

MARYLAND RESIDENTIAL LEASE AGREEMENT

25 N. Chester Street, Apartment C, Baltimore, Maryland 21231

This Residential Lease Agreement (this "Lease") is made on the Start Date set out in Section 3, by and between **25 Butchers, LLC**, a Maryland limited liability company ("Landlord"), and **Ann Baker Kelly and Natalie Britt O'Connor** (individually and collectively, and jointly and severally, "Tenant").

1. PARTIES AND NOTICE ADDRESSES

A. Landlord / Owner. 25 Butchers, LLC, 2041 E Fairmount Avenue, Baltimore, Maryland 21231. Telephone: (301) 503-4688. Email: gpcarpentier@gmail.com.

B. Owner's authorized agent for management and service of process. Gregory Patrick Carpentier, Managing Member, 25 Butchers, LLC, 2041 E Fairmount Avenue, Baltimore, Maryland 21231. Telephone: (301) 503-4688. Email: gpcarpentier@gmail.com.

C. Tenants. Ann Baker Kelly — telephone (301) 525-3195, email annkelly@umaryland.edu; Natalie Britt O'Connor — telephone (410) 446-3588, email nboconnor@umaryland.edu.

D. Notices. Electronic delivery consented to. Every notice under this Lease shall be in writing and may be delivered by hand, by first-class mail, or by electronic means (email to the addresses above). Each party consents to receiving notices electronically and agrees that email delivery is effective when sent, except where certified mail is required by statute. Each party shall notify the other in writing within five (5) days of any change of mailing address, email address, or telephone number.

E. Rent-increase notices. Notwithstanding Section 1.D, and as required by Md. Code, Real Prop. § 8-208(d)(9), Tenant is not required to accept notice of a rent increase by electronic delivery. Any rent-increase notice will be sent by hand delivery or first-class mail unless Tenant separately opts in, in writing, to receive it electronically.

2. LEASED PREMISES

Landlord leases to Tenant, and Tenant leases from Landlord, the residential dwelling unit known as **Apartment C, 25 N. Chester Street, Baltimore, Maryland 21231** (the "Premises"), together with one private deck for Tenant's exclusive use. No parking, storage space, or yard is included.

The Premises shall be used solely as a private residence for the persons named in Section 5 and for no other purpose. No trade, business, or commercial activity requiring customers, clients, or deliveries beyond ordinary residential volume may be conducted on the Premises. Tenant shall not permit the Premises to become overcrowded in violation of the Baltimore City housing code.

3. TERM

A. Initial Term. This Lease begins on August 21, 2026 (the "Start Date") and continues for a fixed term of twelve (12) months, ending at 11:59 p.m. on August 20, 2027 (the "End Date").

B. Expiration and End of Term. This Lease shall expire permanently on the End Date. The process for lease renewal, non-renewal notices, and the specific notice obligations of both Landlord and Tenant are governed exclusively by Section 18 of this Agreement.

C. Holding Over. Any possession of the Premises by Tenant past the End Date—whether with or without Landlord's express written consent—shall be subject to the strict financial penalties, daily use-and-occupancy rates, notice rules, and legal remedies detailed in Section 18(D) of this Agreement.

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4. RENT

A. Amount and Due Date. Rent is \$2,600.00 per month, payable in advance on or before the first (1st) day of each calendar month, without demand, notice, or setoff. The due date is the date Landlord physically receives payment.

B. First Month's Rent, Proration, and Conditional Concession:

(i) August Rent Calculation: The Start Date of this Lease is August 21, 2026. The total number of occupied days in August is eleven (11) days. Landlord hereby grants Tenant a temporary rent concession consisting of three (3) free days of rent spanning August 21, August 22, and August 23, 2026. Tenant owes prorated rent for the remaining eight (8) paid days of August (August 24 through August 31, 2026) at a daily rate of \$83.87, totaling exactly \$670.97.

(ii) Funds Collected at Signing: Upon the execution of this Lease, Tenant shall deliver one full standard month's rent of \$2,600.00 to Landlord.

(iii) Application of Credit: Landlord shall apply \$670.97 of the signing funds to satisfy the prorated August rent obligation. The remaining surplus balance of \$1,929.03 shall be held as an active ledger credit on Tenant's account. Landlord shall automatically apply this \$1,929.03 credit toward the September 1, 2026 rent installment. Consequently, Tenant shall owe no payment on September 1, 2026, and shall owe a final remaining prorated balance of \$670.97 on October 1, 2026. Full standard monthly payments of \$2,600.00 shall resume in full on November 1, 2026.

(iv) Concession Clawback: This initial rent concession is strictly conditioned upon Tenant fully complying with all terms of this Lease. If Tenant defaults during the initial 12-month term, this concession is automatically revoked, and the un-concessioned value of those three days (\$251.61) shall immediately become due as contract damages.

C. How to Pay. Rent is payable to 25 Butchers, LLC by electronic payment (ACH/bank transfer, Zelle, or Landlord's online payment portal), certified check, or money order. Personal checks are accepted at Landlord's sole discretion. Cash is accepted only by prior written arrangement; in strict accordance with Maryland law, Landlord shall immediately issue a signed and dated written receipt for any cash payment at the time of delivery.

D. Grace Period and Late Fee. Rent is due on the first (1st) day of the month. In strict accordance with Baltimore City Code Article 13, § 7-3, no late fee shall be charged unless rent remains unpaid for more than ten (10) days past the due date. If rent is not received by 11:59 p.m. on the eleventh (11th) day of the month, Tenant shall pay a late fee of \$130.00, which represents five percent (5%) of the monthly rent. **MANDATORY CITY DISCLOSURE:** Landlord may not impose a late fee if the Tenant's late payment is a direct result of a delay in the electronic disbursement of a verified government benefit check (including Social Security, SSI, public assistance, or veterans' benefits).

E. Returned Payments. If any payment is returned or reversed for non-sufficient funds (NSF) or any other reason, Tenant shall pay a returned-payment fee of \$35.00 plus any actual bank processing charges incurred by Landlord. After one returned payment, Landlord reserves the right to require all future payments via certified funds or electronic transfer.

F. Application of Payments. Landlord may apply payments received first to the oldest outstanding non-rent balances, then to fees, and finally to current base rent, regardless of any conflicting restrictive endorsements or notations written on the payment by Tenant. Acceptance of a partial payment does not waive Landlord's right to pursue eviction for the remaining unpaid balance.

G. Additional Charges. All non-rent charges, fees, and utility allocations Tenant owes under this Lease are due with the next monthly payment cycle and are collectible as contract damages. Tenant explicitly acknowledges that non-rent balances shall not be categorized as "base rent" for the purposes of filing a standard Maryland Failure to Pay Rent summary eviction action.

H. One Joint Obligation. The obligation to pay rent is joint and several among all signing Tenants. Landlord is not required to accept, track, or split individual partial payments from separate tenants or roommates.

5. OCCUPANCY

A. The only persons who may occupy the Premises are Ann Baker Kelly and Natalie Britt O'Connor, together with any child born to or adopted by an occupant during the Term.

B. No guest may occupy the Premises for more than fourteen (14) consecutive days, or thirty (30) days in any twelve-month period, without Landlord's prior written consent. Any change in occupancy requires Landlord's prior written consent and may result in an adjustment of rent.

C. Tenant may not list, advertise, or rent the Premises or any part of it on any short-term rental platform (including Airbnb and VRBO) without Landlord's prior written consent.

6. FUNDS DUE AT SIGNING; SECURITY DEPOSIT

A. Funds Due at Signing:

First Full Month's Rent (See Section 4B for application)	\$2,600.00
Remaining Security Deposit Balance (\$2,600 less \$500 prepaid)	\$2,100.00
TOTAL DUE AT SIGNING TO OCCUPY PREMISES	\$4,700.00

B. Security Deposit Amount and Holding Disclosure. The total security deposit is \$2,600.00. Landlord explicitly acknowledges that Tenant has already pre-paid \$500.00 toward this obligation. The remaining \$2,100.00 balance is due upon lease signing. As required by Maryland law, all security deposit funds shall be held by Landlord in an interest-bearing account at a federally insured financial institution doing business in Maryland, separate from Landlord's personal funds, in accordance with Md. Code, Real Prop. § 8-203.

C. Handling and Return. Landlord will, within forty-five (45) days after the tenancy ends, return the deposit with any interest required by law, less any amounts lawfully withheld for damages. An itemized statement of any deductions will be mailed to Tenant's last known address within forty-five (45) days. The formal statutory Security Deposit Receipt and mandatory tenant inspection rights disclosure are attached hereto as Exhibit A and incorporated as an enforceable part of this Lease.

7. MOVE-IN AND MOVE-OUT INSPECTIONS

A. Move-in. Tenant may have the Premises inspected by Landlord in Tenant's presence to make a written list of existing damage, if Tenant requests by certified mail within fifteen (15) days of occupancy.

B. Move-out. Tenant may be present when Landlord inspects at the end of the tenancy, if Tenant notifies Landlord by certified mail at least fifteen (15) days before the intended move-out date, stating the intent to move,

the moving date, and the new address. Landlord will inspect within five (5) days before or after that date and notify Tenant in writing of the inspection date and time.

C. Condition report. Tenant shall complete, sign, and return the move-in condition checklist (Exhibit G) within five (5) days of occupancy. Items not noted are presumed in good condition at move-in.

8. CONDITION OF THE PREMISES; HABITABILITY

A. The Premises will be made available at the commencement of the Term in a condition permitting habitation, with reasonable safety.

B. Landlord will maintain the Premises in compliance with the Baltimore City Building, Fire, and Related Codes and applicable State and local housing codes, keeping the roof, exterior walls, windows, doors, floors, stairs, plumbing, heating, hot water, and electrical systems, and Landlord-supplied appliances, in good and safe working order, except where a repair is needed due to the act, misuse, or neglect of Tenant, Tenant's household, or guests.

C. Nothing in this Lease limits Tenant's rights under § 8-211.

9. UTILITIES, SERVICES, AND REPAIRS

Except as noted, Tenant is responsible for all utilities and services to the Premises, and Landlord is responsible for the building systems that deliver them:

Item	Pays for	Maintains / repairs
Electricity	Tenant	Landlord (wiring/system)
Natural gas	Tenant	Landlord (lines/system)
Heat (fuel and use)	Tenant	Landlord (heating system)
Hot water	Tenant	Landlord (water heater)
Water and sewer	Tenant	Landlord (plumbing)
Air conditioning	Tenant	Landlord (A/C equipment)
Internet / cable / phone	Tenant	Tenant
Trash and recycling	City collection	Tenant places at curb on schedule
HVAC filters, light bulbs	Tenant	Tenant
Smoke and CO alarms	Landlord	Landlord installs; Tenant tests/reports
Pest control	Landlord	Landlord
Snow/ice on sidewalk	Tenant	Tenant
Yard/landscaping (if any)	Tenant	Tenant
Common areas / exterior	Landlord	Landlord

A. Utility accounts. Tenant shall place all Tenant-responsible utility accounts in Tenant's own name effective as of the Start Date and keep them active and paid throughout the Term. Tenant's failure to maintain essential utility service is a breach of this Lease.

B. Tenant repairs. Tenant is responsible for the cost of any repair made necessary by the act, misuse, or neglect of Tenant, Tenant's household, or guests, and for replacing light bulbs, HVAC filters, and any battery-operated alarm batteries.

C. Reporting; emergencies. Tenant shall report any needed repair through Landlord's online tenant request portal or by contacting Gregory Carpentier, who is the point of contact for anything Tenant needs, at (301) 503-4688 or gpcarpentier@gmail.com. For emergencies (fire, flood, gas odor, or loss of heat or electricity), Tenant shall call (301) 503-4688 immediately.

10. TENANT'S OBLIGATIONS AND HOUSE RULES

- A. Keep the Premises clean, sanitary, and free of accumulated rubbish; place trash and recycling at the curb only on scheduled collection days and comply with all recycling rules.
- B. Use all electrical, plumbing, heating, cooling, and cooking fixtures properly and keep them clean and sanitary.
- C. Make no alteration, addition, improvement, or painting without Landlord's prior written consent; consent to one is not consent to any other, and Tenant shall restore the Premises at Tenant's cost if directed.
- D. Install no additional lock, bolt, deadbolt, or security system without Landlord's prior written consent; if consent is given, immediately provide Landlord a working key or code. Unauthorized locks may be removed at Tenant's expense.
- E. Comply with all federal, State, and local laws; do not use the Premises for any unlawful purpose, including the manufacture, sale, or use of controlled substances.
- F. Store no hazardous or flammable materials. Do not use charcoal or gas grills inside the Premises. Never use a stove, oven, or range as a heat source.
- G. Test smoke and carbon monoxide alarms periodically, maintain batteries where applicable, and report any malfunction immediately. Do not remove, disable, or tamper with any alarm — doing so violates Maryland law.
- H. During heating season, keep the interior at no less than fifty-five (55) degrees Fahrenheit to prevent frozen pipes.
- I. Report promptly, in writing, any water leak, moisture, or visible mold; use exhaust fans or open windows when bathing and cooking; and dry visible condensation.
- J. Do not interfere with neighbors' peaceful enjoyment or create unreasonable noise, particularly between 10:00 p.m. and 8:00 a.m. A disturbance resulting in police action or repeated neighbor complaints is a breach of this Lease.
- K. Place no signs, and install no satellite dish or antenna, without Landlord's prior written consent.
- L. Do not store or park a recreational vehicle, commercial vehicle, or watercraft on the Premises without Landlord's prior written consent.
- M. Do not access the roof or any fire escape except in a genuine emergency.
- N. Waterbeds and liquid-filled furniture are not permitted without Landlord's prior written consent.
- O. Tenant is responsible for any fine or municipal violation imposed on Landlord as a result of Tenant's act or neglect (for example, sanitation or noise citations).

Right to call for help. Nothing in this Lease limits Tenant's ability to summon law enforcement or emergency services, and Tenant will not be penalized, evicted, or held in default for doing so, or because another person summoned such assistance.

11. SMOKE-FREE PREMISES

Smoking and vaping of any substance are prohibited inside the Premises and in all common areas, hallways, and stairwells. A violation is a breach of this Lease, and Tenant shall be liable for the cleaning, odor-treatment, sealing, and repainting costs Landlord actually incurs.

12. PETS

A. No pet or animal may be kept on the Premises without Landlord's prior written consent and a fully signed **Pet Addendum** (attached, to be completed only if pets are approved). Unauthorized animals are a breach of this Lease.

B. Assistance animals. A service animal or emotional support animal approved as a reasonable accommodation under fair housing law is not a pet, is not subject to any pet fee, deposit, or pet rent, and Tenant remains responsible for any damage it causes.

13. RENTER'S INSURANCE

Tenant shall obtain and maintain, for the entire Term, renter's insurance with personal liability coverage of at least \$100,000 per occurrence, from an insurer licensed in Maryland, and provide proof before occupancy and at each renewal. Detailed terms are in the Required Insurance Coverage Addendum (attached). Landlord's insurance does not cover Tenant's personal property. Failure to maintain coverage is a breach of this Lease.

14. LANDLORD'S RIGHT OF ENTRY

A. Except in an emergency, Landlord will give at least twenty-four (24) hours' written notice before entering, and will enter only between 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless Tenant agrees otherwise.

B. Landlord may enter to inspect, make or inspect repairs or improvements, supply agreed services, conduct required inspections, or show the Premises to prospective tenants, purchasers, lenders, appraisers, or contractors.

C. Emergencies. Landlord may enter without notice in a genuine emergency threatening life or property, and will notify Tenant afterward as soon as practicable. Tenant shall not unreasonably withhold consent to lawful entry, and shall not change locks so as to deny Landlord emergency access.

15. ASSIGNMENT AND SUBLETTING

Tenant may not assign this Lease or sublet the Premises, in whole or part, without Landlord's prior written consent. Any assignment or sublease without consent is void and a breach of this Lease.

16. SURRENDER, ABANDONMENT, EARLY TERMINATION, AND MITIGATION

A. At the end of the Term, Tenant shall vacate and surrender the Premises broom-clean and in the same condition as at commencement, ordinary wear and tear excepted, remove all persons and property, and return all keys and access devices.

B. Landlord will not take possession of the Premises or Tenant's personal property without formal legal process, except where this Lease has ended by act of the parties or by law and the property is abandoned.

C. Early termination / reletting. If Tenant vacates before the End Date, Tenant remains liable for rent through the End Date and for Landlord's reasonable actual costs of reletting (advertising, turnover cleaning, and any leasing costs actually incurred), less rent Landlord collects from a replacement tenant. Landlord will make reasonable efforts to re-rent and to mitigate damages as required by § 8-207.

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17. DEFAULT AND REMEDIES

- A.** Tenant is in default upon failing to pay rent or additional rent when due, or breaching any other term of this Lease.
- B.** On default, Landlord may pursue every remedy available under Maryland law, including actions for failure to pay rent, breach of lease, or tenant holding over, and for money damages. Landlord will not use self-help eviction, lockout, or utility shut-off.
- C. Remedies are cumulative.** Landlord's pursuit of one remedy does not waive any other. Landlord's failure to enforce any provision on one occasion is not a waiver of it or of any later default.
- D.** Tenant does not confess judgment and does not waive the right to a jury trial; any provision purporting either is void.
- E. Attorney's fees and costs.** In any action arising out of this Lease, the prevailing party may recover its reasonable attorney's fees and court costs to the extent permitted by law.
- F. District Court filing surcharge.** Landlord pays the surcharge under Md. Code, Cts. & Jud. Proc. § 7-301 and may seek reimbursement from Tenant only if the court enters a judgment for possession in Landlord's favor, capped at the amount of the security deposit.

18. LEASE TERMINATION, RENEWAL, AND HOLDOVER

- A. No Automatic Renewal.** This Lease terminates permanently on the End Date. It does NOT automatically renew, and it does NOT automatically convert to a month-to-month tenancy at the end of the term.
- B. Tenant Notice Requirement.** If Tenant desires to renew this Lease or sign a new agreement, Tenant must provide Landlord with written notice of intent to renew at least thirty (30) days prior to the End Date. If Tenant intends to vacate, Tenant must provide Landlord with at least thirty (30) days' prior written notice of intent to vacate.
- C. Landlord Renewal Offer.** Landlord will provide Tenant with a written renewal offer (reflecting any rent or term changes) or a notice of non-renewal between seventy-five (75) and one hundred (100) days prior to the End Date. Landlord is under no legal obligation to offer a renewal or state a cause for non-renewal.
- D. Holding Over.** If Tenant remains in possession of the Premises after the End Date, the following terms apply depending on Landlord's consent:
- (i) Without Landlord's Consent: Tenant shall be deemed an illegal holdover tenant in breach of this Lease and subject to immediate legal eviction proceedings. Tenant shall be liable to Landlord for all actual damages incurred, plus use-and-occupancy damages calculated at a daily rate of \$130.00 (representing an apportioned monthly rate of \$3,900.00, or 150% of the original monthly rent) for each day the Tenant unlawfully holds over. Acceptance of any partial payment or daily use-and-occupancy fee by Landlord after the End Date shall not constitute consent to a holdover, nor shall it create or renew any tenancy.
 - (ii) With Landlord's Consent: If Tenant remains in possession after the End Date with Landlord's prior express written consent, the tenancy shall convert to a periodic Month-to-Month tenancy at the rate of \$3,900.00 per month. Once converted, this Month-to-Month tenancy may be terminated by Landlord providing at least sixty (60) days' prior written notice to Tenant, or by Tenant providing at least thirty (30) days' prior written notice to Landlord, in strict accordance with Baltimore City law.

19. RETALIATION PROHIBITED

Landlord will not take or threaten retaliatory action against Tenant for a good-faith complaint to Landlord or a government agency, for participating in a tenant organization, or for filing or testifying in a lawsuit, as provided in Md. Code, Real Prop. § 8-208.1.

20. DOMESTIC VIOLENCE, SEXUAL ASSAULT, AND STALKING

A victim of domestic violence, sexual assault, or stalking has the rights in Md. Code, Real Prop., Title 8, Subtitle 5A, including early termination on a qualifying protective or peace order and a lock change. Landlord will not penalize a tenant for exercising these rights.

21. FAIR HOUSING

Landlord complies with the federal Fair Housing Act, the Maryland Fair Housing Act, and the Baltimore City Code, and does not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, marital status, sexual orientation, gender identity, age, or source of income. Tenant may request a reasonable accommodation or modification at any time.

22. JOINT AND SEVERAL LIABILITY

Each Tenant is individually and jointly responsible for the full performance of all obligations under this Lease, including the entire rent. Landlord may enforce the entire obligation against either Tenant. The act or default of one Tenant is the act or default of all.

23. CASUALTY, CONDEMNATION, AND SUBORDINATION

A. If the Premises are damaged by fire or casualty through no fault of Tenant and rendered uninhabitable, rent abates from that date and either party may terminate on written notice.

B. If the Premises are taken by condemnation, this Lease ends on the date of taking, with rent prorated to that date.

C. This Lease is subject and subordinate to any existing or future mortgage or deed of trust, provided Tenant's rights under Maryland and federal law, including the Protecting Tenants at Foreclosure Act, are unaffected.

24. NO WAIVER OF STATUTORY RIGHTS

No provision of this Lease requires Tenant to waive any right or remedy provided by law. Any provision with that effect — including any release of Landlord from liability for Landlord's own negligence — is void under Md. Code, Real Prop. § 8-105 and § 8-208(d)(2) and (g), without affecting the rest of this Lease.

25. REQUIRED DISCLOSURES AND ATTACHMENTS

A. Maryland Tenants' Bill of Rights. The current Maryland Tenants' Bill of Rights (Office of Tenant and Landlord Affairs) is delivered with and made part of this Lease, as required by § 8-208(c)(4). Tenant acknowledges receipt in Exhibit C.

B. Baltimore City tenants' rights brochure. The tenants' rights brochure approved by the Baltimore City Housing Commissioner is delivered with this Lease.

C. Security deposit receipt. Exhibit A, as required by § 8-203.1.

D. Lead-based paint. Because the building predates 1978, the federal Lead-Based Paint Disclosure (Exhibit B) and the EPA pamphlet "Protect Your Family from Lead in Your Home" are provided with this Lease, as required by 42 U.S.C. § 4852d.

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E. Smoke and carbon monoxide alarms. Landlord certifies the Premises have working smoke alarms meeting Maryland's sealed ten-year battery or hardwired requirement and a carbon monoxide alarm where required. Tenant acknowledges testing them at move-in.

F. Move-in condition checklist. Exhibit G.

26. GENERAL PROVISIONS

A. Entire agreement. This Lease with its Exhibits and Addenda is the entire agreement and supersedes all prior understandings; it may be amended only in a writing signed by both parties.

B. Severability. If any provision is held invalid, the remainder stays in full force.

C. Governing law and venue. Maryland law and the Baltimore City Code govern; venue lies in Baltimore City.

D. Time is of the essence. Time is of the essence as to every obligation under this Lease, including the payment of rent.

E. Indemnity. To the extent permitted by law, Tenant shall indemnify and hold Landlord harmless from claims, damages, and costs arising out of the acts or omissions of Tenant, Tenant's household, or guests, except to the extent caused by Landlord's own negligence. This Section does not release Landlord from, or shift to Tenant, any liability the law places on Landlord.

F. Keys and lockouts. Landlord issues keys/access devices at move-in; Tenant returns all at move-out. If Tenant is locked out or requests a re-key due to Tenant's conduct, Tenant pays Landlord's actual cost.

G. Counterparts; electronic signatures. This Lease may be signed in counterparts and by electronic signature (including DocuSign), each an original.

H. Copy to Tenant. Landlord will deliver a fully executed copy of this Lease, with all Exhibits and Addenda, to Tenant, as required by the Baltimore City Code.

SIGNATURES

By signing, each Tenant certifies they have read and agree to this Lease and have received: (1) a fully executed copy with all Exhibits and Addenda; (2) the Maryland Tenants' Bill of Rights and the Baltimore City tenants' rights brochure; (3) the lead-based paint disclosure and EPA pamphlet; and (4) all keys to the Premises.

LANDLORD — 25 BUTCHERS, LLC

Signed by: 
Signature: _____ Date: 8/1/2026 | 4:44 AM PDT
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Gregory Patrick Carpentier, Managing Member

TENANT

Signed by: 
Signature: _____ Date: 7/30/2026 | 4:38 PM PDT
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Ann Baker Kelly

TENANT

Signed by: 
Signature: _____ Date: 7/31/2026 | 7:54 AM PDT
F08A85562E80441...
Natalie Britt O'Connor

EXHIBIT A — SECURITY DEPOSIT RECEIPT

Landlord	25 Butchers, LLC Managing Member: Gregory Patrick Carpentier
Premises	25 N. Chester Street, Apt. C, Baltimore, MD 21231
Tenant(s)	Ann Baker Kelly and Natalie Britt O'Connor

SECURITY DEPOSIT ALLOCATION DISCLOSURE:

1. Total Security Deposit Required:	\$2,600.00
2. Pre-Payment Received (Holding Deposit):	\$500.00 Date: July 24, 2026
3. Remaining Balance Due Upon Lease Signing:	\$2,100.00 Date: <u>July 31, 2026</u>
Total Received Security Deposit Funds:	\$2,600.00

BANK HOLDING DISCLOSURE:

As required by Maryland law, all security deposit funds shall be held by Landlord in an interest-bearing account at a federally insured financial institution doing business within the State of Maryland, maintained separate and apart from Landlord's personal or operational funds.

Tenant is hereby notified of the following statutory rights under Md. Code, Real Prop. § 8-203 and § 8-203.1:

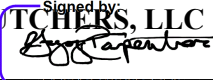
- 1. Right to Move-In Inspection:** Tenant has the right to have the dwelling unit inspected by Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy, if requested by certified mail within fifteen (15) days of Tenant's occupancy.
- 2. Right to Be Present at Move-Out Inspection:** Tenant has the right to be present at the final end-of-tenancy inspection to determine what damages, if any, were done to the Premises, provided Tenant notifies Landlord by certified mail at least fifteen (15) days prior to the date of Tenant's intended move, stating Tenant's intention to move, the exact moving date, and a valid forwarding address.
- 3. Landlord's Inspection Duty:** Upon receipt of Tenant's timely request, Landlord has the duty to conduct the move-out inspection within five (5) days before or five (5) days after the Tenant's stated move date.
- 4. Written Notice of Inspection:** Landlord has the duty to notify Tenant in writing of the exact date and time that the move-out inspection will occur.
- 5. Itemized List of Charges:** Tenant has the right to receive, by first-class mail sent to the last known address, an itemized list of any property damage charges claimed, along with documentation of the actual costs incurred, within forty-five (45) days after the tenancy ends.
- 6. Return Timeline and Interest:** Landlord has the duty to return the security deposit, plus any lawful interest required by law, less any amounts rightfully withheld for damages or unpaid rent, by first-class mail sent to Tenant's last known address within forty-five (45) days after the tenancy ends.

By signing below, Landlord acknowledges receipt of the funds indicated above, and Tenant acknowledges receipt of this statutory notice and copy of the receipt.

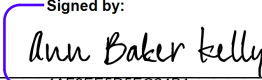
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LANDLORD — 25 BUTCHERS, LLC

Signed by: 
Signature: _____ Date: 8/1/2026 | 4:44 AM PDT
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Gregory Patrick Carpentier, Managing Member

TENANT

Signed by: 
Signature: _____ Date: 7/30/2026 | 4:38 PM PDT
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Ann Baker Kelly

TENANT

Signed by: 
Signature: _____ Date: 7/31/2026 | 7:54 AM PDT
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Natalie Britt O'Connor

EXHIBIT B — DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT**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 lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial each):

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

 X Landlord has no knowledge of lead-based paint or hazards in the housing.

 Landlord knows lead-based paint and/or hazards are present (explain):

(b) Records and reports available to Landlord:

 Landlord has provided Tenant with all available lead records and reports. Documents:

 X Landlord has no additional records or reports.

Tenant's Acknowledgment (initial each):

(c) Tenant has received copies of all information listed above.

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(d) Tenant has received the pamphlet "Protect Your Family from Lead in Your Home."

Initial
ABk NBO

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

LANDLORD — 25 BUTCHERS, LLC

Signed by:
Signature: Gregory Patrick Carpentier
EF25DE4052D1478...
Gregory Patrick Carpentier, Managing Member

Date: 8/1/2026 | 4:44 AM PDT

TENANT

Signed by:
Signature: Ann Baker Kelly
4AE9EE5D5EC24B1...
Ann Baker Kelly

Date: 7/30/2026 | 4:38 PM PDT

TENANT

Signed by:
Signature: Natalie Britt O'Connor
F08A85562E80441...
Natalie Britt O'Connor

Date: 7/31/2026 | 7:54 AM PDT

EXHIBIT C — ACKNOWLEDGMENT OF DOCUMENTS RECEIVED

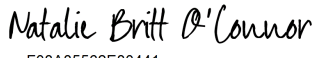
Tenant acknowledges receiving, at or before signing, a copy of each of the following. Initial each line:

- _____ The Maryland Tenants' Bill of Rights (Office of Tenant and Landlord Affairs).
- _____ The Baltimore City tenants' rights brochure approved by the Housing Commissioner.
- _____ The federal Lead-Based Paint Disclosure (Exhibit B).
- _____ The EPA pamphlet "Protect Your Family from Lead in Your Home."
- _____ Any available lead records or reports for the property.
- _____ The fully executed Lease with all Exhibits and Addenda.
- _____ The move-in condition checklist (Exhibit G).

TENANT

Signed by: 
Signature: _____ Date: 7/30/2026 | 4:38 PM PDT
Ann Baker Kelly

TENANT

Signed by: 
Signature: _____ Date: 7/31/2026 | 7:54 AM PDT
Natalie Britt O'Connor

REQUIRED INSURANCE COVERAGE ADDENDUM

Attached to and part of the Lease for **25 N. Chester Street, Apt. C, Baltimore, MD 21231**, between **25 Butchers, LLC** ("Landlord") and **Ann Baker Kelly and Natalie Britt O'Connor** ("Tenant").

1. Coverage required. For the entire Term, Tenant shall maintain renter's (tenant's) insurance from an insurer licensed in Maryland, providing at least: (a) personal liability of \$100,000 per occurrence; and (b) personal property (contents) coverage in an amount Tenant deems adequate.
2. Proof. Tenant shall give Landlord a certificate or declarations page before occupancy and at each renewal, and is encouraged to name Landlord as an "interested party" for cancellation notice.
3. Landlord not responsible. Landlord's insurance covers only the building; it does not cover Tenant's property or liability.
4. Lapse. A lapse is a breach. Landlord will not force-place any policy or add an insurance charge to rent without first giving Tenant written notice and a reasonable chance to cure.
5. Excess losses. If a loss or liability exceeds the required coverage, Tenant remains responsible to the affected party for the excess to the extent provided by law.

Tenant has read and understands this Addendum and signs it voluntarily.

LANDLORD — 25 BUTCHERS, LLC

Signed by: 
Signature: _____ Date: 8/1/2026 | 4:44 AM PDT
EF25DE4052D1478...
Gregory Patrick Carpentier, Managing Member

TENANT

Signed by: 
Signature: _____ Date: 7/30/2026 | 4:38 PM PDT
4AF9EE5B5E624B1...
Ann Baker Kelly

TENANT

Signed by: 
Signature: _____ Date: 7/31/2026 | 7:54 AM PDT
F08A85562E80441...
Natalie Britt O'Connor

PET ADDENDUM

Complete and sign only if Landlord approves one or more pets. Without a signed Pet Addendum, no animal (other than an approved assistance animal) may be kept on the Premises.

Attached to and part of the Lease for **25 N. Chester Street, Apt. C, Baltimore, MD 21231**, between 25 Butchers, LLC ("Landlord") and Ann Baker Kelly and Natalie Britt O'Connor ("Tenant").

1. Approved pet(s). Landlord approves only the following, and no others:

Type	Breed	Weight	Name / color

2. **Pet fees.** Refundable pet deposit: \$_____ (if charged, this is part of the security deposit under § 8-203 and counts toward the one-month cap). Monthly pet rent: \$_____ as additional rent.

3. **Rules.** Tenant shall: keep the pet under control and leashed in common areas; immediately clean up after the pet; prevent noise, damage, or disturbance to neighbors; comply with all Baltimore City animal-control and licensing/vaccination rules; and be liable for all damage and for any injury the pet causes. Landlord may revoke pet approval on written notice if the pet becomes a nuisance or danger.

4. **Damage.** Tenant is responsible for all pet-related damage, including flea treatment, cleaning, and repair or replacement of damaged items, regardless of the pet deposit.

LANDLORD — 25 BUTCHERS, LLC

Signature: _____ Date: _____
Gregory Patrick Carpentier, Managing Member

TENANT

Signature: _____ Date: _____
Ann Baker Kelly

TENANT

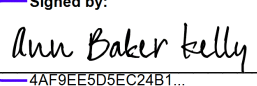
Signature: _____ Date: _____
Natalie Britt O'Connor

EXHIBIT G — MOVE-IN CONDITION CHECKLIST

Complete and return within five (5) days of occupancy. Note every existing defect. Anything not noted is presumed in good condition at move-in.

Area	Condition at move-in	Notes / defects
Entry / hallway		
Living room		
Kitchen — cabinets & counters		
Kitchen — appliances		
Bedroom 1		
Bedroom 2		
Bathroom(s)		
Windows & screens		
Doors & locks		
Floors & carpet		
Walls & ceilings		
Heating / cooling		
Water heater		
Smoke alarms (tested)		
CO alarm (tested)		
Light fixtures		
Plumbing / leaks		
Exterior / steps		

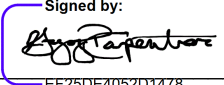
TENANT

Signed by:  Date: 7/30/2026 | 4:38 PM PDT
 Signature: _____
 Ann Baker Kelly

TENANT

Signed by:  Date: 7/31/2026 | 7:54 AM PDT
 Signature: _____
 Natalie Britt O'Connor

LANDLORD — 25 BUTCHERS, LLC

Signed by:  Date: 8/1/2026 | 4:44 AM PDT
 Signature: _____
 Gregory Patrick Carpentier, Managing Member

CONFIDENTIAL TENANT INFORMATION SHEET

CONFIDENTIAL — NOT PART OF THE PUBLIC LEASE

This sheet is collected for identity verification and screening and is kept confidential by Landlord, separate from the circulated Lease. Store securely; do not attach to any copy that is filed publicly or shared with third parties.

Tenant 1

Full legal name: Ann Baker Kelly

Date of birth: 04/13/2001 Driver's license / State ID #: MD-10272552884

Social Security Number: 212.00 - 61.00 - 5,030.00

Employer: _____ Work phone: _____

Emergency contact (name / relationship / phone): Katherine Kelly; mother; 301-655-1047

Tenant 2

Full legal name: Natalie Britt O'Connor

Date of birth: 05/18/2001 Driver's license / State ID #: MD-10272652150

Social Security Number: 213.00 - 61.00 - 4,028.00

Employer: _____ Work phone: _____

Emergency contact (name / relationship / phone): Lisa O'Connor/mother/410-446-3537

Each Tenant certifies the above is true and authorizes Landlord to verify it and to obtain a consumer/credit and background report for tenancy purposes.

TENANT

Signed by: Ann Baker Kelly Date: 7/30/2026 | 4:38 PM PDT
Signature: _____
Ann Baker Kelly

TENANT

Signed by: Natalie Britt O'Connor Date: 7/31/2026 | 7:54 AM PDT
Signature: _____
Natalie Britt O'Connor