

RESIDENTIAL RENTAL/LEASE AGREEMENT

This Residential Lease Agreement is celebrated and made effective as to the date: August 31st, 2026.

Between and by the lessor: Carolyn Allen (hereinafter referred as the "Landlord") and the lessee: Kim Allen-Hubbard (hereinafter referred as the "Tenant") of the following address: 3128 Belmont Avenue, Baltimore, Maryland, 21216.

Landlord and tenant are individually referred to as "Party" while both together and be regarded as "Parties".

THEREFORE, IN CONSIDERATION OF THE PARTIES COMMON PROMISES AND AGREEMENTS CONTAINED HEREIN, THE TENANT AGREES TO LEASE THE PREMISES FROM THE LANDLORD ON THE FOLLOWING CONDITIONS:

1. Rent.

The lease of the property has been agreed by the parties for the value of: \$1000, the Lessee and Lessor are both interested in leasing the property from the Lessor on the terms outlined in this Personal Property Lease Agreement.

The Lessor shall receive all benefits of ownership of the property and this Agreement shall be recognized as a true lease for federal and appropriate state income tax reasons.

2. Type of Lease.

This contract will be regarded as a fixed lease. The lease term (also known as the "Lease Term") for the Premises is from January 1st, 2026 until January 31st, 2027.

At the end of the Lease Term and no renewal is made, the Tenant may continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.

The Tenant will pay the Rent on or before the first (1st) to fifth (5th) day of each and every month of the term of this Lease to the Landlord at 3678 Forest Hill Road Baltimore, MD 21207 or at such other place as the Landlord may later designate by cash, check or Venmo. If the payment address is changed at the discretion of the Lessor, the Lessee will be informed of such change by written notice.

3. Late Payments.

of \$ 0

4. Security deposit.

The lessee will pay a security deposit of \$ 0 when signing this rental agreement. This deposit will be returned to the tenant at the end of the lease, subject to the landlord's claim for rent and damages. Any amounts recoverable from the lessee must be paid at the end of this rental.

Return of Security deposit.

The deposit or its balance is From the landlord to the tenant within 10 days after the end of the lease. In any case, when Landlords Must Make Permissible Deductions. The lessor will provide the lessee with a detailed list of all deductions made, presentation of amounts and respective expenses associated with securities. A security deposit or the remaining part of it for what has to be paid.

5. First Month's rent.

The Tenant is required to pay the first (1st) month's rent upon the first (1st) day of the Lease Term.

6. Furnishings.

Not furnished.

7. Utilities.

No utilities will be provided.

8. Title to property.

The Lessor shall retain title to the property. Title to the property shall not pass to Lessee, and Lessee only acquires the right to use the property in the regular course of its business. Lessee agrees that the property is and shall remain personal property.

9. Taxes.

The Lessee, at their own expense, shall pay all personal property taxes levied or assessed against the property while the time under this Lease Agreement is made effective.

10. Right of entry (Inspections).

The landlord has the right to enter the property during the rental period normal working hours, by giving at least 48 hours notice to conduct the inspection; make any necessary repairs, modifications or improvements and provide services as agreed; or for any reasonable purpose. Landlords can display property to interested parties, buyers or possible lessees.

11. Hazardous Materials.

The Tenant/s shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

12. Rules, maintenance, and repairs.

Maintenance, minor repairs, and servicing of the Property, including but not limited to HVAC/air-conditioning equipment, plumbing fixtures (such as showers, bath tubs, toilets, or sinks), shall be the Tenant's sole responsibility and expense. The tenant is responsible for maintaining the property's cleanliness and general condition throughout the duration of this lease.

A. The Tenant shall abide by all laws, ordinances, health and safety standards, the terms of the Master Lease, including, where applicable, the rules of any condominium or homeowner's associations that may apply to the Property.

B. Properly dispose of all garbage.

C. Do not block any structure that is meant to be used for entrance, egress, passage from the property.

D. Keep railings, windows, balconies, and other fittings and structures intact and clean from the exterior view of the lodging.

E. Before changing or putting in new transoms, locks, hooks, doorknobs, etc., get the lessor's approval.

F. Refrain acts that cause extreme annoyance to other inhabitants and neighbors; other actions that create intolerably loud noise.

13. Pets.

The Tenant has the legal right to keep one or more pets on the property, which cannot exceed a weight of 10 lbs pounds. No fee will be charged for having a pet on the property.

14. Default.

The Tenant is entitled to use any legal remedies if the Landlord violates any of the terms and conditions of this Lease or any applicable laws, regulations, or codes. The Landlord shall give the Tenant a reasonable amount of time to resolve any breach or failure to comply with any of the terms and conditions of this Lease or any relevant laws, rules, or regulations. This time frame will start the day the tenant receives notice of the violation or failure to comply with the demand to make the necessary corrections.

The Tenant will be in default if they don't follow the rules, don't fix the problem, or can't fix it in a reasonable amount of time. Following a default by the tenant, the landlord has the right to end the lease, give the tenant notice of the termination, and retake possession of the property.

15. Abandonment.

In the event that the Tenant(s) abandons the Property, the Landlord may declare the Lease terminated, retake possession of the Property, enter the premises, remove the Tenant's belongings, and lease the Property to a third party without incurring any liability to the Tenant for doing so. Until the property is leased to another person or is otherwise inhabited by the landlord or another person under the landlord's authority, the landlord may reclaim from the tenant any overdue rent in the event that the property is abandoned.

16. Modification to document.

The parties acknowledge and agree that this document constitutes the whole understanding between them and that this Lease may not be amended, modified, changed, or in any manner changed except by a written amendment executed by all parties hereto.

17. Binding Effect.

The terms, obligations, conditions, and covenants of this Lease shall be binding upon and shall inure to the benefit of the Tenant, the Landlord, their heirs, legal representatives, and successors in interest.

18. Parking.

The Landlord shall grant the Tenant access to 0 parking space(s) for a monthly fee of \$ 0, which shall be paid at the time this Agreement is executed in addition to the rent. These are the details of the parking space(s): Parking on Street

19. Property Sale.

In the event that the Premises is sold, the Tenant must be made aware of the new owner and, if there is a new Manager, their contact information for repairs and maintenance. If the Premises are transferred to a new owner, the new owner does not have the right to terminate this Agreement.

20. Early Termination.

The Tenant shall not be permitted to end this Lease prior to the termination of the Term.

21. Disputes.

If there is a disagreement between the Landlord and Tenant(s) during or after the period of this Lease, they agree to first attempt "good faith" discussion before resorting to litigation.

22. Compliance with the Law.

In relation to the Property and the Tenant's occupation and use of it, the Tenant agrees to abide by all applicable federal, state, local, municipal, county, and other governmental laws, rules, regulations, codes, and other issuances.

23. Possession.

By taking possession of the Premises, Tenant recognizes that they have accepted the Premises in good order and in their present state. Tenant has inspected the Premises' condition.

This Agreement may be terminated at the tenant's choice if the landlord fails to provide the tenant possession of the premises at the beginning of the lease term. The Security Deposit (if any) and any other prepaid rent and fees, including any fees the Tenant paid during the application process prior to the execution of this Agreement, shall also be returned to the Tenant in the event that the Landlord fails to deliver possession and the Tenant cancels this Agreement.

24. Retaliation.

The Landlord is forbidden from taking any action that could be construed as retaliatory against the Tenant, including but not limited to limiting access to the Premises, reducing or discontinuing utilities or services, failing to repair fixtures or appliances, or taking any other action that could be viewed as unjustified.

25. Indemnification.

The Tenant agrees to hold the Landlord harmless from any claims or damages unless solely attributable to the Landlord's negligence. The Landlord shall not be liable for any damage or

injury to the Tenant, any other person, or any property occurring on the Premises, or any part thereof, or in common areas thereof. It is recommended that the tenant purchase renter's insurance on their own expense.

26. Premises deemed as uninhabitable.

The Tenant may terminate this Agreement by giving written notice to the Landlord if the Premises is determined to be uninhabitable as a result of damage beyond reasonable repair.

If the damage was caused by the Tenant's negligence, the Tenant shall be accountable to the Landlord for all repairs and for the loss of income resulting from returning the Premises back to a habitable condition, in addition to any additional damages that the Landlord can prove.

27. Lead Based Paint.

The attachment labeled "Lead-Based Paint Disclosure" needs to be initialed and signed by both the landlord and the tenant because the premises were constructed before 1978.

Landlord's Signature: Carolyn Allen

Landlord's Name: CAROLYN ALLEN

Date: 1-2-2026

Tenant's Signature: Kim Allen-Hubbard

Tenant's Name: Kim Allen-Hubbard

Date: 1-2-2026

Agent's Signature: N/A

Agent's Name: N/A

Date: N/A