

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (this "Lease") is made and entered into on 08/14/2026 by and between Landlord (defined below) and Tenant (defined below). Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises (defined below), for and subject to the terms and provisions set forth in this Lease.

1. Parties and Premises.

(A) As used in this Lease, "**Landlord**" means TMG Gratitude Ohio LLC.

(B) As used in this Lease, "**Tenant**" means Arrshan Saravanabavanandam, Rajat Mehta, Sreelohith Sundhara Murthy, Sreekar Sreekantha. The individuals comprising Tenant and the children of such individuals, as set forth below, shall be the only occupants of the Premises. As of the date of this Lease, the children of the individuals comprising Tenant No CHILDREN.

(C) As used in this Lease, "**Premises**" means that certain residence situated in Baltimore City, Maryland and having an address of **810 W 37th St, Baltimore, MD, 21211**.

(D) Co-Signers:

i) As used in this Lease, "Guarantor"/ "Co-Signer" means each individual identified on the signature page as a guarantor/ Co-signer for a Tenant, each of whom has executed the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A and incorporated herein by reference.

ii) Each Co-Signer is individually reasonable for all obligations of this Lease, including Rent, Late Fees, Damages, and Other Costs. Co-Signers do not have the right to occupy the Property as a tenant without the Landlord's prior written permission.

2. Term.

Subject to the terms and provisions of this Lease, Landlord leases the Premises to Tenant from twelve o'clock noon on Aug 15, 2026, until 11:59 p.m. on Aug 14, 2027, or on a month-to-month basis (the "Term"). Subject to Tenant's performance of all obligations under the Lease, including without limitation, payment of Rent (defined below) and other amounts due to Landlord, Tenant shall enjoy quiet possession of the Premises, without hindrance from Landlord or any party claiming by, through, or under Landlord, subject to the terms and conditions of this Lease.

3. Rent.

(A) Rent for the Premises shall be paid in monthly installments of **\$3,400 per month** payable in advance, on or before the first day of each calendar month during the Term of the Lease at the location set forth below, without notice or demand ("Rent").

(B) Tenant shall also pay additional rent of **\$30 per month** to Landlord for Garbage ("Additional Rent"). Additional Rent shall also include any other amounts payable by Tenant to Landlord under this Lease. Water & Sewer bill payment to Landlord.

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(C) Unless Landlord notifies Tenant of a change in address, all payments must be mailed or delivered to Landlord at the following address: No PAYMENT MAILED.

(D) Rent for any partial month during the Term will be prorated accordingly, on a per diem basis. The first (1st) monthly installment of Rent shall be paid to Landlord contemporaneously with the execution of this Lease.

(E) NINETY (90) days written notice served by either Landlord or Tenant on the other party is required to terminate this rental agreement.

(F) Rent (including any Additional Rent) is due on the first (1st) day of each calendar month. Any Rent not received in full by 11:59 p.m. on the first (1st) day of the month shall be deemed late, and Tenant shall pay a one-time late fee equal to five percent (5%) of the unpaid Rent then due (currently \$170.00 based on \$3,400 monthly Rent), assessed once per rental period in which Rent is late, consistent with the maximum permitted under Md. Code Ann., Real Property § 8-208(d)(3). This late fee is not prorated or increased daily. Rent that remains unpaid after the late fee is assessed constitutes a continuing Default under Section 16, entitling Landlord to pursue all remedies described therein, including possession and money judgment, in addition to attorneys' fees and costs under Section 33(B). All late fees and interest shall be deemed Additional Rent payable by Tenant. Postmark date will be recorded as the payment received date. Partial payment of rent will not reduce late charges. Rent lost in the mail will be treated as unpaid until payment is received and late fees will apply. If your Rent is late, the Landlord shall have the right to consider you in default under this agreement. The Landlord may revise the Late Payment of Rent policy provided a 30-day written notice has been mailed to Tenant.

(G) Payments shall be deemed received when actually delivered to, and received by, Landlord at the payment location. Dishonored checks and any checks received late in the mail will be treated as late payments. A fee of \$75 shall be applied by Landlord to any dishonored check, which fee shall be deemed Additional Rent. Any additional bank and handling charges that are assessed in the event of a dishonored check shall also be deemed Additional Rent. Landlord may require Tenant to replace any dishonored check with a money order, cashier's check, or bank check. Landlord may further require that all subsequent payments after a dishonored check be paid with a money order, cashier's check, or bank check or online payments.

(H) Acceptable forms of payment of Rent (including Additional Rent) are cashier's check, money order, and the following online/ACH payment methods: Rentredi or any System/Portal Used by Landlord/PM. No other forms of payment will be accepted by Landlord. Tenants are required to make the payment through the online rental portal used by the property management company/Landlord. Tenant agrees to use the Landlord preferred method of payment and agrees to pay convenience fee or any charges/fees (if any) applied by the system.

(I) TENANT MAY NOT WITHHOLD PAYMENT OF RENT TO LANDLORD WHILE IN POSSESSION OF THE PREMISES IN ORDER TO ENFORCE ANY TENANT'S RIGHTS UNDER APPLICABLE LAW ABSENT AN ORDER AUTHORIZING SUCH ACTION FROM A COURT OF COMPETENT JURISDICTION IN THE STATE OF MARYLAND.

(J) Outstanding Account Balance: Any Tenant-responsible charge not paid when due will accrue simple interest at the rate of 12% per annum (non-compounding), effective from the date of move-out and return of possession to Landlord, applied to the all tenant responsible balance. Interest under this Section shall not be

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assessed on any amount already subject to a late fee under Section 3(F) or a collection fee under Section 33(B) for the same charge, to avoid duplicate assessment on the same balance.

(K) Payment Application: Money received by Landlord from tenant shall be applied to tenant’s account in the following manner: first, to outstanding dishonored payment fees; second, to outstanding late fees chargeable to tenant; third, to outstanding legal fees, court costs, and/or administrative fees; fourth, to outstanding utility bills that are tenant’s responsibility; fifth, to tenant chargeable damages to property; sixth, to collection agency fees; seventh, to costs for re-letting the property – if applicable; eighth and lastly to rent.

4. Security Deposit.

A security deposit in the amount of **\$3,400** will be held as 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, other unpaid expenses, damage due to breach of lease, damage to the premises by the Tenant, Tenant’s family or guests in excess of normal wear and tear. Damage by pets is not considered normal wear and repairs for any such damage will be added as rent, or deducted from the security deposit upon Tenant vacating the premises.

(A) In the event of a sale of the premises by Landlord, the Landlord shall have the right to transfer 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 Landlord and any attempt to do so shall be void and without effect.

(B) Upon Tenant satisfactorily satisfying all obligations, duties, commitments, and costs under this lease, any remaining security deposit will be mailed to the Tenant, to an address provided by Tenant, within 45 days.

(C) Tenant may not use the security deposit in lieu of paying rent or other obligations. It is hereby expressly understood that no part of the deposit is to be construed as a prepayment of rent by Tenant and may not be used to pay rent during any month during the term hereof, including, without limitation, the last month of such term.

(D) Landlord may receive interest on security deposit funds.

(E) The tenant shall receive a signed copy of this lease agreement, which shall serve as a receipt for the security deposit.

(F) If Tenant consists of more than one person, Tenant agrees that Landlord may provide, at Landlord’s discretion, the return or accounting to one representative of Tenant or pro-rata refunds to each person.

5. Deductions from Security Deposit.

Landlord shall have the right to deduct from the deposit (a) the cost of repairing any damage to the Premises other than normal wear and tear caused by Tenant, Tenant’s household and/or their respective invitees, licensees and guests; (b) unpaid rent, utility charges or pet fees; (c) cleaning costs of the Premises by professional deep clean if left unclean; (d) the cost to remove and dispose of any personal property; (e) Late

Fees and any other unpaid fees, costs and charges referenced herein; and (f) the cost to cure any other default of Tenant hereunder. The deposit may be applied by Landlord to satisfy all or part of Tenant's obligations hereunder and such application shall not prevent Landlord from claiming damages in excess of the deposit.

6. Utilities.

Tenant shall be responsible for paying the following utilities for the Premises: Water, Sewer, Electricity, Gas, Heat, Air Conditioning, Garbage fee of \$30 per month to Landlord, Internet, Cable/Satellite TV, Telephone. Tenant shall arrange and pay for such utilities directly from the applicable service providers, and Landlord shall have no liability for any such utilities whatsoever. Tenant must transfer all utilities to be paid by Tenant into Tenant's name before moving into the Premises and maintain service throughout the Term of the Lease.

Tenant shall pay all utility bills by the due date written on the applicable bill and include all late fees or other charges. If payment for the electrical, gas, water and/or sewer is not paid by the due date, the total amount will be treated as Additional Rent payable by Tenant and due to Landlord immediately. Tenant's failure to promptly pay for all utilities may result in a **\$150** service charge.

Tenant agrees that water and sewer services for the Premises shall remain in the name of the Landlord. Landlord shall receive monthly statements for water and sewer charges from the utility provider and will furnish a copy of each bill to Tenant within a reasonable time. Tenant shall reimburse the Landlord for the full amount of the water and sewer charges attributable to the Premises within 5 days of receiving said bill from the Landlord. Timely payment of these charges is considered a material term of this Lease.

Failure by Tenant to remit full payment of utility charges within the specified period shall constitute a material breach of this Lease. Landlord may pursue a Breach of Lease action and termination of tenancy in accordance with the notice and process required under Maryland law. Tenant shall remain liable for all unpaid utility charges, the \$150 service charge, and any additional damages permitted by law, regardless of whether Landlord elects to terminate the tenancy. Interruption of any utility service due to Tenant's non-payment is, at Landlord's sole discretion, an independent basis for pursuing termination in accordance with this Section.

Trash Disposal: Tenant is responsible for all trash, debris, and recyclables removal. Tenant shall abide by all local and state laws, regulations, and ordinances. Most cities, towns, neighborhood and owner associations have adopted and implemented very strict rules regarding trash disposal including specific containers and specific hours to set out trash, debris, and recyclables at curbside in approved or authorized trash containers. Violators can be issued a citation and fined on the spot without warning. Should this happen as a result of tenant non-compliance, the tenant shall be assessed a trash disposal fine charge of 125% of assessed fine to handle administrative costs of processing citation and fine.

7. Furnishings and Appliances.

(A) The following appliances are supplied with the Premises: Refrigerator, Stove/Oven, Dishwasher, Microwave, Washer, Dryer, and Garbage Disposal. Tenant agrees to keep all such appliances clean and in good repair, ordinary wear and tear accepted. Supplied appliances may not be removed from the Premises.

(B) The following furnishings are supplied with the Premises: Vanity mirror, vanity lights. If any furnishings break or are damaged, they are Tenant's responsibility. Landlord shall not have any obligation to repair or

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replace the furnishings. Maintenance of the furnishings is Tenant’s sole responsibility, and Tenant will keep all such furnishings in good repair, ordinary wear and tear accepted. Tenant’s use of such furnishings shall be “AS-IS”, and Landlord has not made, does not make and hereby disclaims any representations or warranties (including, without limitation, any warranty of merchantability or fitness for a particular purpose) as to the physical condition of the furnishings or the suitability or usefulness of the furnishings for Tenant’s intended use. The furnishings may not be removed from the Premises.

8. Use of Premises.

The individuals named as “Tenant” in Section 1 of this Lease and any of their children named in such Section 1 are the only individuals who may occupy the Premises, and the Premises may be used only as a private residence for those individuals. The Premises shall be used for residential purposes only.

Tenant may permit guests to stay with Tenant in the Premises for up to two (2) weeks. Any guest staying with Tenant for longer than two weeks shall be considered an occupant of the Premises. Any guests of Tenant must abide by the applicable terms and provisions of this Lease, and Tenant shall be liable for any acts or omissions of Tenant’s guests. Landlord must approve any change to those listed as Tenants in the Lease.

If Tenant desires any change or increase to those shown as Tenants in the Lease, and provided any increase is not in violation of applicable occupancy codes, those individuals desiring tenancy must complete any application and approval process required by Landlord, in advance of any change, and after Landlord’s approval must execute a new Lease.

If Tenant fails to obtain Landlord’s approval in advance of any change in occupancy, Tenant understands that this failure constitutes a Default as described in the Lease. Tenant agrees to comply with and abide by all federal, state, county and municipal laws and ordinances in connection with the occupancy and use of the Premises.

No alcoholic beverages shall be possessed or consumed by Tenant, or Tenant’s licensees or invitees, unless the person possessing or consuming alcohol is of legal age.

No illegal drugs or controlled substances (unless specifically prescribed by a physician for a specific person residing or present on the Premises) are permitted on the Premises. Tenant agrees to refrain from using the Premises in any way that may result in an increase of the rate or cost of insurance on the Premises. NO SMOKING OF ANY SUBSTANCE IN THE HOUSE.

No hazardous or dangerous activities are permitted on the Premises. Tenant shall not use the Premises in a manner that may endanger the person or property of Landlord, co-tenants, or any person living on or near the Premises. Tenant agrees to limit use of the Premises to those uses consistent with the Premises’ clean, safe, sanitary, and habitable condition. Neither Tenant nor Tenant’s licensees or invitees shall be a nuisance or act in any manner that would interfere with the quiet enjoyment by adjacent property owners. This prohibition includes, but is not limited to, loud noises, loud music, noxious or unpleasant odors, and disruptive behavior or actions.

Hazardous Items: Tenant shall not keep or have on the rented Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire or personal injury on the rented Premises, or that might be considered hazardous by any responsible insurance company, fire marshal, municipal inspector, or other authorized officials.

(A) Illegal possession of bomb making materials, explosive devices or weapons, or other substances deemed illegal and hazardous by law are absolutely forbidden on or near the Premises – violations of such are good cause for termination of the rental agreement and result in immediate eviction proceedings.

(B) Liquid Propane (LP) gas bottles used solely for the purpose of outdoor cooking grilles may be used according to the manufacturer's safety and use instructions. Gas / LP / Charcoal grilles can be dangerous if operated in a manner inconsistent with the manufacturer's operating instructions such as too close to buildings, during high winds, and/or if left unattended.

(C) Flammable liquids or compressed gases, chemicals, sharp gardening tools, lawn mowers, and more, should be stored away from the building under lock and key, and in approved containers to prevent the build up of fumes or access by unauthorized users.

(D) Other hazardous items that may incur legal liabilities are swimming pools, trampolines, playground equipment, etc., and the Tenant is responsible to ensure the safe use thereof. For example, the Tenant should install secure and child proof fencing in a swimming pool to prevent accidental drowning to children or pets who may wander onto the Premises.

(E) Firearms and ammunition should never be left where children can play with them, and should be secured in approved storage containers and with locking trigger guards with keys isolated from their access.

(F) Children should not be allowed to play with matches, dangerous items, or have access to harmful chemicals or tools without supervision. Parents with small children should strongly consider using "child-guards" on all electrical receptacle outlets, cabinets and drawers that may pose a danger.

9. Pets.

Pets are not permitted to reside in or be brought onto the Premises without the prior written consent of the Landlord, which may be granted or withheld at the Landlord's sole and absolute discretion. Only pet(s) explicitly approved by Landlord in a signed Pet Policy Addendum shall be permitted.

(A) If written consent is granted, Tenant understands that \$250 per pet non-refundable upfront for Small & Medium Dog and monthly pet fee of \$40 for medium size per Dog up to 50lbs and \$30 for small Dog will apply. The approval of a pet for any other unit, tenant, or property owned or managed by the Landlord shall not be interpreted as permission for this Tenant or Premises. This provision shall not limit the right of a tenant to keep service animals covered by American with Disabilities Act (ADA).

(B) No animals (including mammals, reptiles, birds, fish, rodents, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in the home or apartment unless Landlord has authorized in writing. Should a pet be allowed, Tenant must sign a separate pet policy addendum, pay a pet non-refundable deposit.

(C) Landlord may require a written statement from a qualified professional verifying the need for the support animal. Tenant shall not feed stray or wild animals.

(D) If tenant or any guest or occupant violates pet restrictions (with or without the tenant's knowledge), tenant will be subject to charges, damages, eviction, and other remedies provided in this rental and lease agreement.

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(E) If a pet has been in the home or apartment at any time during the term of occupancy (with or without landlord consent), landlord may charge tenant for de-fleaing, deodorizing, and shampooing, and all services needed to make unit ready to rent. Initial and daily animal violation charges and animal-removal charges are liquidated damages for landlord's time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules.

(F) A Pet Policy Addendum, outlining terms and conditions for approved pets, is attached hereto and incorporated as part of this Lease Agreement.

10. Parking.

2If a garage for parking is present on the Premises, Tenant is permitted to use ____ parking spaces in the garage at a rental rate of \$zero per space, per month.

Vehicles parked at the Premises must be in working, drivable condition. Tenant may not repair Tenant's vehicles on the Premises or the surrounding property if such repairs take longer than one (1) day, unless in an enclosed parking garage.

Vehicles may never, under any condition, be parked in or driven on the yard of the Premises. Tenant may not park more than one (1) vehicle at the Premises, per adult occupant of the Premises.

Tenant has no rights in or to any particular parking space, and Landlord does not guaranty Tenant a parking space at the Premises or any property surrounding the Premises.

If street parking is permitted by applicable laws, Tenant may be permitted to park vehicles on the street in front of the Premises in accordance with all such laws; however, Landlord does not guaranty the availability, quality or location of any street parking.

In no event shall Landlord be liable for any damage or loss to Tenant's vehicles or to any personal property contained in such vehicles. Landlord does NOT have any control over Code Enforcement Officers; any fines issued to/by Code Enforcement is solely Tenant's responsibility.

11. Surrender of Premises.

Tenant will return the Premises to Landlord at the expiration of the Term in as good condition as when Tenant took possession of the Premises, normal wear and tear excepted. Any deterioration or damage caused by accident, abuse, carelessness, or negligence shall not be considered normal wear and tear. If Tenant fails to re-deliver the Premises in appropriate condition, Landlord may restore the Premises to appropriate condition, including repair, replacement and cleaning. Tenant will surrender any keys and garage door openers for the Premises prior to the expiration of the Term. The cost of any work necessitated will be deducted from the Security Deposit, and if the Security Deposit is insufficient to cover work performed, Tenant will be obliged to pay the additional balance. Premises should be clean and ready to rent to new tenant, normal wear excepted. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures and/or any other parts of the premises, do not constitute reasonable (normal) wear and tear. This also includes cleaning windows & storm windows, working light bulbs in every fixture, and the onsite move-out condition/inspection will be graded & compared against move-in inspection. Fees for material and labor in addition to damage fees will be deducted from security deposit and if fees to restore premises to move-in condition exceed funds set aside in the security deposit, Landlord may

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report deficiency to credit bureaus and may pursue legal action to collect expenses incurred from Tenant. The deficiency shall be added to the Tenant's account balance.

Tenant acknowledges having received copy of Move Out instructions and procedures and costs list for each item used today. Prices and charges listed may change according to laws, ordinances, and cost of living.

12. Move-In Inspection; Move-Out Procedure.

(A) Landlord (or a representative of Landlord) and Tenant may conduct an inspection of the Premises at the time of possession. A Move-in inspection sheet and photos may be completed at that time and the information contained in it will be sufficient and satisfactory proof of the condition of the Premises at the time of possession should a subsequent dispute arise. All systems and appliances on the Premises, including refrigerators, stoves, microwaves, dishwashers, washers, dryers, water heaters, furnaces, etc., will be deemed to be in working condition at the commencement of the Term, unless specifically noted to the contrary on the move-in inspection sheet. As of the commencement of the Lease, Tenant acknowledges that Tenant has examined the Premises and is satisfied with the condition of the Premises, including all systems and appliances on the Premises. Taking possession of the Premises by Tenant is conclusive evidence to the fact that the Premises are in good order and satisfactory condition.

(B) Landlord (or a representative of Landlord) may, at its discretion, conduct a move-out/walkthrough of the Premises when, or immediately before, Tenant re-delivers the Premises at the end of the Term. Tenant shall notify the Landlord via resident portal on detailed message of tenant's intent to vacate property and return possession to landlord listing the date to terminate tenancy and the requested business day for their move out inspection to occur. Tenant may also submit in writing via U.S. Mail, Fax, and/or email. This notice from the tenant shall be received a minimum of 30 days in advance of their requested move out inspection date. Landlord shall provide Tenant a copy of the latest and most current "Move-Out Package" including move out procedures and a detailed price list of frequently charged items involving move out inspections within 7 days of receiving notice to vacate property from tenant. These items will be noted during the Move Out Inspection with the tenant present and shall be charged to the Tenant as additional rent and/or deducted from the Security Deposit for repair, restoration, or replacement of any items to bring the premises back to the original condition prior to move-in. Tenant(s) who do not provide a forwarding address waive any requirement for notification of charges to be deducted from deposits.

13. Subletting; Assignment.

(A) Tenant shall neither sublet any part of the Premises nor assign the Lease, nor any interest in the Lease, without Landlord's prior written consent. Consent to a sublease or assignment shall be in the sole and absolute discretion of Landlord. NO SUBLETTING/SUBLEASING PERMITTED.

(B) Airbnb and Other Similar Sharing Services. Tenant is NOT Allowed to list the Premises on Airbnb (or similar service). The Premises are solely provided to Tenant's for residential living purposes. Tenant shall not run any business or use the premises for any other kind of services. NO AIRBNB/SHORT TERM OR MIDTERM RENTAL.

14. Tenant's Maintenance and Care of the Premises.

(A) In addition to the duties imposed upon Tenant by this or other provisions of this Lease, Tenant shall at all times maintain the Premises in good condition and in reasonably clean and safe manner. In addition, Tenant

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shall not knowingly, intentionally, deliberately, or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person within Tenant's control to do so. Tenant shall use felt pads, rugs or similar scratch prevention materials under all furniture items or other items placed upon any hard surface flooring in the Premises. Bathmats or rugs shall be used on the floors in all bathrooms in the Premises to help prevent standing water on such floors. Tenant shall not place any additional locks on the Premises, including, but not limited to, exterior and interior doors. Landlord shall provide a key to the Tenant for the Premises and Landlord shall keep a duplicate key for access. Tenant shall not cause any of the locks or cylinders in the locks to be changed or re-keyed in any manner. Tenant must keep the Premises free and clear of all debris, garbage and rubbish.

(B) Except as may otherwise be permitted by applicable law, Tenant shall not perform or contract with third parties to perform any repairs of any kind on the Premises without the prior written consent of Landlord. If any repair which is the responsibility of either Tenant or Landlord becomes necessary, Tenant shall notify Landlord, in writing, as soon as possible and allow reasonable time for the work to be completed. Any unauthorized work performed or contracted for by Tenant will be at Tenant's sole expense and no deductions or offsets in Rent or Additional Rent will be permitted.

(C) Tenant shall not make any additions, improvements, or alterations to the Premises unless prior written consent is given by Landlord, which may be given or withheld in Landlord's sole and absolute discretion. Any additions, improvements, or alterations made by Tenant must be completed in compliance with all local, state, and federal laws. As used herein "additions, improvements, or alterations" includes, without limitation, lock changes, painting, replacing fixtures, installing wallpaper, attaching shelves, installing curtains or shades, or other permanent or semi-permanent changes to the Premises. Additionally, no trampolines, pools, satellite dishes, TV antennas, air conditioners, spas, swing sets, or other similar features shall be added to the Premises by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

(D) Tenant shall be responsible for all costs related to any repair or maintenance of any plumbing stoppage or slow-down caused by Tenant, whether accidental or purposeful. Tenant agrees not to place into any drain lines of the Premises any non-approved substances, such as cooking grease, sanitary napkins, tampons, diapers, children's toys or other similar object that may cause a stoppage. Tenant shall notify Landlord of any plumbing leak or slow drainage within twenty-four (24) hours. Landlord shall use reasonable efforts to remedy the plumbing problem. Tenant shall only use a plunger to attempt to fix a slow or stopped drain, and shall not pour chemical or other drain cleaners into any stopped or slow drains. Tenant shall also be responsible for any plumbing system freeze-ups occasioned by Tenant's negligence, including: disposing of ashes, garbage, rubbish and other waste in a clean and safe manner; using the plumbing in a reasonable manner (Landlord maintains and repairs, at Landlord's expense, plumbing deficiencies due to normal wear and tear, but frozen pipes caused by Tenant's failure to take reasonable precautions are Tenant's responsibility and chargeable to Tenant); keeping all plumbing fixtures as clean as possible; and using all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances in a reasonable manner, with repairs caused by Tenant's neglect, abuse, or misuse paid by Tenant.

(E) It is generally understood that mold spores are present essentially everywhere and that mold can grow in most any moist location, and may exist in the Property of which the Landlord is unaware. Landlord has informed Tenant of the need for prevention of moisture in the Premises and on good housekeeping and ventilation practices. Tenant acknowledges the necessity of housekeeping, ventilation, and moisture control

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(especially in kitchens, bathrooms, and around outside walls) for mold prevention. In signing this Lease, Tenant has examined the Premises and certifies that Tenant has not observed mold, mildew or moisture within the Premises. Tenant agrees to immediately notify Landlord if it observes mold/mildew and/or moisture conditions (from any source, including leaks), and allow Landlord to evaluate and make recommendations and/or take appropriate corrective action. Tenant relieves Landlord from any liability for any bodily injury or damages to property caused by or associated with moisture or the growth of or occurrence of mold or mildew on the Premises, except to the extent caused by Landlord's failure to make repairs required under Section 15 after written notice and reasonable opportunity to cure. Execution of this Lease constitutes acknowledgement by Tenant that control of moisture and mold prevention are an important part of Tenant's Lease obligations. Landlord reserves the exclusive right to terminate this agreement should the Tenant not make reasonable efforts to maintain the cleanliness and acceptable humidity of the Premises.

(F) Tenant shall keep the Premises free of all pests, including without limitation, rodents, fleas, bed bugs, ants, cockroaches, gnats, flies, and beetles, and shall pay for all costs associated with remediating pests within Tenant's ability to control with off-the-shelf devices or chemicals, informing Landlord promptly of any signs of hidden or non-observable pest issues (e.g., structural damage) or serious infestations requiring commercial remediation.

(G) To the maximum extent permitted by law, Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to grow, produce, possess, consume, use, smoke, or ingest any marijuana, cannabis or any products or ingestibles containing marijuana or cannabis in any location in, on or about the Premises; the foregoing prohibition to be absolute and without exception, including any use pursuant to any medical prescription or any medical, retail or recreational marijuana activities otherwise permitted under law. Tenant's violation of this Section shall be an immediate and incurable Default of this Lease.

(H) No ice melt, salt or similar product may be used on the Premises. Any damage to the Premises (including, without limitation, concrete walkways and stairs) caused by Tenant's use of ice melt, salt or similar product shall be the sole responsibility of Tenant.

(I) Pool is NOT present on the Premises; Tenant is not responsible for maintaining the condition of any pool. Swimming pools and/or hot tubs are not allowed on the Premises unless specifically authorized in advance by Landlord. Tenant assumes full responsibility for any injuries in connection with any pool on the Premises and shall indemnify, defend and hold Landlord harmless from and against any and all penalties, damages, fines, causes of action, liabilities, judgments, and expenses (including attorneys' fees) incurred in connection with or arising from any pool on the Premises.

(J) Tenant **IS responsible for lawn/yard maintenance and snow removal**, including prompt removal of snow and ice from sidewalks, walkways, driveways, porches, steps, patios, and decks, and maintaining the lawn (mowing, watering, edging, pruning), keeping vegetation clear of structures and walkways, and cleaning gutters once each spring and fall. If Code Enforcement issues a citation and fine, Tenant shall be charged 125% of the fine for administrative costs and shall comply with all directions in the citation. Should additional citations issue, Landlord may, at Landlord's sole discretion: increase rent \$149 monthly for a Lawn Care Program for the remainder of the rental agreement; terminate the Rental Agreement; and/or charge Tenant 125% of the issued fine.

Guarantor's Initials: _____

Tenant's Initials: _____

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(K) If Tenant changes the locks without supplying Landlord with a key, and Landlord is prevented from entering the Premises due to the lock change, Tenant shall be responsible for all costs of Landlord to enter the Premises by force, including, without limitation, any damage to the Premises. If Tenant is locked out of the Premises, and Landlord must unlock the door for Tenant, then Tenant will be charged a \$250 service charge.

(L) The Premises has been equipped with battery powered smoke detectors and carbon monoxide detectors. Tenant agrees these detectors are in working order and agrees to periodically test and maintain the smoke detectors and keep them in working order. Tenant will not remove smoke alarm or battery under any circumstances. Tenant will be charged for replacement of removed smoke alarms including service call, material, and labor.

(M) Replace Air Filter every 2 months. Do NOT remove air filter without replacing it. Replacing air filter monthly will reduce your utility bills by allowing your heating and air conditioning system to run more efficiently. HVAC systems found with dirty and clogged air filters or with air filters removed will be charged.

(N) External Equipment Installation Policy – Tenant shall not install, affix, or attach any antenna, radio, cable TV, satellite dish, or similar external equipment to the structure or Premises without obtaining prior written approval from the Landlord. Under no circumstances shall Tenant install or place any equipment on the roof of the Premises. Any unauthorized installation on the roof may be removed by the Landlord without prior notice, and the Tenant shall be responsible for all costs associated with removal and necessary repairs, which will be charged as additional rent. Removed equipment will be placed in the rear yard for Tenant retrieval.

15. Landlord's Maintenance of the Premises.

Landlord agrees to maintain the structure, roof and foundation of the Premises, and the heating, plumbing and electrical systems of the Premises unless the repairs required are a result of any act or omission of Tenant (excluding normal wear and tear). In such case that the damage is a result of the act or omission of Tenant, Tenant will be responsible for all costs to repair such damage. Landlord will carry out all required repairs in as reasonable time as possible in accordance with applicable laws, but will not be liable to Tenant for any disruptions or inconvenience to Tenant as a result of damages or repairs or any claim that the Premises is uninhabitable (except to the extent of any non-waivable warranty of habitability provided by applicable laws).

16. Default.

If Tenant is late in the payment of any installment of Rent or Additional Rent, or in violation of any other covenants or agreements set forth in the Lease (a "Default"), then Landlord may recover possession as provided by law and seek monetary damages. If possession is terminated by reason of a Default before the Term expires, Tenant shall still be responsible for the Rent and Additional Rent occurring for the remainder of the Term, subject to Landlord's duty to use reasonable efforts to mitigate such damages.

Bankruptcy: If Tenant should be declared bankrupt during the term of this Rental Agreement, the Landlord, at his option, may terminate this Rental Agreement. If so terminated, the Tenant agrees to promptly vacate the premises removing all personal property and belongings and upon his failure to do so, the Landlord may take all steps necessary, including storage of Tenant's property, and shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.

Guarantor's Initials: _____

Tenant's Initials: _____

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17. Abandonment.

The Premises will be deemed abandoned if Tenant Defaults in Rent payment, appears absent from the Premises, and there is reason to believe that Tenant will not be returning to the Premises, as determined by Landlord in its reasonable discretion. The Premises will be deemed abandoned where Tenant has vacated or removed substantial personal belongings, has surrendered keys or failed to respond to Landlord's written notice of intent to treat the Premises as abandoned within seven (7) days, AND Rent remains unpaid — provided that where any ambiguity exists as to whether Tenant has vacated.

18. Re-Entry.

If Landlord determines in good faith, applying the standard in Section 17, that the Premises have been abandoned:

(A) Tenant shall be liable for damages to Landlord for all loss sustained, including, without limitation, the balance of the Rent and Additional Rent due for the remainder of the Term subject to Landlord's duty to use reasonable efforts to mitigate such damages, court costs and reasonable attorneys' fees;

(B) Tenant's personal property and the personal property of any guest, invitee, licensee or occupant may be removed from the Premises and left on the street or alley or, at Landlord's option, it may be removed and stored or disposed of at Landlord's sole discretion. Any expense related to storage of Tenant's personal property is the sole responsibility of Tenant. Landlord shall not be deemed a bailee of the removed property, and Landlord shall not be held liable for either civil or criminal action as a result of the removal. Tenant shall indemnify Landlord for any expense in defending against any claim by Tenant or third-party and for any legal expense, cost, fine or judgment awarded to any third-party as a result of Landlord's actions pursuant to this Section of the Lease;

(C) Landlord may attempt to re-let the Premises for such rent and under such terms as Landlord believes appropriate;

(D) Landlord may enter the Premises, clean and make repairs and charge Tenant accordingly;

(E) Tenant will surrender all keys and peacefully surrender and deliver up possession of the Premises.

19. Default by Landlord.

In the event of any alleged default in the obligation of Landlord under this Lease, Tenant will deliver to Landlord written notice specifying the nature of Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within a 30-day period, to commence action and proceed diligently to cure such alleged default.

20. Indemnification; Insurance.

(A) Tenant shall indemnify, defend, and save Landlord harmless from all injury, loss, claim or damage to any person or property while on the Premises, or arising in any way out of Tenant's use or occupancy of the Premises. Landlord and Landlord's agents, contractors, and employees shall not be liable for, and Tenant waives all claims for, damage to person or property sustained by Tenant, resulting from any accident or

Guarantor's Initials: _____

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occurrence in, on or about the Premises, including, but not limited to, claims for damage resulting from: (i) any equipment or appurtenances becoming out of repair; (ii) Landlord's failure to keep the Premises in repair; (iii) injury done or occasioned by wind, water, or other natural element; (iv) any defect in, or failure of, plumbing, heating or air-conditioning equipment, electric wiring or installation thereof, gas, water and steam pipes, stairs, porches, railings or walks; (v) broken glass; (vi) the backing-up of any sewer pipe or downspout; (vii) the bursting, leaking or running of any tank, tub, sink, sprinkler system, water closet, waste pipe, drain or any other pipe or tank in, on or about the Premises; (viii) the escape of steam or hot water; (ix) water, snow, or ice being on or coming through the roof, skylight, doors, stairs, walks, or any other place on or near the Premises; (x) the falling of any fixtures, plaster or stucco; (xi) fire or other casualty; (xii) any act, omission or negligence of co-tenants or of other persons or occupants of the Premises; and (xiii) any hazardous materials or conditions on the Premises.

(B) Landlord, in its sole discretion and for its sole benefit, shall cause the Premises to be insured as it deems appropriate. Landlord does not carry insurance on any of the tenant's personal possessions. Tenant shall have no right or claim to any insurance or insurance proceeds of Landlord. Tenant understands and agrees that Landlord has no obligation to obtain insurance for Tenant including, but not limited to, liability, hazard, or contents insurance. Tenant shall, at Tenant's sole cost and expense, obtain renter's insurance covering the full value of all personal property of Tenant in the Premises, and providing liability coverage to Tenant in an amount not less than \$100,000, which policy shall name Landlord as an additional insured. Tenant shall maintain such renter's insurance at all times during the Term of the Lease. Tenant shall provide a certificate of insurance to Landlord demonstrating that Tenant has procured the required insurance coverage, within ten (10) days after the commencement of the Term of this Lease and within ten (10) days after any renewal or change in such insurance coverage. If Tenant fails to procure the required insurance, allows such insurance to be cancelled or to lapse, or fails to timely provide the required certificates of insurance, the same shall be a Default of this Lease.

By signing, you are confirming that you have read and understood the above insurance provision.

21. Holdover.

Tenant must vacate the Premises and remove all of Tenant's personal property from the Premises before 11:59 p.m. on the date the Term expires if Landlord has given Tenant a written notice to terminate tenancy. If Tenant fails to vacate the Premises, Landlord may immediately commence eviction proceedings at its sole discretion. If Tenant holds over (fails to vacate) the premises after proper notice, Landlord may hold the Tenant accountable for rent for the period of the holdover and for consequential damages due to an incoming tenant's inability to enter the premises because of the tenant's holdover occupancy. This lease shall serve as notice of a rent increase of 5% of the last rent charged if tenant holds over after proper notice.

Re-Rental Charge: If tenant moves before the end of the term of this rental agreement, for any reason, a re-rental fee, the sum of six (6) month's rent or end of lease (whichever is earlier), shall be due immediately at time of the final move out inspection to cover Landlord's expenses in obtaining a new tenant.

22. Entry by Landlord.

Landlord may enter the Premises (or cause its agents or contractors to enter the Premises) at reasonable hours for reasonable purposes (such as repairs, decorations, alterations or improvements, inspections or re-letting to prospective new tenants), after giving reasonable notice to Tenant. Landlord may also enter the

Guarantor's Initials: _____

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Premises in the event of an emergency, without notice, or in the event of Tenant’s abandonment of the Premises. Tenant’s request for service or repairs shall be considered Tenant’s approval of all necessary access to the Premises by Landlord or Landlord’s agents or contractors, in connection with such service or repairs. If Tenant does not allow access to the Premises when Landlord or Landlord’s agents or contractors have agreed to perform any services or repairs to the Premises, Tenant will be assessed a \$250 service charge. Landlord may also display “For Rent” or “For Sale” signs on the Premises, including, without limitation, in the windows of the Premises or the front yard. Tenant(s) who fail to allow access to the Premises under these conditions will be considered in default of this Rental Agreement.

23. Subordination.

The Lease is subordinate to all existing and future mortgages, deeds of trust and other security interests on the Premises. Tenant agrees that from time to time it will deliver to Landlord or Landlord’s mortgagee or designee within ten (10) days of the date of Landlord’s or Landlord’s mortgagee’s or such other designee’s request documentation confirming the subordination of this Lease to any current or future mortgage or mortgages placed on the Premises by Landlord and Tenant’s agreement to attorn to any party acquiring rightful possession of the Premises by or through any such mortgage.

24. Possession.

If Landlord is unable to deliver possession of the dwelling unit to Tenant, the parties will terminate this Lease without monetary obligation on the part of either party in connection with such termination. Following such termination, the parties may enter into a new lease with respect to the Premises or another property.

25. Waiver of Exemptions.

Tenant hereby waives Tenant’s exemption of personal property (other than those items of personal property described in Maryland Code Annotated, Real Property Section 8-307(a)) from attachment to satisfy any judgment rendered against Tenant in favor of Landlord arising from any action by Landlord to protect Landlord’s rights under this Lease.

26. Tenant’s Application.

Tenant’s application (the “Application”) for this Lease is made a part of this Lease. Tenant hereby states that the information given by Tenant in the Application is true, complete and correct. As part of the Application, Tenant certified and warranted to Landlord that Tenant was not a convicted sex offender and Tenant hereby again warrants and certifies that Tenant and no members of Tenant’s household is a convicted sex offender. Tenant understands that Landlord relies on such representation to comply with applicable laws. If any information contained in the Application is false, then, in consideration of Landlord’s reliance upon the Application, any false representation shall be considered a material breach of this Lease and Landlord may deliver written notice to terminate this Lease pursuant hereto. Tenant shall notify Landlord of any change in the information given in the Application.

27. Security Policy.

Landlord shall not provide, nor does Landlord have any duty to provide for Tenant, security services for the protection of Tenant or Tenant’s property. Tenant hereby acknowledges that Tenant understands the foregoing, and Tenant shall look solely to the law enforcement agencies of the county or municipality in

which the Premises is located for Tenant's protection. It is agreed and understood that Landlord shall not be liable to Tenant for any damages, injuries or wrongs sustained by others, or property of same from criminal or wrongful acts of third parties, that may cause harm to Tenant and/or anyone in Tenant's household and/or their respective invitees, licensees and guests resulting from a negligent, criminal or wrongful act by same. Tenant acknowledges that neither Landlord nor Agent has made any representations, written or oral, concerning the safety of the community or the effectiveness or operability of any security devices or security measures, or warrants or guarantees the safety or security of Tenant against the criminal or wrongful acts of third parties. Each Tenant is responsible for protecting his or her own person and property, and should not rely on any security devices or measures, which may fail or be thwarted, and should protect themselves and their property as if such devices and measures did not exist.

28. Lead-Based Paint.

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. Landlord has no knowledge of lead presence in the premises. Tenant hereby acknowledges receipt of a Lead-Based Paint disclosure form and EPA Lead-Based Paint Advisory Pamphlet if home was built prior to 1978.

29. Notices to Tenant.

Notice to tenant can be provided by first class mail, posting or delivered electronically by e-mail message, text message, or property management/tenant portal. TENANT HEREBY EXPRESSLY CONSENTS TO THE ELECTRONIC DELIVERY OF NOTICES.

By signing above, Tenant is consenting to the electronic delivery of all notices from Landlord including but not limited to notice of intent to file a complaint for summary ejectment (failure to pay rent).

30. Notices to Landlord.

Notice to landlord can be provided by first class mail or delivered electronically by e-mail, or property management/tenant portal if landlord uses such services.

31. Lease Non-Renewal.

If this is an annual tenancy, landlord or tenant must give at least 90 days' notice to not renew the tenancy. If this is a month-to-month tenancy, landlord or tenant must give 60 days' notice to not renew the lease.

32. Automatic Renewal.

If this is an annual lease, then this lease automatically renews for another annual term at the end of each term that has not been terminated by either landlord or tenant. If this is a month-to-month lease, then this lease automatically renews for monthly terms. The Rent will be increased on auto renewal. Landlord shall inform the Tenant of rent increase by giving proper notice. By signing, Tenant acknowledges that they understand the automatic renewal provision, and that they must provide proper notice if they wish to terminate the lease at the end of their intended term.

33. Miscellaneous.

Guarantor's Initials: _____

Tenant's Initials: _____

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(A) All notices required to be sent under the Lease must be in writing and either be: (i) delivered as provided by applicable law; (ii) personally delivered, with proper proof of service; or (iii) sent via U.S. certified mail, postage prepaid, return receipt requested. All notices required to be sent to Landlord must be sent or delivered to the address where the Rent is to be paid, and all notices required to be sent to Tenant may be sent or delivered to the Premises.

In the event that Landlord commences legal action against Tenant to enforce any part of this Lease or applicable laws, Landlord shall be entitled to recover all costs and reasonable attorneys' fees incurred by Landlord in connection therewith. If Landlord refers Tenant's delinquent account to a third-party collection agency, Tenant's balance shall increase by the collection agency's actual fee charged to Landlord, not to exceed 25% of the referred balance, in lieu of — not in addition to — interest accruing under Section 3(J) on that same balance during the collection period. When Landlord is awarded judgment against Tenant for breach of this Lease, Tenant agrees to pay Landlord's court costs, legal fees (subject to the cap), and all past due rents, deposits, and other charges immediately.

(C) The Lease is governed by and construed in accordance with the laws of the State of Maryland. Venue is proper in the County in which the Premises is located.

(D) This Lease and any attached exhibits or addendums constitute the entire agreement between parties. Unless otherwise provided in this Lease, this Lease may be amended, modified, or terminated only by a written instrument executed by Landlord and Tenant.

(E) The Section titles or captions in the Lease are for convenience only and shall not be deemed to be part of this Lease.

(F) Whenever the terms referred to in this Lease are singular, the same shall be deemed to mean the plural, as the context indicates, and vice versa. All references to "Tenant" mean each and every person comprising Tenant or an individual person or combination of persons comprising Tenant as may be required by the specific context.

(G) No right under the Lease may be waived except by written instrument executed by the party who is waiving that right. No waiver of any breach of any provision contained in the Lease shall be deemed a waiver of any preceding or succeeding breach of that provision or of any other provision contained in the Lease. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

(H) If any term, covenant, condition, or provision of the Lease or the application thereof to any person or circumstance is found, at any time or to any extent, to be invalid or unenforceable, a legally valid provision as similar as possible to the invalidated provision will be substituted therefor, and the remainder of the Lease shall not be affected thereby, and each provision of the Lease shall be valid and shall be enforced to the fullest extent permitted by law.

(I) It is understood that if Tenant leaves personal property within the Premises after move-out, then Landlord can determine that such property has been abandoned. If Tenant abandons any personal property, then it shall be deemed that Tenant has specifically and irrevocably waived all title and interest in such property and grants Landlord the full authority to dispose of such property without notice, a court order, or accountability.

Guarantor's Initials: _____

Tenant's Initials: _____

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(J) This Lease shall be subject to, and Tenant shall comply with, all covenants, conditions and restrictions affecting the Premises, including, without limitation, the declaration, bylaws, and/or rules and regulations of any condominium association and/or homeowner's association governing the Premises (collectively, the "Association Documents"). Tenant's failure to comply with such covenants, conditions and restrictions, including, without limitation, the Association Documents, shall be a Default of this Lease. Additionally, Tenant shall immediately reimburse Landlord for any fines or other charges incurred by Landlord due to Tenant's violation of the Association Documents.

(K) Any partial payment made by Tenant will be allocated first to the payment of Additional Rent and second to unpaid rent. Landlord's acceptance of any partial payment does not waive Landlord's right to require immediate payment of the unpaid balance of Rent, or waive or affect Landlord's rights to institute legal proceedings including, without limitation, an eviction action.

(L) No assent, express or implied, to any Default of any one or more of the agreements in the Lease will be deemed or taken to be a waiver of any succeeding or other Default. The covenants set forth in the Lease are independent. Tenant shall have no right to withhold or set off any Rent due Landlord.

(M) If more than one person comprises Tenant, it is expressly understood and agreed that each person comprising Tenant is jointly and severally liable for any and all obligations of Tenant in the Lease. This means that each and every person comprising Tenant are each, together and separately, responsible for all of Tenant's obligations.

(N) Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to smoke in the Premises, including, without limitation, the use of any vapor products. NO SMOKING of any Substance.

(O) If any individual comprising Tenant dies before the end of the Term, any remaining individuals comprising Tenant shall continue to carry out the terms of the Lease. In the event of single or both or all Tenant(s') death before expiration of this Rental Agreement, Landlord shall have the right to declare this Rental Agreement terminated. Landlord shall have the right to remove personal property or belongings of the Tenant from the rented premises and throw or store same at a commercial storage firm at Tenant's expense, or on suitable portions of the rented premises. Landlord shall take reasonable precautions to safeguard said property or belongings, but shall not be obliged to store same under this item and shall not be responsible for loss or damage beyond his control.

(P) In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

34. Emergency Contact.

Landlord may contact below listed person(s) if any emergency occurs including non-payment of rent.

Emergency Contact #1 — Name: _____
Address: _____ Relationship: _____
Phone: (_____) _____ Email: _____
Alternate Phone: (____) _____

Guarantor's Initials: _____

Tenant's Initials: _____

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Emergency Contact #2 — Name: _____
Address: _____ Relationship: _____
Phone: (_____) _____ Email: _____
Alternate Phone: (____) _____

Emergency Contact #3 — Name: _____
Address: _____ Relationship: _____
Phone: (_____) _____ Email: _____
Alternate Phone: (____) _____

Emergency Contact #4 — Name: _____
Address: _____ Relationship: _____
Phone: (_____) _____ Email: _____
Alternate Phone: (____) _____

35. Fees, Fines, Charges, Costs.

Tenant agrees that all fees, fines, charges, costs, and any additional charges of any kind noted in this agreement are not unconscionable (unreasonable or excessive) and all fee adjustments shall be included and due as additional rent.

36. Agreement(s) In Writing.

This Rental Agreement constitutes the entire agreement between these parties. No oral agreements or representations which have been made by the Landlord and/or Tenant or their Representatives shall be binding upon the parties unless set forth in writing in this Rental Agreement except as provided for by law. All notices called for in this Rental Agreement are to be in writing. Any additional addendums, permissions, or written agreements between the Landlord and Tenant become part of this Rental Agreement, terminating when this Rental Agreement ends upon the return of possession to Landlord.

37. Guarantors.

As a condition of this Lease, each individual comprising Tenant has procured a Guarantor who has executed the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A. Each Guarantor is a cosigner acting solely as surety for the Tenant identified in Exhibit A, has no right to occupy or possess the Premises, and is nonetheless directly, unconditionally, jointly, and severally responsible — together with all other Tenants and Guarantors — for the full and timely payment of Rent, Additional Rent, late fees, damages, and every other sum due under this Lease, and for ensuring compliance with all terms, rules, and obligations of this Lease, in the event Tenant fails to pay or perform. Landlord may demand payment or performance from any Guarantor without first exhausting remedies against Tenant. A Tenant's default, if not cured within five (5) days after the due date, entitles Landlord to demand immediate payment from that Tenant's Guarantor(s). Guarantor signatures appear on the signature page below and on Exhibit A.

Guarantor's Initials: _____

Tenant's Initials: _____

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We have read the Lease, together with any Addenda, Riders, and Rules and Regulations. We understand the documents and agree to all terms. We understand that we are Co-Signers/Guarantors to this Lease between Landlord and Arrshan Saravanabavanandam, Rajat Mehta

Sreekar Sreekantha, Sreelohith SUNDHARA MURTHY (Tenant)

and that co-signers/guarantors have the following obligations: Co-signers/guarantors are responsible for payment of all rent and other charges under the Lease. Co-signers/guarantors are responsible for Tenant's compliance with the terms and conditions of the Lease. Co-signers/guarantors are responsible for damages caused by Tenant's breach of any terms and conditions of the Lease. Co-signers/guarantors agree that Landlord has the right to enforce this Lease by suing Tenant(s) or the co-signers/guarantors or both in any order that Landlord chooses. Co-signers/guarantors agree that service of any complaint against co signer/guarantor to enforce the terms of this Lease may be made at the Leased Unit. We understand that co-signers/guarantors are not residents of the Leased Unit. We understand and agree that Landlord will send all notices regarding the tenancy and/or breach of lease conditions to the Leased Unit. Co-signers/guarantors agree that all of the conditions listed above apply to the original lease term and to all renewal terms and lease modifications or lease extensions regardless of whether co-signers/guarantors execute another document or are notified of the extension, renewal or modification.

Guarantor's Initials: _____

Tenant's Initials: _____

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SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year provided with their respective signatures below.

TENANT (#1):

Arrshan Saravanabavanandam
08-15-2026 10:05:52 AM PDT - 8-159

08/14/2026

Signature / Print Name Arrshan Saravanabavanandam

Date

E-Mail: arrshansala@gmail.com

Cell Phone: _____

TENANT (#2):

Rajat Mehta
08-14-2026 11:18:03 PM EDT - 3-163

08/14/2026

Signature / Print Name Rajat Mehta

Date

E-mail: rajatmehta277@gmail.com

Cell Phone: _____

TENANT (#3):

Sreekar Sreekantha
08-15-2026 09:51:19 AM IST - 4-166

08/14/2026

Signature / Print Name Sreekar Sreekantha

Date

E-Mail: sreekarsreekantha@gmail.com

Cell Phone: _____

TENANT (#4):

SREELOHITH SUNDHARA MURTHY
08-15-2026 07:40:56 AM IST - 3-169

08/14/2026

Signature / Print Name SREELOHITH SUNDHARA MURTHY

Date

E-mail: sundharamurthysreelohith0204@gmail.com

Cell Phone: _____

GUARANTOR SIGNATURE

GUARANTOR (#1) — for Tenant (#1): Arrshan Saravanabavanandam

By signing below, Guarantor acknowledges Guarantor is not a tenant, has no right to occupy the Premises, and is bound by the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A.

Lalitha Nagarajan
08-15-2026 10:17:46 AM PDT - 9-171

08/14/2026

Signature / Print Name Lalitha Nagarajan

Date

Guarantor's Initials: _____

Tenant's Initials: _____

Address: _____ Relationship: _____
Phone: _____ Email: nkblalitha19@gmail.com

GUARANTOR (#2) — for Tenant (#2): Rajat Mehta

By signing below, Guarantor acknowledges Guarantor is not a tenant, has no right to occupy the Premises, and is bound by the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A.

Honey Mehta

08-15-2026 09:20:47 AM PDT - 5-181

08/14/2026

Signature / Print Name Honey Mehta

Date

Address: _____ Relationship: _____

Phone: _____ Email: honeymehta53@gmail.com

GUARANTOR (#3) — for Tenant (#3):

By signing below, Guarantor acknowledges Guarantor is not a tenant, has no right to occupy the Premises, and is bound by the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A.

Ramakrishna Rosanuru

08-15-2026 11:43:44 AM CDT - 7-185

08/14/2026

Signature / Print Name Ramakrishna Rosanuru

Date

Address: _____ Relationship: _____

Phone: _____ Email: rosanuru@hotmail.com

GUARANTOR (#4) — for Tenant (#4):

By signing below, Guarantor acknowledges Guarantor is not a tenant, has no right to occupy the Premises, and is bound by the Guaranty of Lease / Co-Signer Agreement attached as Exhibit A.

Sheetal Yantrapati

08-15-2026 12:39:16 PM EDT - 6-186

08/14/2026

Signature / Print Name Sheetal Yantrapati

Date

Address: _____ Relationship: _____

Phone: _____ Email: yantrapatisheetal@gmail.com

LANDLORD:

TMG Gratitude Ohio LLC

08-15-2026 05:22:51 PM UTC - 10-190

08/14/2026

Signature / Print Name TMG Gratitude Ohio LLC

Date

E-Mail: contact@themehargroup.com Cell Phone: _____

Guarantor's Initials: _____

Tenant's Initials: _____

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GUARANTY OF LEASE / CO-SIGNER AGREEMENT

Exhibit A to Residential Lease Agreement — 810 W 37th St, Baltimore, MD 21211

This Guaranty of Lease / Co-Signer Agreement ("Guaranty") is made in connection with, and as a condition of, the Residential Lease Agreement dated 08/14/2026 (the "Lease") for the premises located at **810 W 37th St, Baltimore, MD 21211** (the "Premises") between **TMG Gratitude Ohio LLC** (acting on behalf of "Landlord") and the Tenant(s) named in the Lease. Capitalized terms not defined in this Guaranty have the meanings given in the Lease.

1. Guaranty

For good and valuable consideration, including Landlord's agreement to lease the Premises to Tenant, each of the undersigned Guarantors unconditionally and irrevocably guarantees to Landlord the full, complete, and timely payment of Rent, Additional Rent, late fees, damages, attorneys' fees, and every other sum due under the Lease, and the full performance of every other obligation, rule, and term of the Lease by the Tenant identified below, for the entire Term of the Lease and any holdover or renewal period. This is a guaranty of payment and performance, not merely of collection.

2. Guarantor Is a Cosigner Only — Not an Occupant

Each Guarantor acknowledges and agrees that: (a) the Guarantor is signing solely as a cosigner and surety on behalf of the Tenant identified below, and not as a tenant or party in possession; (b) the Guarantor has no right to occupy, reside at, or possess the Premises under the Lease or this Guaranty; and (c) notwithstanding (a) and (b), the Guarantor is nonetheless fully, directly, and personally responsible — jointly and severally with the Tenant and with any other Guarantor(s) under this or a companion Guaranty for the same Lease — for ensuring the Rent is paid in full and on time and that all rules, regulations, and other terms of the Lease are followed, in the event the Tenant fails to do so.

3. Joint and Several Liability

Where more than one Guarantor executes this Guaranty (or a companion Guaranty for the same Lease), the obligations of the Guarantors are joint and several with one another and with the Tenant's obligations under the Lease. Landlord may demand and collect the full amount owed, or require full performance, from any one Guarantor, any combination of Guarantors, the Tenant, or any combination of Tenant and Guarantors, in Landlord's sole discretion, without any obligation to proceed against any particular person first or to proceed against all of them together.

4. Unconditional Nature of Guaranty

This Guaranty is absolute, unconditional, and continuing, and is not affected by: (a) any extension, renewal, modification, or amendment of the Lease, whether or not the Guarantor receives notice of or consents to it; (b) the Tenant's bankruptcy, insolvency, incapacity, or death; (c) the release or discharge of any other Guarantor or co-Tenant, by operation of law or otherwise; (d) Landlord's failure to give notice of default to the Tenant before demanding payment or performance from a Guarantor, except as required by Section 6 below; (e) any surrender, abandonment, or re-letting of the Premises; or (f) any other circumstance that might otherwise constitute a legal or equitable discharge of a guarantor's obligations.

5. Waivers

- Guarantor waives any requirement that Landlord first pursue the Tenant, exhaust any remedy against the Tenant, or realize on any security (including the security deposit) before demanding payment or performance from Guarantor.
- Guarantor waives presentment, demand for payment, protest, and notice of protest, except as expressly required in Section 6.
- Guarantor waives any defense based on the Tenant's incapacity, lack of authority, or the unenforceability of the Lease as to the Tenant, to the fullest extent permitted under Maryland law.

6. Notice to Guarantor

Landlord shall provide notice to Guarantor at the address or email provided below within a reasonable time after demanding payment from the Tenant for a default under the Lease. Failure of strict or timely notice does not release Guarantor from liability but may extend the time to cure by the length of the delay, at Landlord's discretion.

7. Term of Guaranty

This Guaranty remains in full force for the entire Term of the Lease, including any holdover period, and any written renewal or extension of the Lease signed by the Tenant, unless Landlord releases Guarantor in a signed writing.

8. Governing Law

This Guaranty is governed by the laws of the State of Maryland.

IN WITNESS WHEREOF, each Guarantor has executed this Guaranty as of the date set forth below.

GUARANTOR 1 — for Tenant (#1):

Lalitha Nagarajan
08-15-2026 10:17:46 AM PDT - 9:25

08/14/2026

Signature — Lalitha Nagarajan

Date

Address: _____ Relationship _____

Phone: _____ Email: nkblalitha19@gmail.com

GUARANTOR 2 — for Tenant (#2): Rajat Mehta

Honey Mehta
08-15-2026 09:20:47 AM PDT - 5:20

08/14/2026

Signature — Honey Mehta

Date

Address: _____ Relationship _____

Phone: _____ Email: honeymehta53@gmail.com

GUARANTOR 3 — for Tenant (#3): Sreekar Sreekantha

Ramakrishna Rosanuru
08-15-2026 11:43:44 AM CDT - 7-41

08/14/2026

Signature — Ramakrishna Rosanuru

Date

Address: _____ Relationship _____

Phone: _____ Email: rosanuru@hotmail.com

GUARANTOR 4 — for Tenant (#4): Sreelohith SUNDHARA MURTHY

Sheetal Yantrapati
08-15-2026 12:39:16 PM EDT - 6-39

08/14/2026

Signature — Sheetal Yantrapati

Date

Address: _____ Relationship _____

Phone: _____ Email: yantrapatisheetal@gmail.com

LANDLORD ACKNOWLEDGMENT

Landlord acknowledges receipt of this executed Guaranty as a condition precedent to the Lease taking effect.

TMG Gratitude Ohio LLC
08-15-2026 05:22:51 PM UTC - 10-46

08/14/2026

Signature — TMG Gratitude Ohio LLC, by its authorized representative

Date

LN

HM

RR

SY

AS

RM

SS

SS