

OWNER: Nicholas Funk & Kathrin Funk
OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE.
TENANT: Paige Burdette & Brandon Prox
LEASED PROPERTY ADDRESS ("THE PROPERTY"): 7 West Clement Street, Baltimore, Maryland
DATE OF LEASE OFFER: 7/15/2026

1. INITIAL LEASE TERM: Owner leases to Tenant and Tenant leases from Owner the Property for the term of 302 days commencing on 9/1/2026 and ending on 6/30/2027 (the "Initial Term"), at a total rental of \$21,843.29 for said Term, due and payable in equal monthly installments of \$2,200.00, in advance, on the first day of each month.
2. ~~RENEWAL OF LEASE TERMS~~ (Initial one selection):
1/13 NONE. Tenant agrees to vacate the Property by the last day of the Initial Term. Notice shall not be required by either party.

 / YEAR-TO-YEAR. This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice to the other party at least ninety (90) days prior to the end of the initial or renewal term. NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE.

3. SECURITY DEPOSIT - PAYMENT AND RECEIPT: A security deposit is required as a condition of this Lease. Upon payment of the security deposit by Tenant to Owner, Owner will provide a receipt containing the security deposit provisions required by law.
 - Security Deposit Amount: \$2,200.00.
4. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid more than five (5) days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by Owner from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a \$50.00 charge to Owner as additional rent. The amount of late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have same remedies for the collection of such charges and fees as Owner has for the non-payment of rent.
5. OWNER LEGAL RIGHTS: If Tenant shall fail to pay the rent or any additional rent as herein provided, within fifteen (15) days of the date when due, or if Tenant shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application, Owner may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (b) bring summary ejectment proceedings to evict Tenant; or (c) pursue any and all other remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.
6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons:
 - Paige Burdette
 - Brandon ProxTenant, by Tenant's signature, represents and warrants to Owner that neither Tenant nor any person(s) identified in this Paragraph 6 has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Owner on the Application For Tenancy Form, as signed by Tenant.
7. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Owner agrees that Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.
8. SMOKE DETECTOR NOTICE: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector may not provide an alarm. Therefore, the occupant(s) should obtain a battery-powered smoke detector. 1/13 Tenant's Initials

9. **INSTALLATION OF SMOKE DETECTORS:** (a) Tenant acknowledges Tenant's responsibility to equip the Property with at least one approved smoke detector in accordance with the provisions of Article 38A, §12A(b) and 13 of the Annotated Code of the State of Maryland, as amended, if none exists. Tenant further acknowledges Tenant's responsibility to maintain said detector, and Tenant assumes all liability therefor. Tenant shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector. If any detector within the Property installed by Owner becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.
10. **TENANT'S USE OF KEYS AND LOCKS:** No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without the Owner's prior written consent. Two (2) keys will be furnished to the Tenant and any additional keys required will be obtained from Owner and paid for by Tenant. Duplicate key(s) will not be made without Owner's prior written consent. All keys will be returned by Tenant to Owner upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.
11. **TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS:** Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.
12. **OWNER/TENANT LIABILITY:** Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattel placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Owner shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate liability insurance. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Owner, or to hold Owner harmless, or to exonerate Owner from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Tenant's exclusive control.
13. **TENANT INDEMNIFIES OWNER:** Tenant shall indemnify and hold Owner harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.
14. **OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:** Owner and Owner's agents and employees shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the Initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be necessary.
15. **TENANT'S RESPONSIBILITY AT END OF TERM:** Tenant agrees to surrender the Property to Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom-clean condition. Any charges for cleaning and repairs will be deducted from the Security Deposit. In the event the amount to be deducted exceeds the amount of the Security Deposit, then the amount thereof shall be added to and deemed part of the rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non-payment of rent under this Lease.
16. **FAILURE TO VACATE AT TERMINATION:** If Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) eject Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner; (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other

remedy granted to a landlord under Maryland law.

17. **TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE:** Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Owner, which consent may be withheld in the Owner's sole and absolute discretion. Any assignment or subletting without Owner's prior written consent shall be null and void and of no effect. Owner may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.
18. **TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED:** If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, then Owner shall restore the Property to substantially the same condition as existed before such occurrence without unreasonable delay. In such event, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect.
19. **TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT:** If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Owner and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.
20. **INSPECTIONS:** Tenant acknowledges that Owner has the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspection.
21. **TENANT'S RESTRICTIONS CONCERNING VEHICLE PARKING:** Only properly licensed vehicles in operating condition may be parked in the street in accordance with the law and any community rules, regulations and restrictions.
22. **TENANT'S RESTRICTIONS CONCERNING TRASH:** All garbage and trash must be placed in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.
23. **TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED:** In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.
24. **TENANT AND OWNER AGREEMENT FOR REPAIRS:** If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Owner temporarily stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility.
25. **OWNER'S RIGHTS TO RE-RENT THE PROPERTY:** If the Property becomes vacant because of the exercise by Owner of Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.
26. **TENANT RESPONSIBLE FOR ADDITIONAL RENT:** Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of this Lease; (b) any and all damages, costs and/or expenses which the Owner may suffer or incur by reason of any default under this

Lease by Tenant; and (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non-payment of rent under this Lease.

27. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.
28. OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of Owner to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Owner of such term or condition or an election for future instances.
29. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representative, successors, and assigns (if permitted) of Owner and Tenant.
30. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.
31. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep all flower beds in good order; to promptly remove snow, ice, and leaves from all walkways; to keep the Property in a clean and sanitary condition; and to comply with all laws codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper illegal or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Owner harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.
32. WATER/MOISTURE/MOLD: Tenant shall promptly notify Owner in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, showers, sinks, dishwasher, washing machine, refrigerator, freezer, faucets), flooding and/or water damage to the premises. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, shower or appliance causing such water leaks or spillage. Tenant shall notify Owner promptly in the event mold of any type is observed within the leased premises. Upon notification from Tenant, Owner, at Owner's sole expense, shall promptly remediate and repair any water damage to the premises caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the premises which occur through no fault of Tenant. In the event water damage or mold occurs within the premises through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Owner, to remediate and repair such water damage and removal of mold. PP Tenant's Initials
33. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: Tenant shall not make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Owner's written consent.
34. TENANT AND OWNER MAY MEDIATE DISPUTES: In the event a dispute between Owner and Tenant arises out of or from this Lease, Owner and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through a mediator or mediation service as may be mutually agreed upon by Tenant and Owner in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both Tenant and Owner. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does not desire to do so. A resolution of a dispute through

mediation is not binding upon the parties, unless the parties voluntarily enter into a binding written agreement resolving the dispute.

35. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included, as follows:

• Range	• Cooktop	• Microwave	• Refrigerator
• Ice maker	• Garbage Disposer	• Dishwasher	• Ceiling fan(s)
• Clothes Washer	• Clothes Dryer	• Exhaust Fan	• Alarm System

36. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provision of utilities shall be as follows:

<u>UTILITY</u>	<u>FURNISHED AT COST OF</u>	<u>FURNISHED AT COST OF</u>
Electricity	Owner: No	Tenant: Yes
Heating of Water	Owner: No	Tenant: Yes
Cold Water/Sewer	Owner: Yes	Tenant: No
Phone/Television	Owner: No	Tenant: Yes
Alarm System Monitoring	Owner: No	Tenant: Yes

37. MAINTENANCE AND REPAIRS: (a) Owner shall maintain, and/or repair/replace (if necessary in Owner's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. Tenant agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace.

(b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such costs as Owner has for the non-payment of rent under this Lease. Tenant shall furnish the HVAC system filters and electric light bulbs at Tenant's expense.

38. TENANT'S RESTRICTIONS CONCERNING PETS: No pets may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing pet provisions must be attached to this Lease.

39. TENANT'S AND OWNER'S DELIVERY OF NOTICES: All notices required to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within forty-five (45) days after the termination or expiration of this Lease. All notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address:

Nicholas Funk
109 W. Hill Street
Baltimore, MD 21230

40. LEAD PAINT – APPLICABLE LAW: Title X Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon Owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property.

- The Property was built before 1978; the Federal Program applies. WJ Owner's Initials

- The Property was built before 1950; the Maryland Program applies fully. WJ Owner's Initials

NOTICE TO TENANT – LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

- Under Federal Law (the Residential Lead-Based Paint Hazard Reduction Act of 1992)
 - a. The EPA *Protect Your Family From Lead In Your Home* brochure
- Under Maryland Law (the Maryland Lead Poisoning Prevention Program)
 - a. The *Notice of Tenants' Rights, Lead Poisoning Prevention*, as published by the Maryland Department of the Environment
 - b. The EPA *Protect Your Family From Lead In Your Home* brochure (same as above)

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of Owner and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochure and notice. WJ Tenant's Initials

41. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below.
42. "TIME IS OF THE ESSENCE" SHALL APPLY TO THIS LEASE.
43. SEVERABILITY: If any part, term or provision of this Agreement is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provisions held to be illegal or invalid.
44. ADDITIONAL PROVISIONS:

45. ADDENDUM(S) ATTACHED CONCERNING (if previously executed, addenda are hereby renewed for the duration of the Initial Term and subsequent lease(s), if any):

- Security Deposit Receipt
- Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
- Communications Consent
- Pet Provisions Agreement
- _____

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

WJ 07 / 16 / 2026
 Tenant Date

WJ 07 / 15 / 2026
 Owner Date

WJ 07 / 16 / 2026
 Tenant Date

WJ 07 / 15 / 2026
 Owner Date

ADDENDUM #1 SECURITY DEPOSIT RECEIPT

OWNER: Nicholas Funk & Kathrin Funk

OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Paige Burdette & Brandon Prox

LEASED PROPERTY ADDRESS ("THE PROPERTY"): 7 West Clement Street, Baltimore, Maryland

DATE OF LEASE OFFER: 7/15/2026

Owner and Tenant have entered into a Lease for the rental of Property. Owner hereby acknowledges having received from Tenant the sum of \$2,200.00 in the form of electronic payment as a security deposit in connection with the Lease, to protect Owner against non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner), and for damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit shall not exceed the equivalent of two (2) months rent under the Lease. Tenant shall not apply the security deposit as rent and shall not apply the security deposit to the last month's rent.

Within thirty (30) days of its receipt, the security deposit shall be deposited by Owner in a Federally insured banking or savings institution, in an interest-bearing account devoted exclusively to security deposits or, upon Owner's election, in an insured certificate of deposit at a branch of a Federally insured banking or savings institution, or in securities issued by the Federal Government or the State of Maryland. Within forty-five (45) days after the end of the tenancy, Owner shall return the security deposit to Tenant by first class mail addressed to Tenant's last known address, together with simple interest which has accrued, less any damages rightfully withheld, including nonpayment of rent, damages due to a breach of the Lease or damages to the leased Premises, common elements, major appliances and furnishings caused by Tenant, or by Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear. Interest shall accrue at six-month intervals from the day Tenant gives the security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as provided, Owner, within forty-five (45) days after the termination of tenancy, shall furnish, by first class mail to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually incurred.

Tenant has the right to have the Property inspected by the Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the tenancy if Tenant so requests, in writing, to Owner within fifteen (15) days of the Tenant's occupancy of the Property.

Tenant has the right to be present when Owner inspects the Property in order to determine if any damage was done to the Property, if the Tenant notifies the Owner of Tenant's intention to move, the date of moving and Tenant's new address. Such notice from Tenant must be given at least fifteen (15) days prior to the date of moving. Upon receipt of such notice, Owner shall notify Tenant of the time and date when the Property is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Owner. Owner need not notify Tenant of Owner's intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice to Owner within forty-five days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within forty-five (45) days of receipt of said notice, shall supply Tenant with a written list of damages and costs.

In the event the Owner fails to comply with the provisions of Maryland Law applicable to residential security deposits, Owner may be liable to Tenant for a penalty of up to three (3) times the amount of the security deposit withheld by Owner, plus

reasonable attorney's fees. Owner, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant.

In the event of a sale of the Property or the transfer or assignment by Owner of this Lease, Owner shall have the right to transfer the security deposit to the transferee and Owner shall be released from all liability for the return of the security deposit and Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee or sublessee, the security deposit shall be deemed to be held by Owner as a deposit made by the assignee or sublessee and Owner shall have no further liability with respect to return of such security deposit to Tenant.

Tenant hereby acknowledges that a copy of the foregoing Receipt for Security Deposit was delivered by Owner to Tenant.

	07 / 16 / 2026
Tenant	Date
	07 / 15 / 2026
Owner	Date

	07 / 16 / 2026
Tenant	Date
	07 / 15 / 2026
Owner	Date

ADDENDUM #2

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

OWNER: Nicholas Funk & Kathrin Funk

OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Paige Burdette & Brandon Prox

LEASED PROPERTY ADDRESS ("THE PROPERTY"): 7 West Clement Street, Baltimore, Maryland

DATE OF LEASE OFFER: 7/15/2026

LEAD WARNING STATEMENT

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such a property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

SELLER'S/LANDLORD'S DISCLOSURE

- Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. NP KS Owner's Initials
- Seller/Landlord has provided the Buyer/Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (document(s) listed below). NP KS Owner's Initials
MDE Lead Poisoning Prevention Program Summary of Owner Rights and Responsibilities
MDE Lead Inspection Certificate #453711
- Buyer/Tenant has received copies of all information listed above. BB BS Tenant's Initials
- Buyer/Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*. BB BS Tenant's Initials

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.

<u></u>	<u>07 / 16 / 2026</u>
Tenant	Date
<u></u>	<u>07 / 15 / 2026</u>
Owner	Date

<u></u>	<u>07 / 16 / 2026</u>
Tenant	Date
<u></u>	<u>07 / 15 / 2026</u>
Owner	Date

ADDENDUM #3
COMMUNICATIONS CONSENT

OWNER: Nicholas Funk & Kathrin Funk

OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Paige Burdette & Brandon Prox

LEASED PROPERTY ADDRESS ("THE PROPERTY"): 7 West Clement Street, Baltimore, Maryland

DATE OF LEASE OFFER: 7/15/2026

COMMUNICATIONS CONSENT

I/We understand that by providing the telephone number(s) and email address(es) specified below, I/we authorize and consent to receive telephone and email communication(s) from, by or on behalf of Owner, including all agents and employees of Owner. I/we further represent that the number(s) and address(es) specified below are my/our personal number(s) and address(es) and are not owned by any third-person, including my/our employer, except as otherwise disclosed below.

Telephone number:

Paige Burdette 2404055495

Brandion Prox 4103036721

Email address:

Paige Burdette paige20322@gmail.com

Brandon Prox bprox53@gmail.com

 07 / 16 / 2026

Tenant Date

 07 / 16 / 2026

Tenant Date

ADDENDUM #4
PET PROVISIONS AGREEMENT

OWNER: Nicholas Funk & Kathrin Funk

OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Paige Burdette & Brandon Prox

LEASED PROPERTY ADDRESS ("THE PROPERTY"): 7 West Clement Street, Baltimore, Maryland

DATE OF LEASE OFFER: 7/15/2026

PET PROVISIONS AGREEMENT

DATE: 9/1/2026

This agreement is attached to and forms a part of the Residential Dwelling Lease between Owner and Tenant. Tenant desires to keep in the Property referenced above a pet named Chloe.

Because the Lease, in Paragraph 38, specifically prohibits keeping pets without the written consent of Owner, Tenants agree to the following terms and conditions in exchange for consent:

1. Tenant agrees to keep pet under control at all times
2. Tenant agrees to keep pet restrained when pet is outside the dwelling
3. Tenant agrees not to leave pet unattended for any unreasonable periods
4. Tenant agrees to dispose of pet waste properly and at the time it is left
5. Tenant agrees to keep pet from causing any annoyance or discomfort to others and will address complaints immediately
6. Tenant agrees to notify Owner of expected offspring
7. Tenant agrees to pay as additional rent for any damage or loss caused by pet
8. Tenant agrees that Owner reserves the right to suspend this agreement if any above condition should be violated
9. Owner hereby acknowledges having received from Tenant the sum of \$250.00 in the form of cash as a security deposit in connection with the Pet Provisions Agreement to protect Owner against damage due to breach of the Pet Provisions Agreement, and for damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant's pet, in excess of ordinary wear and tear.

	07 / 16 / 2026
Tenant	Date
	07 / 15 / 2026
Owner	Date

	07 / 16 / 2026
Tenant	Date
	07 / 15 / 2026
Owner	Date

Title	7 W Clement Street Lease
File name	Burdette-Prox 7 W...St 2026-07-15.pdf
Document ID	f8ffb15d925f6340c09f4ee6a276d965da754094
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 15 / 2026
22:05:30 UTC-4

Sent for signature to Nicholas Funk (nickfunk29@gmail.com), Paige Burdette (paige20322@gmail.com) and Brandon Prox (bprox53@gmail.com) from kodiernofunk@gmail.com
IP: 76.111.106.9



07 / 15 / 2026
22:06:01 UTC-4

Viewed by Paige Burdette (paige20322@gmail.com)
IP: 166.196.103.91



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22:06:33 UTC-4

Viewed by Nicholas Funk (nickfunk29@gmail.com)
IP: 76.111.106.9



07 / 15 / 2026
22:07:00 UTC-4

Signed by Nicholas Funk (nickfunk29@gmail.com)
IP: 76.111.106.9



07 / 16 / 2026
22:13:13 UTC-4

Viewed by Brandon Prox (bprox53@gmail.com)
IP: 73.129.93.86

Title	7 W Clement Street Lease
File name	Burdette-Prox 7 W...St 2026-07-15.pdf
Document ID	f8ffb15d925f6340c09f4ee6a276d965da754094
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 16 / 2026
22:17:04 UTC-4

Signed by Brandon Prox (bprox53@gmail.com)
IP: 73.129.93.86



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22:19:50 UTC-4

Signed by Paige Burdette (paige20322@gmail.com)
IP: 73.129.93.86



07 / 16 / 2026
22:19:50 UTC-4

The document has been completed.