

MARYLAND RESIDENTIAL LEASE AGREEMENT

Date: August 30th 2026

Landlord:
Silver Leaf Homes, LLC

Property Address:

Landlord Contact:
John Huber
443-320-8100

809 N Glover St
Baltimore, MD 21205

Tenant(s)

Name: Brandon Johnson

Phone: (443) 310-8751

Email: brandontyrone22@yahoo.com

Driver's License: MD-10272199486

Current Address: 5023 Frankford Ave Baltimore, MD, 21206

Name: Breanna Williams

Phone: 410-371-9548

Email: bw249137@gmail.com

Driver's License: MD-10272680332 (ID card)

Current Address: 5023 Frankford Ave Baltimore, MD, 21206

BJ BW _____

The tenant shall be allowed to occupy the premises on a fixed-period arrangement starting on __September 1, 2026__ and ending on __August 31, 2027.

Tenant has the option to renew on a **month to month** arrangement ending upon notice of 60 days from either party to the other party ("Lease Term").

The tenant may use the premises as a residential dwelling only.

The rent shall be due on the 1st of every month. A 5% per month late payment fee is added to the rent due when rent is not paid in full by the 10th. Rent is \$1530.00 per month.

The landlord requires a \$1680.00 security deposit. Deposit will be returned when tenant has vacated the property, paid all rent due, and returned all keys.

Deposit Received by: John P. Atabeg (Cash APP)

Deposit Received on: 8-30-26

Utilities responsibility as outlined below:

Water	Included in rent
Gas	Tenant is responsible for maintaining account with BGE in good standing.
Electric	Tenant is responsible for maintaining account with BGE in good standing.
Internet	If provided, is provided with no commitment to service availability or suitability for anything

BT BW _____

Smoking on the premises is prohibited inside the home.

The tenant shall have the right to have 2 pets.

Tenant has examined the condition of the premises and by taking possession acknowledges that they have accepted the premises in good order and in its current condition except as herein otherwise stated.

The landlord is not responsible for the treatment or elimination of pests found once the tenant takes possession.

Payment for all plumbing issues that arise after the tenant takes possession will be the responsibility of the tenant if it is due to misuse. Do not flush wipes.

If the tenant vacates or abandons the premises for a time-period that is the minimum set by state law or seven (7) days, whichever is less, the landlord shall have the right to terminate this agreement immediately and remove all belongings including any personal property off of the premises. If the tenant vacates or abandons the premises, the landlord shall immediately have the right to terminate this agreement.

The landlord shall have the right to enter the premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The landlord may exhibit the premises to prospective purchasers, mortgagees, or lessees upon reasonable notice. The landlord shall have the right to enter the premises without notice to resolve emergency or safety issues.

The tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The tenant may not make any alterations to the leased premises without the consent in writing of the landlord. The landlord shall be responsible for repairs to the interior and exterior of the building. If the premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate.

The tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The tenant further agrees to abide by any and all local, county, and state noise ordinances.

Guests of the tenant are allowed for periods not lasting for more than 48 hours unless otherwise approved by the landlord in writing.

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

The landlord shall not be liable for any damage or injury to the tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the tenant agrees to hold the landlord harmless from any claims or damages unless caused solely by the landlord's negligence. It is recommended that renter's insurance be purchased at the tenant's expense.

Tenant is responsible for snow removal from steps and sidewalk within 3 hours after snowfall stops.

The premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the landlord and tenant.

Tenant agrees to electronic notifications to contact information entered on this lease. It is the tenant's responsibility to update that information as appropriate.

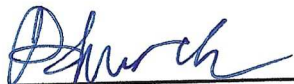
This agreement is to be governed under the laws located in the State of Maryland.

This agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.


Landlord's Signature

8-30-26
Date

John P. Huber on behalf of Silver Leaf Homes, LLC


Tenant's Signature

8-30-26
Date

Brandon Johnson


Tenant's Signature

8-30-26
Date

Breanna Williams

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1. Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and /or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

2. Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ - Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (check one below)

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

☐ - Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Tenant's Acknowledgement

☐ - Tenant has received copies of all information listed above.

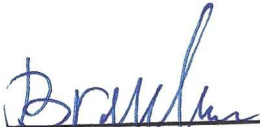
☒ - Tenant has received the pamphlet "Protect Your Family From Lead in Your Home".

4. Certification of Accuracy

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

 8-30-26

Landlord's Signature Date
John P. Huber on behalf of BHS One, LLC

 8-30-26

Tenant's Signature Date
Brandon Johnson

 8-30-26

Tenant's Signature Date
Breanna Williams