

24. **OWNER'S RIGHTS TO RE-RENT THE PROPERTY:** If the Property becomes vacant because of the exercise by Owner of Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. In addition, Tenant will forfeit entire security deposit. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.

25. **TENANT RESPONSIBLE FOR ADDITIONAL RENT:** Tenant agrees to pay as additional rent (i) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of this Lease, (ii) any and all damages, costs and/or expenses which the Owner may suffer or incur by reason of any default under this Lease by Tenant; and (iii) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non-payment of rent under this Lease.

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

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

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

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

30. **TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY:** Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep all lawns neat, mowed and all hedges, flower beds and shrubbery in good order; to promptly remove snow, ice and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restriction applicable to Tenant's use of the Property. Tenants and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors. And Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal or immoral purposes, nor use, permit or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold or distributed within, on or from the Property. Tenant, and or any

agent, employee, invitee or family member Tenant will not engage in criminal activity, including drug related criminal activity on or near property premises. Drug related criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802)). VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL CONTRACT AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. Tenant shall indemnify and save Owner harmless from (1) any and all liability, loss, cost, damage or expense arising out of any, violation by Tenant of such laws, codes, ordinances, rules or regulations; (2) any violation or non-performance by the Tenant of any of the covenants contained herein; or (3) any other act or omission of Tenant, other residents of the Property, or Tenant's agents employees, invitees or family members. All electrical, heating, air-conditioning, mechanical and plumbing equipment and facilities shall be used for their intended purposes only.

31. TENANT'S RESTRICTIONS FOR CHANGES TO THE PROPERTY: Tenant shall not make any alterations, additional or improvements, including painting or electrical work, to the Property without first obtaining Owner's written consent.

32. TENANT AND OWNER MAY MEDIATE DISPUTES: In the event a dispute between Owner and Tenant arises out of or from this Lease, Owner and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through the local board/association of REALTORS, the Maryland Association of REALTORS, or through such other mediator or mediation service as may be mutually agreed upon by Tenant and Owner in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both Tenant and Owner. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does not desire to do so. A resolution of a dispute through mediation is not binding upon the parties, unless the parties voluntarily enter into a binding written agreement resolving the dispute.

33. INCLUSIONS/EXCLUSIONS: Included in the 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:

CHECK INCLUDED ITEMS			
X Stove or Range	☐ Dishwasher	☐ Ceiling Fan(s) # <u>3</u>	☐ Alarm System
☐ Cook top	☐ Freezer	X Clothes Washer	☐ Intercom
☐ Wall Oven(s) # _____	☐ Window Fan(s) # _____	X Clothes Dryer	☐ Storage Shed(s) # _____
X Refrigerator(s) # <u>1</u>	☐ Fireplace Screen/Doors	☐ Furnace Humidifier	☐ Garage Opener(s) # _____
☐ w/Ice Maker	☐ Pool, Equip. & Cover	☐ Electronic Air Filter	☐ w/Remote(s) # _____
X Microwave	☐ Hot Tub, Equip. & Cover	☐ Water Filter	☐ Playground Equip.
☐ Trash Compactor	☐ Screens	☐ Water Softener	☐ Wood Stove
x Exist. w/w Carpet	☐ Storm Doors	☐ Draperies/Curtains	☐ T.V., Antenna
☐ Food Disposer	☐ Storm Windows	☐ Drapery/Curtain Rods	☐ Satellite Dish
X Exhaust Fan(s)	☐ Window A/C Unit(s) # _____	☐ Shades/Blinds	☐ Central Vacuum
☐ Lawn Mower(s) # _____	X Carbon Monoxide Detector(s)		

Additional Inclusions: _____

Exclusions: _____

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

UTILITY	FURNISHED AT COST OF:	UTILITY	FURNISHED AT COST OF:
a. Heating Fuel	☐ Owner X Tenant	e. Cold Water/Sewer	☐ Owner X Tenant
b. Cooking Fuel	☐ Owner X Tenant	f. Cable TV	☐ Owner X Tenant
c. Electricity	☐ Owner X Tenant	g. Security System	☐ Owner X Tenant
d. Heating of Water	☐ Owner X Tenant	h. Computer Services	☐ Owner X Tenant
		i. Water	☐ Owner X Tenant

35. MAINTENANCE AND REPAIRS: (a) Owner shall maintain, and/or repair, replace (if necessary, in Owner's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements and related services if the need for such repairs, replacements and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees or family members. Tenant agrees to promptly notify Owner of any condition that is the obligation of Owner to repair or replace. Tenants agree to promptly notify owner of any water damages, if tenant does not notify owner in a timely manner, they will be responsible for the damages and repairs.

(b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be

payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such costs as Owner has for the non-payment of rent under this Lease. Tenant shall furnish the HVAC system filters and electric light bulbs at Tenant's expense.

(d) (c) If the Property is part of a multi-unit building, Tenant shall also be liable to Owner for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents at the Property, or Tenant's agents, servants, employees, invitees or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by the Tenant to Owner on demand. Owner shall have the same remedies for collection of such costs as Owner has for the non-payment of rent under this Lease

36. TENANT'S RESTRICTIONS CONCERNING PETS: NO PETS ON THE PROPERTY.

37. **TENANT'S AND OWNER'S DELIVERY OF NOTICES:** All notices required to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within forty-five (45) days after the termination of this Lease. Tenants are required to provide their forwarding addresses, phone numbers and email.

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

Landlord/Property Manager Name ANNE RIGGLE

Address 2809 BOSTON STREET, BALTIMORE, MD 21224

Phone 410-419-5426

38. AGENTS OF OWNER AND TENANT: Owner and Tenant each confirm that disclosure of the agency relationships as described in this Lease conforms with the agency relationships previously agreed upon in writing.

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

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

Age Classification of Property: Owner represents and warrants to Tenant(s), broker(s), broker(s) agents and subagents, intending that they rely upon such warranty and representation, that ***(initial all that apply)***:

The Federal Program

_____ the Property was built during or after 1978; the Federal Program does not apply. _____

X	the Property was built before 1978; the Federal Program applies.
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The Maryland Program

_____ the Property was built prior to 1950, the Maryland Program applies fully. _____

X	the Property was built after 1949 but before 1979, the Maryland Program applies at Owner's option.
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Age Classification Unknown

_____. Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

If the Property was built prior to 1978, or if the Owner is uncertain as to date Property was built, this Lease is not enforceable by either party unless the Federally required lead-based paint addendum has been executed by all parties to this lease.

40. **TENANT ACCEPTS PROPERTY:** Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below.

41. "TIME IS OF THE ESSENCE" SHALL APPLY TO THIS LEASE.

42. ADDITIONAL PROVISIONS: _____

43. ADDENDUM (S) ATTACHED CONCERNING _____

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Signed by: Marina Better	8/26/2026	Signed by: 	8/26/2026
Tenant	Date	Tenant	Date
Signed by: Caitlin Fuller	8/26/2026		
Tenant	Date	Tenant	Date
Signed by: Anne Rizzle	8/26/2026		
Landlord	Date	Owner/Authorized Representative	Date

For Convenience of Owner and Tenant a SECURITY DEPOSIT RECEIPT is printed on the next page

This form of lease is applicable for Baltimore City, Baltimore County, Carroll County, Harford County and Howard County, and may be used throughout the state of Maryland and other counties with the addition of any local addendums as may be required.

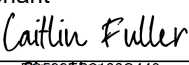
SECURITY DEPOSIT RECEIPTDATE OF LEASE OFFER AUGUST 26, 2026OWNER/LANDLORD CITY LIFE HISTORIC PROPERTIES LLCTENANT(S) MARINA BETTER, CAITLIN FULLER, MORGAN FULLERLEASED PROPERTY ADDRESS ("THE "PROPERTY") 701 N MADEIRA STREET 1ST FLOOR, BALTIMORE, MD 21205

The undersigned Owner and Tenant have entered into a Lease dated the 26TH day of AUGUST 2026 for the rental of the above-referenced Leased Property ("Property") and Owner hereby acknowledges having received from Tenant the sum of ONE THOUSAND FIVE HUNDRED Dollars (\$ 1,500) as a security deposit in connection with the Lease, to protect Owner against non-payment of rent, damage due to breach of the Lease, including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner, and for damages to the Property caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit shall not exceed the equivalent of two (2) months rent, or \$50.00, whichever is greater, per dwelling unit leased under the Lease.

The aforesaid security deposit will be deposited by Owner in a Maryland banking or savings institution, within thirty (30) days of its receipt, in an interest-bearing account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, Owner shall return the security deposit to Tenant, together with simple interest which has accrued at the current rate of interest being received per annum, less any damages rightfully withheld. Interest as aforesaid shall be payable only on security deposits of \$50.00 or more and shall accrue at six-month intervals from the day Tenant gives the security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as set forth in the foregoing receipt, Owner, within thirty (30) days after termination of the tenancy, shall furnish, by first class mail directed to Tenant's last known address, a written list of damages claimed, together with a statement of the cost actually incurred. Because Tenant has been required to pay a security deposit in connection with the Lease, Tenant, upon written request to Owner, made within fifteen (15) days of Tenant's occupancy of the Property, may receive from Owner a written list of all existing damages.

Tenant has the right to be present when Owner or Owner's agents inspects the Property in order to determine if any damage was done to the Property, if the Tenant notifies the Owner by certified mail of Tenant's intention to move, the date of moving and Tenant's new address, such notice from Tenant must be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of such notice, Owner shall notify Tenant by mail of the time and date when the Property 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 notice from Tenant to Owner. Owner need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. The Owner then, within thirty (30) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail. Tenant hereby acknowledges that a copy of the foregoing Receipt for Security Deposit was delivered by Owner to Tenant.

Signed by:		Signed by:	
	8/26/2026		8/26/2026
EBF59998963041A...	Date	5668F0610BB34AF...	Date
Tenant		Tenant	
	8/26/2026		
8100C448...	Date		
Tenant		Tenant	
	8/26/2026		
815AD0A89355400...	Date		
Landlord			

This form is applicable for Baltimore City, Baltimore County, Carroll County, Harford County and Howard County, and may be used throughout the state of Maryland and other counties with the addition of any local addendums as may be required.

Addendum #1
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessor (Landlord) must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (Tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure (Check (1) or (2) below):

- (1) ☐ Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the housing (explain):

- (2) ☒ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. The property is certified Lead Free.

Records and reports available to the Tenant (check one below):

- (1) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- (2) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgement

Tenant states that Tenant has received any records and reports listed under Landlord's Disclosures above.
Tenant acknowledges that Tenant has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME**.

Agent's Acknowledgement

If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and that the Agent is aware of Agent's duty to ensure compliance with the requirements of federal laws and regulations.

Certification of Accuracy

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

Signed by:		Signed by:	
	8/26/2026		8/26/2026
Landlord	Date	Tenant	Date
EC339EB0100C448...		EC339EB0100C448...	
Agent	Date		8/26/2026
		Tenant	Date
		EC339EB0100C448...	
Tenant	Date		8/26/2026
		Tenant	Date
		566AF0610BB34AF...	

Addendum #2

These terms are part of the residential dwelling lease

LEASE TERMS

If I damage the appliances, doors, deck, floors, etc., I understand that I am responsible for all costs to repair or replace these items.

The home has been inspected and approved by my roommates and me prior to moving in and is in EXCELLENT condition. I will leave it in the same condition upon my departure.

The premises have been professionally exterminated prior to tenant possession. Tenants are responsible for all extermination of any insects, rodents or other pests. Tenants are advised to maintain quarterly professional pest control maintenance.

I agree that all draperies, blinds and other window coverings hung, displayed or installed will be manufactured for purposes of serving as window coverings, and I will not use sheets, towels, bedspreads or aluminum foil as window coverings.

No tenant or visitors shall at any time bring into or keep in the property any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

Only the people stated in the lease will occupy the premise. Landlord must be notified of any changes and approve them prior to anyone moving into the property.

The landlord has building liability insurance, but this does not cover any of the tenant's personal property. Tenant must purchase renter's insurance and provide confirmation to landlord.

I agree to be a Good Neighbor and to honor the rights of renting this property and being involved in this community. I will be respectful of my neighbors and their property.

For more than one renter, I am the one responsible to represent the roommates: MARINA BETTER I will see that the home is kept in excellent condition and collect and send the rent as per the lease agreement. I will write the check for the total amount of the security deposit and will be the party to whom the security deposit refund is sent.

After the end of ONE year lease, should the lease be renewed, the rent will increase by 4% annually. A lease extension contract will be signed with term and rent updated.

I have read, understand and acknowledge the above conditions of renting this property.

Signed by:		Signed by:	
<u>Marina Better</u>	<u>8/26/2026</u>	<u>Anne Rizzle</u>	<u>8/26/2026</u>
50F5308896041A...		015AD0A89355400...	
Tenant	Date	Landlord	
Signed by:			
<u>Caitlin Fuller</u>	<u>8/26/2026</u>		
EC530EB6100C440...			
Tenant	Date		
Signed by:			
<u>[Signature]</u>	<u>8/26/2026</u>		
5068F0610BB34AF...			
Tenant	Date		

Addendum #3

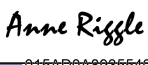
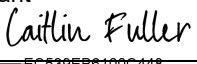
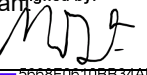
These terms are part of the Residential Dwelling Lease

SECURITY DEPOSIT AGREEMENT

1. Management has discussed and I/we agree that in order to receive the full security deposit the provisions listed below and contained in this lease must be met.
2. Undersigned agrees that this security deposit may not be applied as rent, and that the full monthly rent will be paid on time every month including the last month of occupancy.

RELEASE OF SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS:

1. Notice of intention to vacate property has been submitted in writing to management 60 days prior to lease expiration (or according to lease, if different).
2. Entire property including range, refrigerator, exhaust fan, cabinets, kitchen, bathroom(s) and closets is cleaned and all debris removed.
3. Cleaning fees per appliance or room will be deducted from security deposit.
4. No stickers, scratches or holes in walls. All burned out light bulbs are replaced. Smoke detectors are working.
5. No indentations or scratches in wood or resilient flooring caused by furniture or appliances. No broken tiles.
6. No unpaid late charges or delinquent rents.
7. All keys were returned. No changes of locks without permission of Landlord.
8. All debris and rubbish placed outside in properly sealed metal containers. Only trash is to be left outside, no furniture, appliances, etc. All discarded furniture and tenant belongings must be removed from the property. Any fines associated with discarded items will be deducted from the security deposit.
9. Forwarding address, phone number and email left with management.
10. Tenant must not have repainted any part of the property except for approved painting.
11. The costs for cleaning and repairs, and delinquent payments will be deducted from security deposit if the above provisions are not complied with. The security deposit will be returned by a check made payable to the Responsible Tenant Contact sent to their forwarding address.
12. Lessee will be responsible for any repairs due to his or her negligence of the property.

Signed by:		Signed by:	
	8/26/2026		8/26/2026
Tenant	Date	Landlord	Date
Signed by:		Signed by:	
	8/26/2026		
Tenant	Date		
Signed by:		Signed by:	
	8/26/2026		
Tenant	Date		

Addendum #4

These terms are part of the residential dwelling lease

EXPRESSLY PROHIBITED ACTS

No swimming pools, playground equipment, air conditions, electric heaters, washing machines, dryers, outside TV or radio aerials or antennae, or any other apparatus designed to receive or transmit electromagnetic signals with be installed without the prior written consent of the Landlord.

Tenant will not overload the electrical system.

Nothing will be attached to the roof, ceilings, walls or floors, which could, in any manner, cause damage.

Tenants will not in any way obstruct the sidewalks, fire escapes, entries, exits, steps, stairways, landings, hallways, etc. nor permit children to play therein.

Tenants may not disconnect or remove gas stove or refrigerator, or any other appliance if supplied by Landlord, without prior written permission of Landlord.

Tenants agree not to violate any law in using the property, and agree to comply with all health, housing, fire, environmental, and police regulations.

Tenant will not store or permit the storage of any gasoline, kerosene, or other flammable or dangerous liquids or substances on or in the premises.

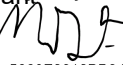
The use of illegal kerosene heaters is forbidden.

Landlord has a **ZERO TOLERANCE POLICY** for the sale, storage, production or possession of illegal drugs on or in the premises.

ILLEGAL DRUGS: If Tenant, Tenant's family, employees, agents and/or guests, engage in, 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, (as amended and/or re-codified from time to time), or to attempt, endeavor or conspire to manufacture, sell distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

NOISE PROVISION: Tenants shall not make or permit any disturbing noises, nor do or permit anything by such people as will interfere with the rights, comfort or convenience of other tenants or neighbors.

I have read, understand and acknowledge the above conditions of renting this property.

Signed by:		Signed by:	
	8/26/2026		8/26/2026
EC539EB6100C448...		015AD0A89355400...	
Tenant	Date	Landlord	
	8/26/2026		
EC539EB6100C448...			
Tenant	Date		
	8/26/2026		
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Tenant	Date		