FLASKO MANAGEMENT LLC

4109884440 / office@flaskomanagement.com / flaskomanagement.com
2833 Smith Ave #343; Baltimore, MD 21209

LEASE AGREEMENT

SECTION 1:

1. LANDLORD:
Flasko Management and/or agent(s) is/are and will be referred to in this Lease Agreement as "Landlord."

2. TENANT: Tatyana Swan Armstrong
The Tenant(s) is/are:
Tatyana Kasaye Swan-Armstrong and Tyque Qajuan Richard and will be referred to in this Lease Agreement as "Tenant."

3. RENTAL PROPERTY:
The Landlord agrees to rent to the Tenant the property described as:
2646 Boone St Baltimore MD 21218
which will be referred to in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT:
The Lease Agreement will begin on **2/4/2026** and will continue on until **3/4/2026**

5. USE & OCCUPANCY OF PROPERTY:
The premises will be used solely for residential purposes and be occupied by no more than **5** persons:
In addition to the "Tenant(s)", the following individual(s) will reside in the Premises:
Hunter Riley Corbin
Taharah Aisha Knight
Hana Asiyah Knight
These persons and no others, except after born children, children adopted by the tenant, or children of whom the tenant is appointed guardian are authorized by the Landlord to reside within the premises.

6. RENT DUE:
A. The amount of the monthly rent is **$3400**.
B. The rent due date is the 1st of every month.
C. The rent must be paid on or before the rent due date.

7. UTILITIES
A. The tenant is responsible to pay for the following utilities: **heating, cooking, water, electricity.**
B. The landlord is responsible to pay for the following utilities: **sewage.**

8. SECURITY DEPOSIT:
The security deposit amount is: $**1,700**

9. TENANT RESPONSIBILITIES:
The tenants are responsible for keeping the grass mowed and for snow removal.

_Tatyana Swan Armstrong_________________
Tenant

_02-04-2026_____
Date

_Tyrique Richard_________________________
Tenant

_02/04/2026_____
Date

Yaakov Benyowitz
Landlord

2/3/2026
Date

SECTION 2:

SECURITY DEPOSIT:
The Tenant shall have the option to either enroll in a bond program with a bond issuer approved by the Landlord, in the benefit of the Landlord, or to deposit a cash security deposit with the Landlord. The Bond premium shall be non-refundable. The Security Deposit shall be held as security for the Tenant's faithful performance of the terms of this Lease. The Security Deposit (or any portion thereof) may be withheld for unpaid rent, damages caused by the Tenant or the Tenant's family, agents, employees, guests or invitees that exceed ordinary wear and tear, or for damages due to a breach of this Lease. It is understood that, regardless of the Security Deposit, rent is still due as specified in this Lease.
The Tenant shall have the right to be present when the Landlord (or the Landlord's agent) inspects the premises in order to determine any damages. The Tenant must notify the Landlord by certified mail of their intention to move out, the date of moving, and their new address at least 15 days prior to the move-out date. Upon receipt of this notice, the Landlord shall notify the Tenant by certified mail of the time and date for the inspection, which must occur within 5 days before or after the move-out date as specified in the Tenant's notice. In the event that the Landlord sells or transfers the apartment, the Landlord shall have the right to transfer the Security Deposit to the new owner in accordance with applicable law, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look solely to Landlord's transferee solely for the return of said Security Deposit. The Tenant may not mortgage, assign, or encumber the Security Deposit without the Landlord's prior written consent, and any attempt to do so shall be void.
Within 45 days after the tenancy ends, the Tenant has the right to receive by first class mail a written list of charges against the Security Deposit claimed by the Landlord, along with the actual costs. The Landlord is also obligated to return any unused portion of the Security Deposit to the Tenant by first class mail at the Tenant's last known address within 45 days after the tenancy ends. If the Landlord fails to comply with Maryland's security deposit law, they may be liable for a penalty of up to three times the Security Deposit amount withheld, as well as reasonable attorney's fees. However, if the Tenant has elected the Bond, any premiums paid in connection with it shall be non-refundable.

RENT:
RENT PAYMENT: The Tenant shall pay the monthly rent to: Flasko Management, 2833 Smith Ave #343; Baltimore, MD 21209. The Landlord reserves the right to change the rent payment guidelines at any time. It is the Tenant's responsibility to provide proof of timely delivery of rent payments, which may be done through the use of certified mail.
PARTIAL RENT PAYMENT: It is agreed that the acceptance by the Landlord of less than the full amount of rent due and owing shall not serve to prevent the Landlord from filing a summary ejection action for any balance still due and owing. In the event summary ejectment proceedings have commenced and the Tenant tenders partial rent after a judgment for possession has been entered, this will not void the continuation of the eviction since the full amount of the judgment for possession has not been paid prior to the actual eviction.
DEFINITION OF RENT: Whenever any provision is made in this Lease for the payment of any sum of money whatsoever from Tenant to Landlord, or such sum or sums that need to be paid by the Tenant, such as utilities, Court costs, and late fees, whether or not such payment or sum is designated as “additional rent”, such sum of payment shall be considered as additional rent and therefore payable as rent.

ALLOCATION OF PAYMENTS: Payments from Tenant to Landlord shall be applied in the following order: late charges; court costs, attorneys’ and agent's fee; obligations other than rent due under this Lease; past due rent and additional rent; and current rent and additional rent. Tenant agrees that any sums received by Landlord from Tenant may be applied towards obligations owed by Tenant to Landlord at Landlord’s discretion in accordance with the order set forth by this lease, despite contrary or conflicting directions, verbal or written, appearing with or on the remittance offered by the Tenant.

FEES:
LATE FEE: If the Tenant fails to pay rent within 5 days of the due date (or, where required by law, within 10 days), they will be charged an additional 5% of the monthly rent as a late fee. This does not waive the Landlord's right to pursue rent, damages, or repossession of the premises for non-payment of rent. For subsidized units where the tenant has a monthly rent portion, the late fee assessed to the tenant is 5% of the tenant's rent portion.
BANK RETURNED CHECKS: If a rent payment made by check is returned by the bank, the Landlord will incur additional expenses for bookkeeping and clerical services. Therefore, the Tenant will be charged a fee of $35 for each returned check. If the Tenant's personal check is returned by a bank, the Landlord may choose to not accept personal checks from the Tenant in the future.

NOTICES:
NOTICE REQUIREMENTS: All notices from the Tenant to the Landlord must be sent by certified mail, return receipt requested, and addressed to the Landlord at the location designated by the Landlord. All notices from the Landlord to the Tenant must be delivered personally or to the Premises, or sent by first class or certified mail, addressed to the Tenant at the Premises. If there is more than one Tenant under this Lease, any notice given or received by any Tenant will bind all Tenants.
Where the property is leased to more than one Tenant, all Tenants agree that notices given or received by any Tenant apply equally to all Tenants, authorized occupants, and if applicable, co-signers and subtenants.
ELECTRONIC DELIVERY OF FAILURE TO PAY RENT (FTPR) NOTICE: Pursuant to Md. Real Property Code § 8-401(c), Tenant hereby elects to receive the 10-day Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) via electronic delivery. Landlord may send such notice by email to the address designated below in the "Tenant Information Form" attached to this Lease. Tenant acknowledges that:
This election constitutes written consent to electronic delivery;
Delivery is deemed effective upon transmission to the designated email;

_________ (initialed by tenant)
Landlord will retain proof of transmission as required by law.
If Tenant does not provide a valid email address or withdraws this election in writing, notice will be delivered by lawful alternative methods.

RENTER’S INSURANCE:
INSURANCE REQUIREMENT: During the term of this Lease, and any renewals or extensions, the Tenant shall be solely responsible for purchasing renter's or homeowner's insurance coverage with personal liability (bodily injury and property damage) coverage of at least $300,000 per occurrence and $5,000 in medical payments coverage. The insurance must also cover the Tenant's personal property on and in the Premises against loss or damage resulting from named perils on a replacement cost basis.

TENANT INDEMNIFICATION: The Tenant shall indemnify and hold the Landlord harmless from any liability, damage, or expense incurred by the Landlord as a result of death or injury to individuals or damage to property (including the Premises) if the Tenant was required by this Lease to obtain insurance for such liability, damage, or expense, but failed to do so.

LEASE RENEWAL:
LEASE RENEWAL: If the Landlord and Tenant do not sign a lease renewal form at the end of the initial lease term, this Lease will continue on a month-to-month basis after the expiration of the initial term The rent amount for the month to month lease will be $1700. However, either party may terminate this Lease at the end of the initial term by giving written notice to the other party at least 60 days prior to the end of the initial term. Either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least 30 days (or, where required by law, 60 days) prior to the last day of the desired final rental month of the tenancy.
As long as the Tenant remains in possession of the Premises, all of the Tenant's obligations and the Landlord's rights under this Lease will continue to apply during the subsequent occupancy period.

ASSIGNMENT & SUBLETTING:
ASSIGNMENT AND SUBLETTING: The Tenant may not assign this Lease, sublet the Premises, or allow anyone other than the Tenant to occupy the Premises without the prior written consent of the Landlord, which may be withheld at the Landlord's sole discretion.
GUESTS AND VISITORS: The Tenant's guests and visitors may not stay at the Premises for more than 2 weeks in total during any calendar year unless written permission is obtained from the Landlord. The Tenant's guests and visitors must adhere to all covenants and rules contained in this Lease, and a breach of the Lease by a guest or visitor will be treated as a breach by the Tenant.

TENANTS WITH HOUSING VOUCHERS:
HOUSING VOUCHER COMPLIANCE: If applicable, any Tenant with a housing voucher must continue to comply with all rules and regulations stated in this Lease, as well as all housing directives, rules, and regulations. The termination or revocation of the Tenant's voucher will be considered a material breach of the Lease, and the Tenant must vacate the Premises immediately upon such termination or revocation, or be considered a tenant holding over.
However, if the Landlord, Tenant, and an acceptable guarantor (who is not receiving a housing voucher and is approved by the Landlord in their sole discretion) agree in writing to continue this Lease, the Tenant will be allowed to remain in possession of the Premises and continue paying any past and current rent for the remainder of the Lease term or any new term. All other terms and conditions of the Lease will remain in full force and effect.

EARLY TERMINATION:
EARLY TERMINATION: If the Tenant decides to terminate this Lease prior to the end of the initial term or any renewal or extension thereof, the following requirements will apply:
The Tenant must give the Landlord written notice (via First Class Certified Mail) of the Tenant's intent to vacate at least 30 days prior to the date the Tenant plans to vacate.
The Tenant must pay rent through the end of the month in which the Tenant intends to vacate.
The Tenant must pay an amount equal to 2 months' rent.
The Tenant must deliver the keys to the Landlord on the date the Tenant vacates.
The Tenant must leave the Premises in good order and repair, with the exception of ordinary wear and tear.
If the Tenant fails to comply with these requirements or does not vacate the Premises on or before the date specified in the notice, this provision will be null and void, the termination will be ineffective, and the Tenant will remain liable for all provisions of this Lease and applicable law.
DEATH OF TENANT: If the Tenant (or, if there is more than one Tenant, the last Tenant in possession) dies, this Lease will immediately terminate and any persons in possession must immediately vacate the Premises. The Tenant's heirs, personal representatives, family members, subtenants, or guests will have no rights or interest in the Premises or the Lease agreement. The Tenant's personal representative will have limited access to the Premises solely for the purpose of removing the Tenant's personal property and surrendering possession of the Premises. The acceptance of rent by the Landlord from the personal representative or any other party in possession will not create a tenancy. Any such payment may be retained by the Landlord as compensation for the deprivation of the Landlord's property. Under no circumstances will the heirs or personal representatives retain the property for more than 30 days following the Tenant's death for the purpose of administering the decedent's estate and removing the Tenant's personal property. The Tenant's personal representative must vacate the Premises within 30 days of the Tenant's death.

BREACH OF LEASE.
TERMINATION FOR DEFAULT: If the Tenant defaults on their obligations under this Lease, the Landlord may terminate the tenancy by giving the Tenant written notice to vacate the premises. The Landlord may also file a complaint in the District Court of Maryland for failure to pay rent if the Tenant fails to pay rent and late charges. If the Landlord uses an agent to institute proceedings for rent or repossession of the premises, the Tenant must pay the actual costs incurred by the Landlord for the services of the agent. If the Tenant tries to prevent the Landlord or their agents from entering the premises after receiving proper notice, this will be considered a default under the Lease.
If the Landlord/Agent deems the tenancy of the Tenant undesirable by reason of objectionable or improper conduct by the Tenant or Tenant's family, guests, or employees that causes annoyance to neighbors or should the Tenant occupy the premises in violation of any rule, regulation, or ordinances of the Landlord/Agent, any Common Ownership community, any governmental rental authority, or any federal, state or local law, then, the Landlord/Agent has the right to terminate this Lease by giving the Tenant personally or by sending via first class mail to the Tenant a thirty (30) day written notice to quit and vacate the premises that includes the basis for said termination.
In the event that the Tenant or any person on the premises with the Tenant's consent engages in behavior that poses a clear and imminent danger to themselves, other tenants, the landlord, the landlord's property or representatives, or any other person on the premises, the Landlord/Agent has the right to terminate this Lease if the Landlord/Agent gives the Tenant (or person in possession) a fourteen (14) day written notice to vacate the premises. The notice must specify the basis for the termination. Upon expiration of the notice period, or any shorter period allowed by law, the Landlord/Agent may use any legal remedies to regain possession of the premises and recover any unpaid rent.
If the Landlord terminates the lease according to these terms, they may re-enter and take possession of the premises using applicable law. If the Tenant's possession of the premises ends or the premises become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable for the rent until the end of the lease term, or any renewal or extension thereof, as well as any damages sustained by the Landlord due to the Tenant's breach of the Lease and/or eviction from the premises. These damages may include, but are not limited to, costs incurred in

recovering possession of the premises, costs incurred in re-letting the premises (such as rental commissions, administrative expenses, and a proportionate share of advertising expenses), utility costs for the premises that the Tenant is responsible for while the premises are vacant, and costs incurred in redecorating the premises. The Tenant may also be liable for the actual costs incurred by the Landlord in scheduling or obtaining a court-ordered eviction.

If the Landlord files a breach of lease action under the Annotated Code of Maryland Real Property, Article 8-402.1, the Tenant will be responsible for any costs incurred by the Landlord in pursuing the action, including but not limited to filing fees and attorney's fees. If the Landlord employs an attorney due to the Tenant's, the Tenant's family's, agents', employees', or guests' violation of any terms or provisions of the Lease or any rules and regulations stated therein, the Tenant will also be responsible for paying the actual attorney's fees incurred by the Landlord, in addition to any other damages and expenses incurred by the Landlord as a result of the violation. The Tenant will be liable for such attorney's fees whether or not the Landlord institutes legal proceedings. However, if the Landlord institutes legal proceedings against the Tenant and obtains a monetary judgment in their favor, the Tenant will be responsible for paying 33 1/3% of the judgment amount as well as all court costs incurred.

In an action by the Landlord to recover possession of the leased premises, including a nonpayment of rent action, the Tenant will be responsible for paying any actual court costs and attorney's fees awarded by the court.

PREJUDGMENT INTEREST: If the Tenant violates this Lease and causes a monetary loss to the Landlord, the Landlord is entitled to prejudgment interest at the highest rate allowed by law (currently 10% per year) on the amount due from the date the Landlord sends a written list of damages to the Tenant.

WAIVER OF BREACH: Receiving rent from the Tenant with knowledge of a violation of any term or provision of the Lease or the rules and regulations stated therein does not constitute a waiver of the breach.

ABANDONMENT:

Abandonment of the premises will be deemed to have occurred if the Tenant removes the majority of their furnishings from the premises or if their gas and electric services from Baltimore Gas and Electric Utility (BGE) or any subsidiary thereof or any other gas and electric provider are turned off for non-payment, or if the Tenant, either through non-payment or by an act of the utility company, returns the service to the Landlord's name. Any such abandonment will be considered a material breach of the Lease and will allow the Landlord to re-enter the premises as if the lease term had ended and take possession without going through court proceedings.

RE-ENTRY OF PREMISES:

If the Tenant abandons the Premises or is required to vacate the premises due to the Landlord exercising its rights upon the Tenant's breach of the Lease, the Landlord has the right to enter the premises for the purpose of making alterations and repairs and may re-let the premises for a term that may be shorter or longer than the remaining lease term, or any renewal or extension thereof, without relieving the Tenant of their legal liabilities or the obligations outlined in the Lease. The Landlord also has the right, without further notice, to dispose of any personal property left in or around the premises or storage area by the Tenant if the Tenant has vacated or if the Landlord is granted possession of the premises by a court order.

SURRENDER OF PREMISES:

Upon the termination of the lease, the Tenant is required to return the premises and any personal property belonging to the Landlord in good and clean condition, with the exception of normal wear and tear. The Tenant must leave the premises in a broom-clean state, free of trash and debris, but must not paint marks, plaster holes, crevices or cracks or attempt any repairs without the Landlord/Agent's written consent. If the Tenant does not clean and remove trash from the premises, or if the premises are not left in good and clean condition, the Landlord/Agent may take any action necessary to accomplish this at the Tenant's expense.

Any personal property left on the premises after the tenancy ends will be considered abandoned and the Landlord/Agent may dispose of it at the Tenant's expense. The Landlord/Agent will not be held responsible for the loss of such abandoned property.

Upon vacating the premises, the Tenant must deliver all keys to the Landlord/Agent within 24 hours. Failure to do so will result in the Tenant being charged for lock changes.

If the Tenant does not surrender the premises at the end of the lease term, or any renewal or extension thereof, the Tenant will be responsible for indemnifying the Landlord for any damages suffered as a result, and will also indemnify the Landlord against any claims made by a succeeding tenant against the Landlord due to a delay in delivering possession of the premises caused by the Tenant's failure to vacate.

If the Tenant does not vacate the property on or before the last day of the applicable term, the Landlord may (a) evict the Tenant and take possession of the property, storing any furniture and personal property found on the property at the Tenant's risk and expense without liability to the Landlord; (b) hold the Tenant liable as a tenant holding over for one or more additional terms at the same rental rate; and/or (c) exercise any other remedies granted to a landlord under Maryland law.

If the Tenant holds over beyond the end of the lease term, they will be responsible for the full month's rent, even if they vacate before the end of the month.

INDEMNIFICATION:

The Tenant agrees to indemnify and hold the Landlord harmless from any liability, including liability for death or injury to person or property, that arises during the term of this Lease, and any renewal or extension thereof, as a result of any act or omission of the Tenant, or of the Tenant's family, guests, agents, or employees.

The Landlord is not responsible for any injury, damage, or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions, or other causes, unless the damage is solely due to the Landlord's omission, fault, negligence, or other misconduct. The Landlord's failure or delay in enforcing the lease covenants of other tenants will not be considered negligence or misconduct. The Tenant agrees to defend and indemnify the Landlord from any claim or liability from which the Landlord is exempt under this clause.

SECTION 3:

STATE OF PROPERTY:

The Landlord assures the Tenant that they may peacefully and quietly enter the leased premises at the start of the lease term.

The Tenant has inspected the premises before signing the lease and found them to be safe, sanitary, and suitable for habitation, with all heating, plumbing, and lighting appearing to be free of visible defects.

The Tenant has the right to request an inspection of the dwelling unit by the Landlord in their presence, and to make a written list of any damages present at the start of the tenancy. The Tenant must make this request by certified mail to the Landlord within 15 days of occupying the unit. Upon receiving the request, the Landlord must promptly inspect the dwelling unit to confirm or deny the existence of the damages claimed by the Tenant. A copy of the inspection report must be provided to the Tenant. If the Tenant fails to exercise their right to request this inspection within the specified time frame, they waive their right to claim that these conditions existed at the start of their tenancy.

UTILITIES
The Tenant must continuously maintain, in their name, all utilities listed above that are their responsibility. The Tenant must promptly pay all charges for their use or consumption of these utilities, along with any taxes, levies, or other charges on these utilities. The Tenant may be charged for their utility usage directly by the utility, the Landlord, or the Landlord's agent. Sub-metering or ratio utility billing systems may be used unless prohibited by law. Any payments that are the Tenant's responsibility and are not paid when due will be considered additional rent and may be included in a claim made in the District Court (Rent Court) for failure to pay rent. If the Tenant fails to promptly pay, when due, any such charges, taxes, or levies, the Landlord may pay them on the Tenant's behalf, and the Tenant must immediately reimburse the Landlord with interest accruing at 10% per year from the date the payment is due.
The Landlord is not responsible for any utilities or their charges unless specifically agreed upon in writing. The Tenant is solely responsible for ensuring that all utilities are continuously maintained and paid for in a timely manner. The Tenant will be held accountable for any fees, charges, or penalties incurred as a result of their failure to do so.

FURNISHINGS AND APPLIANCES:
The Premises come with the following furnishings and appliances:
Refrigerator
Stove
The Tenant agrees to keep all such appliances and furnishings clean and in good repair. These appliances and furnishings may not be removed from the Premises.

INTERRUPTION OF SERVICE:
The Tenant will not receive a rent reduction and the Landlord will not be liable to the Tenant for any disruptions or interruptions to utilities, appliances, or equipment on the Premises, or for defects on the Premises that are not caused by the Landlord's fault, omission, negligence, or other misconduct. This includes disruptions or interruptions due to the Landlord's inability to obtain proper fuel, utilities, or repair/replacement parts. If it becomes necessary at any time, due to an accident, repairs, or to improve the condition or operation of the Premises, or any equipment or utilities on the Premises, for the Landlord to stop or curtail the operation of these items, the Landlord may do so, but they must use due diligence to complete the work as quickly as possible.

SMOKE DETECTOR:
Tenant acknowledges that the Landlord has installed one or more smoke detectors in accordance with local and state laws. The Tenant agrees that these smoke detectors are in good condition and proper working order as of the date of this Lease. The Tenant agrees not to obstruct or tamper with any smoke detectors, or allow them to be obstructed or tampered with in any way. The Tenant also agrees to test the smoke detectors periodically and to report in writing to the Landlord any malfunctions. The Tenant assumes sole responsibility for testing the smoke detectors and agrees to indemnify and hold the Landlord harmless from any liability for injury, death, property damage, or other loss resulting from any defect or malfunction of the smoke detectors that the Tenant has not specifically reported in writing to the Landlord. If any smoke detectors within the Property become damaged through tampering, negligence, misuse, or abuse by the Tenant or any resident, agent, employee, invitee, or family member of the Tenant, the Tenant must promptly notify the Landlord and the Landlord will promptly repair or replace the detector. Upon demand, the Tenant must pay the Landlord for the cost of repair or replacement, which will be considered additional rent. The Landlord has the same remedies for the collection of these costs as for nonpayment of rent.
If this residential dwelling unit has alternating current (AC) electric service: In the event of a power outage, an AC-powered smoke detector may not provide an alarm. Therefore, the tenant should either obtain a dual-powered smoke detector or a battery-powered smoke detector. If the tenant chooses to install a dual-powered smoke detector, they must pay for and arrange for the installation to be done by a licensed electrician. The tenant must also notify the landlord in writing of the installation. The tenant may not remove or alter any smoke detectors that the landlord has provided.
The landlord has installed one or more carbon monoxide detectors in compliance with local and state law. The tenant acknowledges that these detectors are in good condition and working order at the start of this lease. The tenant agrees not to obstruct or tamper with any detector, or allow anyone else to do so. The tenant also agrees to test the detector periodically and report any malfunctions to the owner in writing. The tenant assumes sole responsibility for testing the detector and agrees to indemnify and hold the owner harmless from any liability for injury, death, property damage, or other losses resulting from any defect or malfunction of the detector that the tenant has not reported in writing to the owner as required. If any detector within the property is damaged through tampering, negligence, misuse, or abuse by the tenant or anyone else living in the property or visiting as an invitee of the tenant, the tenant must promptly notify the owner and pay for any repair or replacement costs that the owner incurs. The owner has the same remedies for collecting these costs as for nonpayment of rent.

RIGHT OF ENTRY:
The landlord has the right to enter the premises at any time using a master key or, if necessary, by force, for the following purposes: inspecting the premises, making repairs or alterations on the premises or elsewhere on the landlord's property, enforcing any provision of this lease, or showing the premises to prospective future tenants, buyers, inspectors, and insurance company representatives. The landlord will not be liable for prosecution or damages for exercising this right.
Where required by law, the landlord or agent may only enter the premises after giving due notice to the tenant and for the following purposes: (i) conducting a routine inspection to determine the property's condition, (ii) making necessary repairs, decorations, alterations, or improvements, (iii) supplying services, (iv) exhibiting the dwelling unit to prospective buyers, mortgagees, or tenants during normal business hours including weekends, during the time period allowed by law before the lease expires, or for any other purpose allowed by law.
The landlord or agent may enter the premises immediately without notice to the tenant in an emergency situation. Any request for service from the tenant is considered to be permission for the landlord or agent to enter the premises for the purpose of making the requested repairs.

EMERGENCY NUMBER
In the event of an emergency affecting the health, safety, or welfare of the tenant or any of their property, the tenant may contact the landlord or their agent at any time by calling the following emergency number: (410) 697-5142. The tenant should call this number if they need immediate assistance or if there is a situation that poses a risk to their health, safety, or well-being. Examples of emergencies that may warrant calling this number include fires, gas leaks, flooding, and other dangerous or potentially life-threatening situations.

REPAIRS

The landlord or their agent is responsible for maintaining and repairing the following elements of the building or unit covered by this lease:

Structural elements: These include the roof, floor and ceiling systems, bearing walls and partitions, columns, lintels, girders and load-bearing beams, foundation systems and footings, interior stair-carriage systems, and all materials needed for attaching these elements. The landlord is also responsible for maintaining and repairing components of the exterior designed to prevent water infiltration, such as paint, shingles, siding, and trims, as well as hand railings, steps, sidewalks, and driveways.

Major appliances: If these appliances are furnished as part of the lease agreement, the landlord is responsible for their maintenance and repair, including washers and dryers, and air conditioning units.

Electrical, plumbing, and heating systems: The landlord is responsible for maintaining and repairing these systems, including fixing any issues that may arise.

The tenant must immediately notify the landlord of any defective conditions that are the landlord's responsibility to repair or replace. If the tenant fails to do so, they must indemnify the landlord for any liability, loss, or damage that the landlord incurs as a result. The tenant may not order repairs or replacements for these defects without the prior written approval of the landlord or their agent.

In the event of a genuine emergency, if it is impractical or impossible to notify the landlord or their agent after reasonable effort, the tenant may order reasonable and necessary repairs through a licensed and insured contractor to alleviate the emergency condition at the landlord's expense. The tenant must immediately notify the landlord in writing of these repairs.

The tenant agrees to use the property in a careful manner and only as a private single-family residence. They must keep the lawns neatly mowed, the hedges, flower beds, and shrubbery in good order, and remove snow, ice, and leaves from all walkways and driveways. They must also keep the property clean and sanitary and comply with all applicable laws, codes, ordinances, rules, and regulations, including health and housing codes and criminal laws, and covenants and restrictions on their use of the property.

The tenant is responsible for maintaining the rental dwelling and any appurtenances such as a garage or shed in a clean, sanitary, and safe condition. This includes caulking bathtubs and sinks, replacing HVAC filters, fuses, resetting circuit breakers, batteries, and light bulbs, cleaning carpets, chimneys, fireplaces, and pools (as applicable), and cleaning appliances such as stoves, microwave ovens, refrigerators, freezers, garbage disposals, trash compactors, dishwashers, washing machines, clothes dryers (including the dryer vent), window air conditioning units, humidifiers, and dehumidifiers.

After the first 30 days of occupancy, the tenant is responsible for controlling and eliminating household pests such as fleas, ticks, roaches, silverfish, ants, crickets, rodents, and bedbugs. The tenant must also replace broken glass and screens and keep plumbing fixtures clean, sanitary, and free of blockages, and properly operate all electrical and plumbing fixtures. They must also keep the premises heated and turn off water to exterior spigots in cold weather to prevent freezing pipes. The tenant must also keep the premises and their clothing, furniture, bed frames, mattresses, bedding, curtains, and storage closets free of bedbugs and their eggs to prevent the presence of pests or rodents.

It is agreed that if the tenant does not properly maintain the property as described in their responsibilities in this lease, and the landlord or their agent gives the tenant written notice of the need for maintenance but the maintenance is not performed, the landlord or their agent has the right to complete the necessary maintenance and charge the tenant for the expenses. The landlord may consider the tenant's failure to maintain the property as a breach of this lease and may choose to terminate the lease.

The tenant is responsible for any costs incurred for repairs or replacements that are necessary due to abuse or negligent acts or omissions (including failing to report a problem to the landlord or their agent in a timely manner) by the tenant, their family, guests, employees, invitees, or pets.

If the tenant and landlord make arrangements for the tenant to meet a vendor to make repairs or perform maintenance, and the tenant fails to meet the vendor as scheduled, the tenant is responsible for any charges incurred due to their failure to meet the vendor. If the tenant requests that vendor appointments be made during the vendor's overtime hours and the work required is not an emergency, the tenant is also responsible for any additional charges incurred to accommodate this overtime request.

If the premises are damaged by fire or the elements (not caused by the fault, omission, negligence, or other misconduct of the tenant, their family, employees, agents, or guests), the landlord will repair the damage, suspending the rent for the time that the premises, in the sole opinion of the landlord, are untenable. If the premises are so damaged that the landlord decides it is not advisable to repair the premises while the tenant occupies them, this lease will terminate, and the tenant will only be liable for rent up to the date of the damage.

If the damage is caused by the tenant, their family, employees, agents, or guests through omission, negligence, or other misconduct, the tenant will not only be liable for rent but also for all repairs to the premises resulting from their fault, omission, negligence, or misconduct. The cost of these repairs or replacements will be added to the rent due and will be payable by the tenant to the landlord on demand. The landlord will have the same remedies for collecting these costs as they have for nonpayment of rent under this lease.

The tenant must reimburse the landlord for the cost of any fine or penalty and any actual attorney's fees paid or incurred by the landlord as a result of an environmental citation or decision by the local environmental control board, a panel of the board, or one of its hearing officers, if the violation is a result of any act or omission by the tenant or their family, agents, employees, guests, or invitees, or if the building in which the premises are located is a single family dwelling and the act or omission that resulted in the issuance of the environmental citation was not the landlord's responsibility under this lease and was not committed by the landlord.

ALTERATIONS TO PREMISES:

The tenant is responsible for repairing or replacing any damage to the wallpaper, paint, walls, fixtures, appliances, or other improvements to the property that exceeds ordinary wear and tear, at their own expense, to restore the property to its original condition before the start of the lease term. If the tenant fails to make these repairs or replacements, the landlord may choose to make them at the tenant's expense, and the cost will be added to the rent and payable to the landlord on demand.

The tenant must leave the premises in good condition at the end of the lease term, or any renewal or extension thereof, with the exception of reasonable wear and tear. The tenant is not allowed to make any alterations, additions, or improvements to the premises without the written permission of the landlord, including painting and papering. Any alterations, additions, or improvements of a permanent nature that are made to the premises will become the property of the landlord and will remain with the premises.

The tenant is not allowed to drive nails into the woodwork or walls of the premises, except for hanging pictures in a normal fashion. Excessive hanging or holes larger than a dime in circumference is considered a material breach of the lease. The tenant is also not allowed to apply contact paper, wallpaper, mirrors, or other wall coverings to the premises, paint the premises, scrape or prepare the walls, ceilings, woodwork, doors, or any trim, or install any wires, cables, antennas, or satellite dishes for radio, television, or other

purposes in or on the premises without prior written notification to the landlord. If the tenant does alter any of these items, it is their responsibility to return the premises to its original state, and any charges the landlord incurs will be billed to the tenant.
The tenant is not allowed to change the locks on the doors of the premises or install additional locks, chains, or other fasteners without the written permission of the landlord. Upon the termination of the tenancy, all keys to the premises must be returned to the landlord. If the tenant fails to comply with this rule, they will be required to pay the landlord $50 for the cost of changing or rekeying the locks. If the tenant's mailbox key must be replaced due to their fault, they will be charged a fee of $35 for replacing the mailbox key.
The tenant agrees to pay a $50 service charge to the landlord each time they lock themselves out of the premises and request the landlord's assistance in gaining entry. If the landlord is unavailable, the tenant may hire a third-party locksmith at their own expense. The tenant is responsible for paying any charges incurred by the third-party locksmith. If the lock must be rekeyed, the tenant agrees to provide the new key to the landlord or the agent managing the property within 24 hours.

MOLD AND MILDEW:
The tenant hereby acknowledges that they have inspected the apartment for water stains, condensed moisture, discoloration on tiles and caulked surfaces, and any other indicators of mold or damp conditions that may lead to mold growth. This inspection included, but was not limited to, the AC unit (if outside the apartment), central heating and air conditioning vents, sinks, cabinets, bathrooms, and interior walls. The tenant certifies that they did not discover any evidence of dampness, discoloration, or mold growth in the apartment.
If the tenant becomes aware of any water damage or mold growth in the apartment, they agree to promptly notify the owner. The owner will then be responsible for remedying and repairing any water damage to the premises caused by water moisture, water leaks, water spillage, or flooding, and for removing any mold within the premises in accordance with industry standards, at the owner's sole expense. If the water damage or mold growth is caused by the tenant's negligence, the tenant will be responsible for paying any costs and expenses incurred by the owner in order to remediate and repair the damage and remove the mold.
The tenant acknowledges that it is their responsibility to provide appropriate climate control, keep the unit clean, and take other measures to prevent mold and mildew from accumulating in the unit. The tenant agrees to clean and dust the unit regularly and to promptly remove any visible moisture accumulation on windows, walls, bathroom tiles, and other surfaces. The tenant also agrees not to block or cover any of the heating, ventilation, or air conditioning ducts in the unit.
If the tenant becomes aware of any water leaks or excessive moisture in the unit, storage room, garage, or other common area; any mold or mildew-like growth that cannot be removed with a common household cleaner; any failures or malfunctions in the heating, ventilation, or air conditioning system; or any inoperable doors or windows, they agree to immediately report this to the landlord. The tenant will be responsible for any damage to the unit or their property, as well as any injuries to their occupants, resulting from their failure to comply with these requirements. A default under these terms will be considered a material default under the terms of the lease, and the landlord will be entitled to exercise all rights and remedies allowed by law.
If the tenant experiences water moisture, water leaks, water spillage, flooding, or water damage, they agree to take immediate measures to contain the water and prevent further damage, including turning off any faucets and ceasing the use of any toilet, sink, bathtub, or appliance that is causing the water leaks or spillage.
By signing this lease, the tenant acknowledges that if they fail to promptly notify the landlord of the conditions described in this provision or do not follow the procedures outlined in this provision, the landlord will not be liable for any medical or physical conditions that may be related to mold exposure.

SECTION 4:

COMPLIANCE WITH RULES AND REGULATIONS:
The tenant, their family, employees, agents, and guests will adhere to and comply with the rules and regulations set forth in this lease and any additional rules and regulations that the landlord may adopt. It is agreed that the landlord may modify these rules and regulations, and that a violation of these rules and regulations will be considered a material breach of the lease and may result in the tenant's eviction.
The landlord's failure to insist upon strict compliance with any of the covenants, rules, or regulations of this lease, or to exercise any option contained in this lease, will not be interpreted as a waiver of such covenants, rules, regulations, or options. All covenants, rules, regulations, and options will remain in full force and effect. The landlord will not be held liable or responsible for the violation of any covenants, rules, or regulations in any other lease by any other tenant.

ALLOWED ACTIVITIES:
The tenant and all other occupants and invitees on the property will conduct themselves in a manner that will not disturb the peaceful enjoyment of their neighbors. The tenant agrees not to use or allow the property to be used for any improper, illegal, or immoral purposes, and to refrain from using or allowing the property to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. The tenant also agrees not to use, manufacture, sell, or distribute any drugs or other illegal substances within, on, or from the property.
The tenant will indemnify and hold the owner harmless from any and all liability, loss, cost, damage, or expense arising from the tenant's violation of any laws, codes, ordinances, rules, or regulations; any violation or non-performance of any covenants contained in this lease; or any other act or omission of the tenant, other residents of the property, or the tenant's agents, employees, invitees, or family members.
All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities will be used for their intended purposes only. The tenant agrees not to install any washing machines, dryers, dishwashers, air conditioners, or other appliances in the premises without first obtaining permission from the landlord, to refrain from keeping any water-containing furniture in the premises (such as waterbeds), to store, install, or operate any unvented, portable kerosene-fired or electrical heaters in or around the premises, to misuse or overload appliances or utilities furnished by the landlord, to store any material of any kind or description that is combustible or would increase the risk of fire in the premises or any storage area, to use or store any charcoal or gas grills or other open flame cooking devices in or around the premises, or to do any open cooking on balconies or patios within 15 feet of any structures or buildings. The tenant also agrees not to use water to wash automobiles.
The tenant agrees not to do anything that would violate any law or increase the insurance rates on the building in which the premises are located.
The tenant is responsible for following all trash removal procedures required in compliance with local trash removal policies, including but not limited to purchasing trash cans if necessary, bringing all trash to trash cans, bringing trash cans to the curb before trash pickup, if required, and arranging for the removal of bulk items that are not serviced by the local municipality.

The tenant will not keep any pets on the premises unless specifically agreed upon in a pet addendum.

SMOKING:
Smoking is strictly prohibited inside any building in the dwelling community, or on the entire premises property if applicable by the premises rules. All forms of lighted or burning tobacco products and smoking tobacco products inside any dwelling, building, or interior portion of the dwelling community are strictly prohibited. This includes the use of electronic cigarettes. Any violation of the non-smoking policy is a material and substantial violation of this addendum and the lease contract.
Smoking is defined as inhaling, exhaling, breathing, burning, or carrying a lighted cigar, cigarette, or other combustible tobacco product or plant product in any manner or form. This definition also includes the use of electronic cigarettes, which are defined as any electronic device that provides a vapor of liquid nicotine and/or substances to the user as they simulate smoking. This definition includes electronic cigarettes whether they are referred to as ecigarettes, e-cigars, e-pipes, or any other product name.

SECTION 5:

HEIRS AND ASSIGNS:
This lease, and all covenants, conditions, rules, and regulations contained within it, are binding upon and will benefit the successors and assigns of the landlord and the heirs, administrators, and assigns of the tenant who have been approved by the landlord in advance.

SUBORDINATION OF LEASE:
This lease is subject to and subordinate to any mortgage or deed of trust covering the property of which the premises leased herein are a part, and is also subject to and subordinate to any extension, renewal, modification, replacement, or consolidation of such a mortgage or deed of trust. The provisions of this section will be self-operative, and no further instrument of subordination will be necessary. Upon the request of any person succeeding to the interest of the owner of the property of which the premises are leased, whether through the enforcement of any remedy provided by law or by any such mortgage or deed of trust of such interest in lieu of foreclosure, the tenant will automatically, without the need for executing any further document, become the tenant of such successor in interest. The tenant agrees to promptly execute any documents that the landlord or lender may request in this regard. If the tenant fails to do so within 15 days of receiving the written request from the landlord or lender, the landlord will have the right, and is hereby authorized, to execute any such documents on behalf of the tenant.

CONDEMNATION:
In the event that the premises or any part thereof are taken under the power of eminent domain by any public or quasi-public authority, this lease shall terminate as of the date of such taking, and the tenant will be released from any further liability under this lease. In such circumstances, the landlord will be entitled to receive the entire award in the condemnation proceeding.

COPY OF PROPOSED LEASE:
The tenant acknowledges that, where required by law, they received a copy of the proposed form of this lease in writing, complete in every material detail, except for the date, the name and address of the tenant, the designation of the premises, and the rental rate, without requiring the execution of the lease or any prior deposit.

SEVERABILITY:
The provisions of this lease are declared to be severable. If any provision of this lease or its application to any person or circumstance is held invalid, that invalidity will not affect other provisions or applications of this lease that can be given effect without the invalid provision or application. To this end, the provisions of this lease are declared to be severable.

SECTION HEADINGS AND NUMBERS:
The section headings and numbers appearing in this lease are inserted for convenience only and do not define, construe, or describe the scope or intent of such sections or in any way affect this lease.

ENTIRE AGREEMENT:
This lease contains the entire agreement between the landlord and tenant, and can only be changed in writing, signed by both parties.

ADDENDUM:
The following addendum are attached to this Lease: N/A

The tenant has read or had this agreement read to them and understands it. They have received a copy of this agreement and, by signing it, accept and agree to be bound by all the terms and conditions set forth herein. Both the landlord and tenant are bound by this agreement upon signing it.

_Tatyana Swan Armstrong_________________ _02-04-2026_____
Tenant Date

_Tyrique Richard_________________________ _01-04-2026_____
Tenant Date

Yaakov Benyowitz 2/3/2026
Landlord Date

4109884440 / office@flaskomanagement.com / flaskomanagement.com
2833 Smith Ave #343; Baltimore, MD 21209

Tenant Info Sheet

Name: _Tatyana Swan Armstrong_______________

- Cell #: _4434635635____
- Email address: _tatyanaswan0123@gmail.com____
- DOB: _01-23-1997____
- Car info (make, model, license plate number):

  ____

- Emergency contact info (name, relation, cell number, address, email):

  ____

Under the penalties of perjury, I certify that the above number is my correct government issued Social Security Number, and that I am a U.S. citizen, or other U.S. person, as defined on the standard IRS W-9 form.

_Tatyana Swan Armstrong_____________________________________ ______________________

Signature Date

02-04-2026