

Charles Village Realty Group LLC
2203 Fox Hunt Lane, Lutherville, MD 21093
(410) 949-0742

Maryland Residential Lease Agreement

1. Premises

This rental agreement (hereinafter “Lease”), dated 11/23/2025 is executed by and between:
Shivalik Sharma
(hereinafter referred to as “Landlord”) and
Joseph Critelli Cooper Woods Ishan Nair Andrew Lee Ugo Asika
(hereinafter referred to as “Tenant”) who agree jointly and severally to rent
234 E University Pkwy, Baltimore, MD 21218
(hereinafter the “Premises”) on the terms and conditions set forth herein. Occupancy is limited to the Tenants named herein. Each Tenant is jointly and severally liable for the payment of rent and performance if all other terms of this Agreement. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

2. Term

This Lease shall commence on 6/1/2026 and shall expire on 5/31/2027 (the “Expiration”). Written notice of move-out must be given as stipulated in paragraph 9 below.

3. Rent

The monthly “rent” for the term hereof is the sum of \$5,800.00 per month, payable on or before the 1st day of each month of the term. All such payments shall be made on or before the due date and without demand.

4. Proration

In the event that this Lease commences on a date other than the first day of the month, the Rent for the partial month shall be computed based upon a daily rate, which shall be calculated by dividing the monthly rent by the number of days in the applicable month and shall be due upon execution of the Lease. If this Lease commences after the 20th day of the month, payment of the Rent for the partial month together with Rent for the next full month will be required upon execution of the Lease. Notwithstanding any preliminary calculations to the contrary, the Rent due upon execution of the Lease shall be

5. Security Deposit

Tenant agrees to pay Landlord, upon execution hereof, the sum of \$5,800.00 to be held by the Landlord to secure Tenant's performance of this Lease. Tenant agrees that (a) Landlord may apply such portion(s) of the deposit as are reasonably necessary to remedy any default(s) by Tenant including the payment of rent or to repair damage to the Premises caused by Tenant or its invitees or licenses, including reasonable repair or replacement of, without limitation, fixtures, appliances, floors and/or floor coverings, windows, ceiling or walls in or about the Premises or Property. Tenant remains liable for and shall promptly pay Landlord all sums in excess of said deposit required for said repair or replacement purpose; (b) If Landlord applies any portion(s) of such deposit to any such purpose prior to termination of this tenancy, Tenant shall promptly pay Landlord the amount necessary to restore the deposit to the original amount. Tenant agrees that no portion of such deposit shall be a reduction of or offset against rent of any other payment due Landlord from Tenant. Landlord's right to possession of the Premises for Tenant's default of any covenant or term herein shall not be in any manner limited because Landlord holds such deposit or any portion thereof. Upon termination of the tenancy for any reason, if Tenant does not leave the Premises in as good condition as when received by Tenant from Landlord, normal wear and tear excepted, Landlord may apply such portion of the security deposit as may be reasonably necessary to restore the Premises to said condition, including without limitation, final cleaning of floors, carpets, rugs, drapes, curtains, windows, walls, fixtures and appliances. Within sixty (60) days after termination of tenancy and vacation of the Premises, Landlord shall mail to Tenant 's last known address a full and specific statement of the basis for retention of any or all of the deposit, together with payment of any refund due to the Tenant. Upon move-out, Tenant agrees to schedule with the Landlord an inspection of Premises. If Tenant fails to do so, Tenant waives all rights to a joint inspection and any damage caused to the Premises will be determined solely by the Landlord.

6. Late Fee

In the event that any payment required to be paid by Tenant hereunder is not made within five (5) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of 3% of the total rent and \$10.00 accruing daily. Additionally, Tenant shall reimburse Landlord for any bank fees Landlord is charged if Tenant's check is returned from the bank NSF. After the second-time Tenant's check is returned, Tenant must thereafter secure a cashier's check or money order for payment of rent.

7. Utilities

Tenant shall be responsible for arranging for and paying for all utility services required on the Premises as well as any telephone, cable, satellite, and internet service desired. Tenant is hereby required to change service for the Premises into their name no later than fourteen (14) days after the Commencement Date, and make their account active

as of the Commencement Date. If Tenant fails to do so an additional charge of twenty-five percent (25%) of the utility bill will be charged as a Management Fee until Tenant transfers the service to their name.

8. Insurance

Landlord does not maintain insurance to cover Tenant personal property or personal injury. Landlord is not responsible to any Tenant, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/ uninvited guests or vandalism unless otherwise required by law.

Renters insurance is required at \$100,000.00 personal liability minimum. If proof of renter's insurance is not provided to the Landlord before Lease Commencement date, Tenant will not be allowed on the premises.

Tenants are required to have Renter's insurance for losses of personal property, personal liability, medical payments to others, due to theft, fire, water damage, pipe leaks, and the like. Additionally, failure to maintain personal liability insurance is an incurable breach of this Lease and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease or state law.

9. Notice to Vacate or Renew

Unless either Tenant or Landlord notifies the other of termination in writing at least sixty (60) days in advance of the expiration of the original term or any renewal term, this lease will not terminate upon its expiration but will remain in effect on a month-to-month basis subject to all its terms and conditions. If this Lease converts to a month-to-month basis, either party may terminate the tenancy at the end of a month by giving the other party at least sixty (60) days prior written notice of termination. The initial rental for such month-to-month tenancy will be the rent as of the last month of the expiring term unless Landlord has notified Tenant that there will be an increased monthly rent for a month-to-month tenancy by giving Tenant at least sixty (60) days prior written notice of such increase. Increase in monthly rent may also include an additional month-to-month fee over and above the base apartment rental value. If Landlord gives Tenant a notice of rent increase as described in this section, Tenant may then elect to terminate the lease effective on the last day prior to the rent increase by giving Landlord notice of Tenant's election to terminate no later than either (a) sixty (60) days prior to the rent increase or (b) fifteen (15) days after receipt of Landlord's notice of rent increase, whichever date is later. If Tenant vacates the apartment without giving Landlord notice as required under this section, Tenant will be liable for an additional payment at the same rate as the monthly rent for the last month the tenant occupied the apartment, which additional payment shall be considered liquidated damages. Except for extensions on a month-to-month basis as described above in this section, all renewals or extensions of this Lease, must be in a written agreement, signed by both Tenant and Landlord. If

Lease is not being renewed, Tenant grants Landlord the right to inspect and show the apartment to prospective Tenant's during normal business hours the last sixty (60) days of occupancy.

10. Defaults and Remedies

Tenant will be deemed in default under this Lease if Tenant fails to pay monthly Rent or any other charges promptly when due, or if Tenant fails to comply with any of the other terms, conditions or covenants of this Lease or Community Policies, as the same may be reviewed from time to time, or abandons or leaves the Premises vacant before the expiration of this Lease. In the event of any default under this Lease by Landlord, Tenant's remedies will be limited to an action for specific performance; Tenant waives the right to an award for damages in consideration of Landlord's agreement to lease the Premises to Tenant. Upon default by Tenant, Landlord may, at Landlord's sole election, retake possession of the Apartment under applicable Maryland Law. Tenants will remain liable for the balance of the rent and other obligations stated in the Lease. No such repossession by Landlord will be deemed an election to terminate this Lease unless written notice of such intention is given to Tenant.

11. Attorney's Fees

In the event of a breach of contract, should this matter be turned over to an attorney, Tenant will be liable for attorney fees and the reasonable costs of regaining possession. Should either party bring suit to enforce, or for breach of this Lease, the prevailing party will be entitled to recover from the other its reasonable attorney's fees and court costs. Tenant further agrees in addition to rent, to pay collection costs and legal fees if payment is made in response to an eviction notice or demand for possession or rent as a condition for Landlord's agreement to accept the same.

12. Abandonment

"Abandonment" means either (a) the absence of the Tenant from the Premises, without notice to the Landlord for at least seven days while rent for the Premises is outstanding and unpaid for ten days and there is no reasonable evidence other than the presence of the Tenant's personal property that the Tenant is occupying the residence; or (b) the absence of the Tenant for at least five days, if the rent for the Premises is outstanding and unpaid for five days and none of the Tenant's personal property is in the Premises. If Tenant abandons the Premises or vacates the Premises upon the Expiration or termination of this Lease while leaving personal property within the Premises, Tenant specifically and irrevocably waives all title and interest Tenant has to such chattel and grants to Landlord full authority to immediately dispose of same without notice, court order, or accountability.

13. Hold Over

If Tenant fails to deliver all keys and vacate the Premises on or before the date of termination of this Lease provided by Tenant or Landlord's notice under paragraph 9 above, Tenant shall pay for the period of holdover a sum equal to two (2) times the daily rate for the Premises. The daily rate for the Premises shall be calculated by dividing the monthly rent by the number of days in the applicable month.

14. Non-Delivery of Possession

In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.

15. Condition of Premises

Tenant stipulates, represents and warrants that Tenant has examined the Premises, with Landlord or Landlord representative and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.

16. Use of Premises

The Premises shall be used and occupied by Tenant. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of the Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenants shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

17. Maintenance and Repair; Rules

Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good, clean, pest free and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:

1. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
2. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;

3. Not obstruct or cover the windows or doors;
4. Not leave windows or doors in an open position during any inclement weather;
5. Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
6. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
7. Keep all furnace filters clean and free from dirt, including air conditioning filters if applicable;
8. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use the same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, cigarette butts, ashes, grease, oil, paint, hair, adhesive, animal litter, medications or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing blockages shall be borne by Tenant;
9. Ensure that tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
10. Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
11. Deposit all trash, garbage, rubbish or refuse in the locations provided and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements.
12. Not store any items in the back or front yard of the Premises except for patio furniture. Absolutely no other storage is permitted in the yard areas;
13. Keep front and back yards watered, maintained and keep free of storage and debris at tenant's sole responsibility and expense;
14. Not store or repair vehicles on the property;
15. Not permit smoking inside unit or dispose of butts in common areas; and
16. Keep sidewalks and steps in front and back of the unit clear of snow and ice.

18. Alterations and Improvements

Tenants shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of the Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

19. Unlawful use and Disturbances

Tenants shall not make or permit to be made any disturbing noises or do or permit any acts which will unreasonably interfere with the rights, comforts or convenience of other tenants. Tenants shall not play or suffer to be played any musical instrument, radio,

television, or electronic device in the Premises before 7:00 a.m. or after 10:00 p.m. that may disturb other tenants. At all times, Tenant shall keep the volume of any musical instrument, radio, television, or electronic device in the Premises sufficiently reduced so as not to disturb other tenants in the building; and shall not conduct or permit to be conducted vocal or instrumental practice or instruction or operate any power tool or radio transmitter at any time. Tenant shall not harass or disturb any employee or agent of Landlord, any other tenant, any occupant of any other premises, or any invitee or guest of any other tenant; nor shall Tenant permit or allow any occupant of the Premises, or any invitee or guest of Tenant, to engage in any such harassment or disturbance.

20. Rules and Regulations

Tenants and all guests and occupants must comply with any written apartment rules, regulations, and community policies, including instructions for care of our property. Our rules are considered part of the Lease Agreement. We may make reasonable changes to written rules, effective immediately if they are distributed and applicable to all units in the community. Tenant agrees to abide by and be bound by any and all rules and regulations affecting the Premises or common areas appurtenant thereto which may be adopted or promulgated by the management company having control over them. Landlord shall give Tenant written notice of changes to said rules and regulations if and when they should occur.

21. Hazardous Materials

Tenants shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

22. Damage to Premises

In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualties not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such untenable portion, the rental shall abate in the proportion that the injured part bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

23. Inspection of Premises

Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlords and its agents shall further have the right to exhibit the Premises or the building. Landlords and its agents shall further have the right to exhibit the Premises and to display the usual "for sale," "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions (that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises)

24. Assignment

Tenant shall not sublet, transfer, or assign this Lease, the Premises, or any part thereof, without Landlord's prior written consent. Only persons listed herein and temporary guests registered with the management office may occupy the Premises. A person shall be considered to be occupying the Premises if the person reasonably appears to be using the Premises as a place to live. Indications of occupancy shall include, but not be limited to: coming and going to the Premises with the use of a key, providing any third-party (including the police) with the address of the Premises as that person's residential address, receiving mail at the Premises, keeping clothes or personal effects at the Premises, commonly being present in the Premises or common areas of the Property, or commonly parking the person's vehicle for extended periods of time or overnight. A person may establish unauthorized occupancy of the Premises and thereby create a violation of this Lease, even if that person owns or leases other residential property. Landlords may, at its sole discretion, permit changes of one Tenant with the full release of such Tenant only upon a signed Roommate Separation form by all parties. Application by replacement Tenant, verification of credit income, and criminal history and written modification of the Lease will be required to include a new Tenant on this lease. If a new tenant is not to be substituted under this clause, the existing Tenant must qualify to pay the full amount of all monthly and recurring charges. Security deposit will not be refunded until a complete new lease is signed and a new security deposit is paid or current lease is terminated.

25. Subordination of Lease

This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on

such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

26. Animals

No animals (including mammals, reptiles, birds, fish, rodents and insects) are allowed, even temporarily, anywhere in the premises or community unless the Landlord has authorized in writing. If Landlord allows an animal, Tenant must sign a separate animal addendum, which may require additional deposits, rent fees or other charges; however, if the animal is a service animal for a disabled person, Tenant is not required to post an animal deposit. Tenant must remove an illegal animal within 24 hours of notice from the Landlord, or Tenant will be considered in default of this Lease Agreement. We may require a written statement from a qualified professional verifying the need for the service animal. Tenants or guests must not feed stray or wild animals.

If tenant or guest or occupant violates animal restrictions (with or without Tenant knowledge), Tenant will be subject to charges, damages, eviction, and other remedies provided in this Lease Agreement.

27. Quiet Enjoyment

Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

28. Indemnification

Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

29. Default

If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within thirty (30) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for fifteen (15) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be

immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this agreement.

30. Cleaning

Tenants must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, yards, and storage rooms so that it is move-in ready. Tenants must follow move-out procedures if provided by the Landlord. If Tenant does not clean adequately, Tenant will be liable for reasonable cleaning charges.

31. Move-Out Inspection

Tenants shall meet with the Landlord or Landlord representative for a move-out inspection. Any statements or estimates by Landlord or Landlord representative are subject to correction, modification, or disapproval before final accounting.

32. Governing Law

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

33. Severability

If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

34. Binding Effect

The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

35. Descriptive Headings

The descriptive headings used herein are for the convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

36. Construction

The pronouns used herein shall include, where appropriate, any of all genders, singular or plural.

37. Non-Waiver

No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect the Tenant's duties and liabilities hereunder.

38. Registered Sex Offender List

No person, including but not limited to or any occupant, shall register the address of the Premises on any list of registered sex offenders or predators or similar compilation. Owner does not warrant, represent nor guarantee that other persons residing in or near the complex do not appear on any list of sex offenders and shall not be obligated to monitor or disseminate any compilations of registered sex offenders or other criminals. If Resident desires to obtain a copy of the list of convicted sex offenders in the area, Resident must obtain a copy from the local police, sheriff or other public record.

39. Originals and Attachments

Addendums listed below are attached to this Lease Agreement and are binding even if not initialed or signed.

1. Lead Paint Disclosure (if applicable)
2. Smoke and Carbon Monoxide Detector Exhibit (if applicable)
3. Pet Addendum (if applicable)
4. Garage Exhibit (if applicable)

By initialing below, you acknowledge and agree to the terms in this Section.

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Charles Village Realty Group LLC

2203 Fox Hunt Lane, Lutherville, MD 21093

(410) 949-0742

Lead Based Paint Disclosure

1. General Information

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, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

2. Disclosure

Known lead-based paint and/or lead-based paint hazards are present in the housing. Records and reports are available to the lessor. Landlord maintains a full risk reduction lead certificate with the Maryland Department of the Environment.

3. Acknowledge

Lessee has received copies of all information listed above and has received the pamphlet Protect Your Family from Lead in Your Home.

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

By initialing below, you acknowledge and agree to the terms in this Section.

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2203 Fox Hunt Lane, Lutherville, MD 21093

(410) 949-0742

Smoke and Carbon Monoxide Detector Exhibit

1. Detectors

Owner agrees to furnish and install smoke and carbon monoxide detectors (collectively "detectors") in accordance with law and the manufacturer's published instructions. AS of this date, Tenant acknowledges the existence of operating detectors in Premises.

Tenant has inspected the detectors and found the detectors to be in good working order. Tenant understands that any detectors have been provided to help ensure the Tenant's safety, but are not and must not be considered a guarantee of safety.

2. Maintenance, Repair, or Replace

Tenant agrees to regularly test, keep, and maintain detectors in good repair. Tenants shall give Landlord immediate notice if any detectors are missing, damaged, defective, malfunctioning, failing, or otherwise non-operational. Landlord shall promptly repair or replace any detectors, upon notice from the tenant, that are missing, damaged, defective, malfunctioning, failing or otherwise non-operational subject to the provisions of this exhibit and the Lease Agreement.

3. Battery Replacement

Subject to Landlord's responsibility to provide batteries at the commencement of Tenant lease. Tenant shall replace at Tenant's cost all detector batteries during Tenant's residency, if any, anytime any detector battery needs to be replaced for any detectors to operate and function as intended and in accordance with law.

4. Disclaimer

Tenant acknowledges and agrees that Landlord is not the operator, manufacturer, distributor, retailer or supplier of any detectors. Subject to Landlord's responsibilities set forth in this Exhibit, Tenant assumes full and complete responsibility for all risk and hazards attributed to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing, or installation of said detectors. Landlord, its employees, and agents have made no representations, warranties, undertakings, or promises, whether oral or implied, or otherwise to Tenant regarding any detectors, or alleged performance of the same. Landlord shall not be liable for damages or losses to person or property caused by (1) Tenant's failure to regularly test any detectors; (2) Tenant's failure to notify Landlord of any problem, defect, malfunction, or failure of any detectors; and (3) False alarms produced by any detectors.

By initialing below, you acknowledge and agree to the terms in this Section.

JC CW IN AL UG

Charles Village Realty Group LLC
2203 Fox Hunt Lane, Lutherville, MD 21093
(410) 949-0742

Sign and Accept

1. Sign and Accept

ENTIRE AGREEMENT: Concerning this Lease and leasing of any apartment, it is not the policy of the Owner, Landlord, or its agents to enter into any oral agreements or to rely upon any oral representation (s). This Lease contains the entire agreement between the parties hereto; all representation of Landlord and /or Tenant are hereby merged herein.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease on the date first written above.

THIS LEASE CONSTITUTES A LEGALLY BINDING CONTRACT ENFORCEABLE BY LAW. EXECUTION BY THE PARTIES ACKNOWLEDGES FULL ACCEPTANCE OF ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.



11/23/2025



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