

RESIDENTIAL SINGLE FAMILY LEASE AGREEMENT

This is a Legally Binding Contract; If Not Understood, Seek Legal Advice

THIS LEASE AGREEMENT made this 11th day of **August 2026**, by and between Katherine & Martin Devaney, "Landlord", and **Madeline Roberge & Zachary Pizarz**, "Tenant".

WITNESSETH, that the Landlord leases to the Tenant and the Tenant leases from the Landlord for a term of **12** months beginning on the **1st** day of **September, 2026** and terminating on the **31st day of August, 2027**, the premises known as 419 East Hamburg St, Baltimore, MD 21230 for use as a single-family dwelling only.

The following personal property is also included in the Lease:

Washer, Dryer, Dishwasher ,Refrigerator, and Stove

1. RENT. The total rent for the term is **\$30,000.00**. Monthly rental will be **\$2500/** month.

Rent is payable on the first day of each month hereafter at the address for the Landlord stated herein below. If the tenancy starts at a time other than the first day of the month rent shall be prorated in the first month of occupancy based upon a thirty

(30) day month. All tenants are jointly and severally liable to the Landlord for any amounts due under this Lease.

2. SECURITY DEPOSIT: A security deposit of **\$2500.00** dollars is required for the execution of this Lease. The security deposit shall not be used for the final month's rent. Landlord shall promptly give Tenant a written list of all existing damages if the Tenant makes a written request to the Landlord within 15 days of occupancy. The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of Lease or for damage to the leased premises by the Tenant, his family, agents, employees, or social guests. In the event that the Landlord allocates all or any portion of the security deposit toward unpaid rent, damage to the premises or appliances, or any breach of the lease by the Tenant, the Landlord will notify the tenant of such allocation and the Tenant will be required to reimburse the amount within five (5) days of the notice. The Tenant has the right to be present when the Landlord or his agent inspects the premises in order to determine if any damage was done to the premises, if the Tenant notifies the Landlord of his intention to move, the date of moving, and his new address at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by of the time and date when the premises are to be inspected which shall be within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. Within forty five (45) days after the end of tenancy or the date of moving, whichever first occurs, the Landlord shall return the security deposit to the Tenant less any damages rightfully withheld by Landlord.

3. UTILITIES AND OTHER EXPENSES: Tenant shall pay all utility bills, including but not limited to BG&E, cable. In the event Tenant fails to make such payments the amount thereof may, in the discretion of the Landlord, be added to and deemed part of the rent due and the Landlord shall have the same remedies for such charges

as the Landlord has for rent. In the event a refund of security deposit is due to Tenant, Landlord may, in its discretion, deduct any outstanding bills due by the Tenant from said security deposit.

4. OCCUPANCY: The premises shall be occupied by the following individual(s) AS A RESIDENCE ONLY; **Madeline Roberge & Zachary Pizarz**. No more than **3** tenants shall rent the premises at any one time.

5. LIABILITY INSURANCE: The Tenant shall carry renter's liability insurance on the premises to protect the Landlord and the Tenant from any liability arising out of the use of the aforesaid premises. The Landlord also agrees to carry homeowners insurance on the property.

6. TENANT'S DUTIES: Tenant shall pay the aforesaid rent promptly as it becomes due and abide by and perform all covenants on its part to be performed, and it is further agreed that if the said rent or any part thereof shall be in arrears, at any time, Landlord may distrain therefor; and if said rent in whole or in part shall be in arrears and unpaid for a period of five days, or Tenant shall fail to comply with any other conditions of this Lease relating to payment of charges or utilities, the Landlord may, at his option, terminate the lease and reenter upon the premises and take any other lawful action against Tenant for possession, rent or damages. The Tenant shall pay all reasonable counsel fees incurred by Landlord necessary to enforce this provision, along with all court costs.

7. LATE CHARGES: Any rent payment made five days or more after its due date shall include a late charge of 5% of the monthly rental. Said late charge if not submitted with the late payment shall be due and payable with the next and ensuing payment and shall be considered additional rent. Any amount due under the lease that is outstanding for a period of ten (10) days shall bear interest at a rate of 2% above the prime rate being charged by First National Bank of Maryland.

8. SERVICE CHARGES: A service charge of \$25.00 will be charged for each Tenant check returned unpaid for any reason.

9. MAINTENANCE: Tenant shall keep the premises, both inside and outside, in good order and repair at all times and shall surrender the peaceful and quiet possession of same at the end of the term or any renewal thereof, in as good condition as when received, with normal wear and tear accepted. Tenant will not do, suffer or permit anything to be done in or about the premises which will contravene any policy of insurance for loss by fire, public liability, or any other cause for which insurance may be carried by the Landlord on the leased premises for any purposes.

Tenant acknowledges that it is Tenant's responsibility to maintain existing detectors and assumes all liability therefor, and hereby waives and exonerates the Landlord from any and all liability resulting from any defect in any smoke detector. Tenant is responsible to pay for replacement of any broken smoke detector.

Tenant agrees to maintain appliances and return them in good order. In the event of replacement of said appliances due to normal wear and tear and not misuse or abuse, the cost shall be the responsibility of the Landlord. By definition, replacement shall be necessary in the event the cost of repair exceeds 50% of the replacement cost. In the event replacement is necessitated by Tenant's misuse or abuse the replacement cost of such appliance will be the sole responsibility of the Tenant. The Tenant shall furnish the Tenant's own electric light bulbs and fuses at the Tenant's own expense and shall replace washers as needed. The Tenant is responsible for replacement of furnace filters on a regular basis, every 3 months. All garbage and trash must be placed in suitable covered container(s) and placed on the street in accordance with Section 306 of the Baltimore City Sanitary Code. The Tenant will be held responsible for any damage to the premises caused by any negligence on the part of the Tenant or the Tenant's guests and invitees including but not limited to damage caused by, stoppage of the water closets and drains, etc. The Tenant shall not refinish or sand the wood floors but shall keep them clean and in good order. The Tenant shall keep the outside space maintained, promptly remove ice and snow from walks and steps, and shall generally maintain grounds in good condition.

10. REPAIRS: The Tenant shall promptly repair at his own expense any damages to the property which may occur by reason of his own fault or that of any member of his family, invitees or guests, and damages caused by pets or animals owned by the Tenant, members of his family, invitees and guests. . Tenant shall not order repairs on or about the premises without prior approval from the Landlord.

11. ALTERATIONS: Tenant will not remodel, make any structural changes, alterations, or additions to the premises or any improvements to the premises, will not paper, paint or decorate; will not install, attach, remove or exchange appliances or equipment such as air conditioning, heating, refrigerating or cooking units, radio or television antennae, nor drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted) nor refinish or shellac wood floors nor change existing locks of the premises, without the prior written permission of the Landlord. After approval is given, at Tenant's own expense, such alterations or improvements must be completed in a good and workmanlike and clean fashion and shall become the property of the Landlord. At the Landlord's option, the premises shall be restored to their former condition at the expense of Tenant at the expiration of the Lease.

12. ACCEPTANCE OF PREMISES: The Tenant acknowledges that he has examined the leased premises and his acceptance of this agreement is conclusive evidence that said premises are in good and satisfactory order and repair unless otherwise specified herein; and the Tenant agrees that no representations as to the condition of the premises have been made and no agreement has been made to redecorate, repair or improve the premises. Tenant will provide the Landlord with a list of wear & tear damages within five (5) days of moving into property.

13. DESTRUCTION OF PREMISES: If during the term of this Lease the premises shall be totally destroyed by fire, the elements or any other cause, then this Lease shall become null and void from the date of such damage and destruction and Tenant shall immediately surrender the premises to the Landlord and shall pay rent only

to the time of such surrender. If the premises shall be partially destroyed by fire or other cause, so as to be incapable of being repaired in any reasonable time, the Landlord shall have the option to repair the same and during the time which repairs are being made, Landlord may adjust the rent in a just and fair proportion according to the nature of the damage sustained and according to the extent that the Tenant is deprived of the use of the premises.

14. ASSIGNMENT/SUBLET: Tenant shall not assign this Lease or sublet the premises or any portion thereof, or transfer possession or occupancy thereof to any other person or persons without the prior written consent of the Landlord.

15. PETS: Tenant shall keep their housebroken dog/cat(s) on the premises. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense. If the dog/cat engages in behavior that is an ongoing disturbance to neighbors it will have to vacate the premises or it may result in the termination of the lease.

16. SUBORDINATION: This Lease shall be subject and subordinate to the lien of any mortgage, deed of trust, or other encumbrance which at any time hereafter becomes a lien on the demised premises or any portion thereof. Tenant shall promptly execute and deliver such further instruments of subordination as may be desired or required by any mortgagee or parties so secured at the request of the Landlord, and Tenant shall attorn to any new Landlord or Lender.

17. QUIET ENJOYMENT: Landlord covenants that the Tenant on paying the rent and complying with the terms of this Lease shall peaceably and quietly have, hold and enjoy the premises for the term of the Lease.

18. DELAYED OCCUPANCY: If on the date of this Lease another person is occupying the premises and Landlord is unable to deliver possession on or before the commencement of the term of this Lease, Tenant's rights of possession hereunder shall be postponed until said premises are vacated by such other person, and rent due hereunder shall be abated at the rate of 1/30 of a monthly installment for each day that possession is postponed. Tenant's sole and only relief against Landlord shall be the reduction in rent, and Landlord's liability to the Tenant is limited to such reduction.

19. AGENCY: The parties acknowledge that there are no agents or brokers involved with this Lease and that no real estate commissions are payable to any parties for the leasing of these premises.

20. WAIVER: The failure of Landlord to insist in any one or more instances upon a strict performance of any covenant in this Lease or exercise any right herein contained, shall not be construed as a waiver for the future of such covenant or right but the same shall continue in full force and effect. Any waiver of a default hereunder shall not be deemed a waiver of this agreement or any subsequent default. Acquiescence in a default shall not operate as a waiver of such default, even though such acquiescence continues for an extended period of time.

21. **DEFAULT:** In the event of any default hereunder, or if the Landlord shall at any time deem the tenancy of the Tenant undesirable by reason of objectionable or improper conduct on the part of the Tenant, his family, servants, guests, invitees, or causing annoyance to other occupants in said building or adjacent properties, or should the Tenant occupy the subject premises in violation of any rule, regulation, or ordinance issued or promulgated by the Landlord or any rental authority, or any condominium or homeowner association, then and in any event, the Landlord shall have the right to terminate this Lease by giving the Tenant personally, or by leaving at the leased premises a thirty (30) day written notice to quit and vacate the premises and this Lease shall terminate upon the expiration of thirty (30) days from the delivery of such notice and the Landlord, at the expiration of said 30 days notice or any shorter period conferred by operation of law, shall thereupon be entitled to immediate possession of said premises and may avail himself of any remedy provided by law for the restitution of possession and the recovery of delinquent rent. In the event that the Landlord shall find it necessary to expend any monies in legally enforcing any provision of the Lease or under law, Tenant shall be liable for such expenditures as allowed by law, including all attorney's fees actually expended by Landlord, which shall be deemed to be additional rent.

22. **INSPECTION:** Tenant agrees that Landlord shall have the right to inspect the premises at all reasonable times during the term of this Lease and to show prospective tenants or purchasers through the premises. If the Landlord or agent is unable to gain access after making reasonable attempts to arrange an appointment with the Tenant, Tenant authorizes the Landlord/agent to use their key to gain entrance to the property. Before using this authorization the Landlord/agent shall notify the Tenant 24 hours prior to the date and time of the inspection although the Landlord/agent is under no obligation to inspect.

During the last thirty days of the Lease Tenant shall permit the posting of a For Rent sign and/or For Sale sign and shall allow the premises to be shown to prospective tenants or purchasers during the hours of 10:00 a.m. until 8:00 p.m. daily.

The Landlord/agent shall, if requested, give the Tenant at least one hour's telephone or text notice of such showing. However, if the Tenant is not home when the telephone call or text is made, the premises may be shown utilizing the key retained by the Landlord/agent or by use of a key lock box during the periods the property is on the market for sale or rent.

23. **TERMINATION/HOLD OVER:** Either Landlord or Tenant may terminate this Lease at the expiration of said Lease or any extension thereof by giving the other thirty (30) days written notice. If Tenant shall hold over after the expiration of the term of this Lease he shall, in the absence of any written agreement to the contrary, be a Tenant from month to month at a rate equal to 100% of the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

24. NOTICE OF CANCELLATION: Landlord and Tenant agree to give a minimum of 30 days written notice to the other party if it is the intention of either to not renew the Lease, which renewal shall only be on a month-to-month basis unless otherwise agreed by the parties.

25. SURRENDER: Tenant shall, upon termination of this Lease, surrender the premises and all fixtures and equipment of Landlord therein in good, clean and operating condition, and remove all trash. If such cleaning and removal of trash is not accomplished by the Tenant, action deemed necessary by Landlord to accomplish same shall be taken by the Landlord or its agent at the Tenant's expense. Upon vacating the premises, Tenant shall deliver all keys to the Landlord or his agent within twenty four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks.

26. ATTORNEYS FEES: If it becomes necessary for the Landlord to enforce any provisions of this Agreement, then Tenant shall be responsible for all attorney's fees and court costs required to be expended by the Landlord, which shall be deemed to be additional rent.

27. SURVIVAL: It is the intention of the parties hereto that their heirs, personal representatives and/or administrators shall be bound by the terms and provisions of this Lease.

28. SEVERABILITY: The provisions of this Lease are severable and if any provision, clause, sentence, section or part hereof is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Lease or their application to Tenant or other persons or circumstances. It is understood and agreed that the terms, conditions and covenants of this Lease would have been made by both parties if such illegal, invalid or unconstitutional provisions, sentence, clause, section or part had not been included herein. To the extent that a portion of this agreement may become invalid by the striking of certain words or phrases, such words or phrases shall be deemed to be stricken and the remainder of the provisions and the other portions of this Lease and agreement shall remain in full force and effect.

29. NOTICES: Unless otherwise provided, any notice given for this Lease shall begin to run on the date such notice is delivered. If properly sent, prepaid by mail, notice shall be construed as delivered three (3) days after the postmarked date, or the actual date of the mail receipt form in the case of certified or registered mail.

Notices and all rent payments shall be sent to Landlord at **506 Murdock Rd, Baltimore, MD 21212** or an agreed upon electronic payment application. Notice shall be sent to the Tenant at the premises via text or email.

30. ADDITIONAL RENT: All rents, monthly installments, charges, utility payments, attorney's fees, court costs, and any other charges or obligations to pay money of any kind whatsoever contained in this Lease shall be deemed to be additional rent under this Lease and collectible as such by Landlord. Tenant shall be responsible for

the payment of all costs and expenses incurred by Landlord in connection with the enforcement of this Lease in rent court, including all attorney's fees actually expended. In that regard, any invoice for legal services performed for the Landlord shall be deemed to be reasonable and shall constitute additional rent collectible as such.

31. INDEMNIFICATION: The Tenant shall indemnify and hold harmless the Landlord and/or LLC's agents, individually or together, from any and all liabilities asserted against the Landlord in any action for damages which may arise from any kind of injury to anyone, by or on account of the use or misuse of the leased premises, or by or on account of any physical condition that may at any time exist upon the leased premises, provided such physical condition was not the result of Landlord's negligence or any latent structural defects to the premises, and entryways adjacent thereto during the term of this Lease from and after the Tenant's having taken possession of the property.

32. PERSONAL PROPERTY: Tenant acknowledges that all of Tenant's personal property now or hereafter placed in the leased premises will be held at Tenant's own risk and that it is the obligation of Tenant to provide Tenant's own insurance coverage therefor. Landlord is under no obligation of any kind whatsoever to insure Tenant's personal property and shall not be liable to the Tenant for loss or damage to Tenant's personal property or to the Tenant's person or other persons on the premises for any cause whatsoever.

33. GOVERNMENTAL ACTS: If the leased premises are acquired or condemned by eminent domain for any public or quasi-public use or purpose, either in whole or in part such as to render the premises uninhabitable or unusable then the term of this Lease shall cease and terminate as of the date of title vesting in such government, and all rentals shall be paid to that date and Tenant shall have no claims against the Landlord for the value of the unexpired term of the Lease.

34. MILITARY CLAUSE ADDENDUM: In the event the Tenant is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, or is deployed for more than 90 days, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer, reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days occupied in the dwelling past the first day of the month.

The damage/security deposit will be promptly returned to the tenant, provided there are no damages to the premises.

35. FINAL AGREEMENT: This Lease contains the final and entire agreement between the parties hereto, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained.

36. WAIVER OF JURY TRIAL. All tenants, guarantors and any other persons directly or indirectly liable on this Lease waive all rights to a trial by jury in any action, counterclaim or proceeding based upon, or related

to, this Lease and any other documents or agreements arising out of or any way connected with this Lease. This waiver applies to all claims against all parties to such actions and proceedings, including parties who are not parties to this Lease. This waiver is knowingly, intentionally, and voluntarily made by the undersigned, and the undersigned acknowledge that neither the Landlord, nor any person acting on behalf of the Landlord, has made any representations of fact to induce this waiver of trial by jury or in any way or modify or nullify its effect. The undersigned acknowledge that they have read and understood the meaning and ramifications of this waiver provision.

37. RENEWAL OPTION. Provided Tenant is not in default of this Lease, Tenant shall have the option to renew this Lease for one (1) additional year at a rental rate that is mutually agreed upon by Landlord and Tenant. This option will be discussed and at least ninety (90) days before the expiration of the one (1) year term.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Lease Agreement the day and year first above written.

Date of Signing by Landlord

Katherine Devaney

LANDLORD: Katherine Devaney
506 Murdock Road, Baltimore, MD 21212

Date of Signing by Tenant

Madeline Roberge

TENANT: **Madeline Roberge**

Date of Signing by Tenant

Zachary

TENANT: **Zachary Pisarz**