

RESIDENTIAL HOUSE LEASE AGREEMENT

THIS HOUSE LEASE AGREEMENT (hereinafter "Agreement") is entered into, this

August 7, 2026

by and between:

The Lessor:

Eugene Schwandtner of 12320 Belair Rd # A

Kingsville, Maryland 21087

(Hereinafter "Landlord")

and the Lessees

Kira Branch

251 W 31st Street

Baltimore, MD 21211

(Hereinafter "Tenant")

In regard to the Property:

2218 Portugal St

Baltimore, Maryland 21231

(Hereinafter "House")

The Landlord and Tenant do hereby agree to abide by the terms set out in this Agreement.

The terms of this agreement are as follows:

1. THE HOUSE

In consideration of the rent payment to be paid by Tenant and of the other covenants and agreements herein contained, the Landlord rents to Tenant the House.

Tenant shall use the House only for residential purposes. Tenant shall not use or allow the use of the House in any way that interferes with other tenants' use and enjoyment of the House or neighboring property. Tenant shall not use the House for any illegal or improper use. Additionally, the Tenant shall comply with all Zoning Ordinances, Protective Covenants and Deed Restrictions.

The Tenant agrees that the House shall be a non-smoking environment.

No smoking is allowed anywhere in the House.

The Tenant agrees that no more than one resident can occupy the House.

NO pets.

The House includes 1 bedroom, one office and 1 bathroom.

2. PAYMENT SCHEDULE AND DETAILS

The Tenant agrees to pay a Monthly rate of Thirteen hundred and fifty dollars. 1350.00. USD).

Payment shall be made on or before: 21st during the entire length of this Agreement. Payments shall be made at: 12320 Belair Rd, Kingsville Maryland, 21087, or at such other place as the Landlord and

Should a Tenant's payment be returned for insufficient funds, the Tenant shall be liable to the Landlord for \$35.00 as a penalty.

Should a Tenant's payment be 5 days late, the Tenant shall be liable to the Landlord for \$67.50 as a penalty.

The Tenants agree to deliver a Security Deposit to the Landlord in the amount of \$1350.00. USD.

(Hereinafter "Deposit"). The Deposit will be returned to the Tenants at the end of this Agreement, less deductions.

The Tenant is not entitled to interest on the Deposit.

The parties acknowledge that the Landlord will be permitted to deduct from the Deposit any amounts

for reasonable cleaning and repair of damages to the House at the end of this Agreement.

3. LENGTH OF AGREEMENT

This Agreement shall begin August 21, 2026 and will remain in effect until August 20, 2027, unless renewed or extended pursuant to the terms herein and shall be based on a monthly term.

4. TERMINATION

After expiration of the leasing period, this agreement is automatically renewed for an additional year but may be terminated by either party giving the other a 60-day written notice of intention to terminate. Where laws require "just cause", such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all Tenant's belongings, and keys and other property furnished for Tenants use are returned to Landlord. Should the Tenants hold over beyond the termination date or fail to vacate all possessions on or before the termination date, Tenants shall be liable for additional rent and damages which may include damages due to Landlord loss of prospective new renters.

Upon the termination or expiration of this Agreement the Tenant shall redeliver the property, amenities, furniture, appliances, and any other applicable aspects of the House, in as good condition as at the commencement of the Agreement or as may be put in during the Agreement. Reasonable wear and tear from use and obsolescence to the House shall be accepted. Furthermore, the Landlord retains a Landlords Lien on all personal property placed upon the premises to secure the payment of rent and any damages to the House.

5. TENANT RESPONSIBILITIES

The Tenant agrees to accept responsibility for the following:

- Removal of snow in a timely fashion as needed.
- Maintaining space in front of house, and other reasonable maintenance as needed.
- Utilities

The Tenant shall comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes; maintain the House in good condition during the entire length of this Agreement and shall neither cause nor allow any abuse of the facilities therein.

The Tenant shall inform the Landlord of any condition that may cause damage to the House. If the House, or any part of the House, is partially damaged by fire or other casualty not due to the negligence or willful act of the Tenant or an agent of the Tenant, the House will be repaired by the Landlord in a reasonable amount of time.

6. UTILITIES

- Tenant is responsible for all utilities. This shall include gas, electricity, and water.

7. HOUSE ALTERATIONS

Tenant shall make no alterations, additions, or improvements to the House (including the application of paints, stains, nails or screws to the woodwork, floors, or furnishings) without first obtaining the express written consent of the Landlord. Nails for pictures on drywall are acceptable but should not be excessive.

8.INSURANCE

Tenant acknowledges that Landlord's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Landlord be held liable for such losses. Tenant is hereby advised to obtain his own insurance policy to cover any personal losses.

9.ENTRY FOR REPAIRS OR SHOW

In addition to the rights provided by the laws applicable to the State of Maryland, the Landlord shall have the right to enter the House at all reasonable times for the purpose of inspecting the and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and

alterations as may be deemed necessary by the Landlord for the preservation of the House or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Agreement. The Landlord shall give 8-12 hours' notice to enter House except in the case of an emergency or time is agreed upon by both parties.

10. QUIET ENJOYMENT

The Tenant shall be entitled to quiet enjoyment of the House for the term of this Agreement provided that the Tenant pays rent in a timely manner and performs all covenants and obligations under this Agreement.

11. POSSESSION AND SURRENDER OF THE HOUSE

At the expiration of the Agreement Term, Tenant shall immediately surrender the House to the Landlord in the same condition as at the start of the Agreement, reasonable wear and tear elements expected. The Tenant shall return a complete set of keys to the Landlord and provide in writing, the Tenant forwarding address. If any Tenant remains on the House after the expiration or termination of this Agreement without the Landlord written permission, the Landlord may recover possession of the House in the manner provided for by law.

12. ABANDONMENT

Abandonment is defined as absence of the Tenant from the premises for a period of seven (7) or more consecutive days while rent or any owing monies remain unpaid - whereupon Tenant will be considered in breach of this Agreement. If Tenant abandons the House during the term of this Agreement, the Landlord may enter the House by any legal means, without being liable for such entering, and without becoming liable to the Tenant for damages caused upon entering. Landlord may consider any personal property belonging to the Tenant and left on the property to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord deems proper without becoming liable to the Tenant for doing so.

The Landlord may at its option terminate the Agreement and re-let the House, and may receive and collect all rent payable by virtue of such re-letting.

Had this Agreement continued in force, the

Landlord may hold the Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term and the net rent for such period realized by the Landlord by means of the re-letting.

13. LEGAL FEES

If the Tenant is in breach of this Agreement, and the Landlord finds it necessary to enforce this Agreement, or collect rental or other damages, through an attorney or in a legal action, the Landlord shall be indemnified by the Tenant for any reasonable attorneys' fees and out-of-pocket costs which in any way relates to, or were precipitated by, the breach of this Agreement by the Tenant.

14. WAIVER

The Landlord's failure to enforce or insist on compliance with any provisions of this Agreement shall not be deemed a waiver nor a limitation of the Landlord's right to enforce or insist on compliance with the provisions of this Agreement.

15. BINDING EFFECT

Except as otherwise provided in this Agreement, all the covenants, conditions, and provisions of this Agreement shall apply to and bind the parties and the heirs, personal representatives, successors, and assigns of the parties.

16. HEADINGS

Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement.

17. ASSIGNMENT, SUB-LET AND LICENSE

The Tenant shall not assign, sub-let or license any part of the House. An assignment, sub-letting or license without the prior written consent of the Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at the Landlord option, terminate this agreement.

18.AMENDMENT OF AGREEMENT

Any amendment or modification of this Agreement or additional obligation assumed by either party in connection with this Agreement will only be binding if evidenced in writing signed by both parties.

19.ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes any prior written or oral covenants or representations relating thereto and not set forth herein shall be binding on either party hereto. This Agreement may not be amended, modified, extended, or supplemented except by written instrument executed by the Landlord and Tenant. The Landlord has made no representation or warranty to Tenant except as herein expressly set forth.

20.SEVERABILITY

Should any conflicts arise between any party of this Agreement and the applicable legislation of the State of Maryland, the State Laws will prevail, and such provisions of the Agreement will be amended or deleted as necessary to comply with the State Laws. Furthermore, any provisions that are required by State Laws may be subsequently incorporated into this Agreement.

In the event any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

21.GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of Maryland.

22.SMOKE DETECTORS

Acknowledgment of maintenance responsibilities. Residents and Occupants acknowledge that they are barred from disabling the smoke detector(s) at any time. Residents and Occupants also acknowledge that they are required to test the smoke detector(s) monthly (or as recommended by manufacturer's instructions) and to replace batteries as needed. Residents and Occupants are required to promptly report any malfunctions of their smoke detector(s) in writing to management

No liability if noncompliance. Residents and Occupants acknowledge that Owner and Manager shall not be liable for damages or injuries to persons or property caused by Residents' or Occupants' disabling of smoke detectors, failure to regularly test smoke detectors, failure to change batteries as needed, or failure to immediately report malfunction of smoke detectors to management.

23. **ADDITIONAL PROVISIONS**

Lease will automatically renew for one year unless 60 days written notice by either party is given. Heat must be kept on in winter. If pipes break due to tenant's negligence, then the cost of repairs will be the tenant's responsibility. The tenant is also responsible for changing furnace filter as needed, preferably quarterly.

Water bill to be paid monthly by tenant. Gas and electricity must be kept on for the duration of the lease.

Locks are not to be changed.

Trash should be placed in tightly covered trash cans according to Baltimore City regulations. Any fines for not being handled properly will be the tenant's responsibility and can be collected as rent.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

Landlord:

Signature/Date: Eugene Schwandtner

Print: Eugene Schwandtner 8/7/26

Tenant

Signature/Date: Kira Branch 08/07/2026

Print: Kira Branch