

Canton Management Company LLC

2912 Odonnell St. • Baltimore, MD 21224
(410) 342-2205



1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

03/31/2026

This Lease Contract is between you, the undersigned resident(s):

Steven A. Wolf, Cyle C. Durkee

and us, the owner/agent:

Canton Management Company LLC

You've agreed to rent the property located at

4301 Falls Rd.
Baltimore, MD 21211

for use as a private residence only. Wherever in this agreement the term "Owner" is used it shall be construed to also mean "or his agent", and whenever the term "Tenants" is used it shall be construed to also mean "his family, employees, servants, agents, invitees, visitors, or sub-tenants."

The property will be occupied exclusively by the resident(s) listed above and the occupants listed below. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

Everett Wolf, Rebekah Wolf

1.2 LEASE TERM

The term hereof shall commence on 07/01/2026 and continue until 06/30/2027. Provided the tenant is not in default hereunder, the lease may be renewed at a renewed rent rate notified by Owner to Tenant not less than (75) days prior to the end of the original term unless terminated in writing by either party no less than (60) day prior to the end of the original term. Tenant's initials hereby acknowledge the automatic renewal if no written notice to vacate is given by tenant.

X SAW
Steven A. Wolf

X CD
Cyle C. Durkee

1.3 RENTS AND OTHER CHARGES

RENT: Rent shall be \$1800.00 payable each MONTH in advance. The Tenants agree to pay the rent on the 1st of each month, without the need of demand or notice, at the office of the Agent or through the online portal that is provided to the tenant. It is agreed that the rent is not uniformly apportionable from day to day except where it may be contrary to law.

RENTAL

INCLUDES:

Electric Range, Dishwasher, Washer/Dryer, and Refrigerator

If the rent is paid more than 10 calendar days late, Tenants will pay as a late charge a sum equal to 5% of the amount of delinquent rent due. Tenants also agree to pay the Court Costs charged by the District Court for any notices sent for non-payment of rent unless a court decision is rendered in favor of the Tenant. In the event a Warrant of Restitution (put-out notice) is issued, Tenants also agree to pay the additional Court Costs charged by the District Court. Tenant also agrees to pay the sum of ~~\$68.00~~ should it become necessary for the Owner to hire men and/or equipment in advance for the purpose of being prepared for the putout. If tenant has four (4) appearances in any twelve (12) month period, eviction will be the only option. All the sums expressed in this section above are to be considered and designated as additional rent. If the Tenants pay the rent more than 5 days late on more than 3 occasions in any 3 month period, the Tenants shall pay the Owner, upon being given 60 days' written notice, and additional one half month of the rent amount as additional security deposit. This amount together with that previously paid Security Deposit shall not exceed the amount limited by law.

CHARGES AGAINST TENANTS-TREATED AS RENT:

Wherever in this agreement it calls for a charge against the Tenants, for any reason so stated in this agreement, and in the event the tenants fail to make such payments immediately upon demand by the Owner, then the amount thereof may, at the discretion of the Owner, be added to and deemed part of the rent due and the Owner shall have the same remedies for the collection of such charges as Owner has for rent.

ALLOCATION OF PAYMENTS MADE BY TENANTS: All payments made by the Tenants to the Owner shall be applied as follows: first, to pay late charges due and owing; second, to any and all court costs due, owing and arising out of a summary suit for rent; third, for any costs or charges which are the obligations of the Tenants as stated in other sections of this lease; fourth, to any past due rents or debts arising out of the lease; fifth, to any currently due rent.

PARTIAL RENT PAYMENT: It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejectment action or exercising any other remedies for any balance still due and owing.

BAD CHECKS: If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to Tenants. If the check is dishonored by the bank, Tenants agree to pay a **\$30.00** charge to Owner to offset administrative costs incurred by Owner.

1.4 SECURITY DEPOSIT

A \$1750.00 has been received by Owner at the time of the original lease.

SECURITY DEPOSIT: Security Deposit paid, together with interest provided by law, is refundable to Tenants and will be mailed to them at their last known address within 45 days from end of tenancy; but Owner may deduct from the Security Deposit any unpaid rent, damages due to any breach of this agreement, and damages to the premises by the Tenants, their family, agents,

employees, invitees or social guests in excess of ordinary wear and tear. Tenants have the right to be present when the Owner or his agent inspects the premises in order to determine if any damage was done to the premises if Tenants notify Owner at least 15 days prior to the date of moving or of their intention to move, the date of moving, and their new address. Upon receipt of the notice, Owner shall notify Tenants of the time and date when the premises are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the Tenants notice. The Annotated Code of Maryland provides: "If the landlord imposes a security deposit, he shall upon request promptly provide the Tenant with a written list of all existing damages, the request must be made within 15 days of the Tenant's occupancy." This is declared to be such a written request by the Tenants.

1.5 SMOKE ALARM INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland. NOTICE: Local jurisdictions may have additional requirements. Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Landlord, or by hand delivery to Landlord, at the address used for the payment of rent. If the delivery of the notification is made by hand, Landlord shall provide to Tenant a written receipt for the delivery. Landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm within the Property 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 Landlord and Landlord shall promptly cause the smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.6 CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with state or local law. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law,

said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property 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 Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

NOTICE: Some local jurisdictions require Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit. If the Property is in a jurisdiction that requires Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit, Tenant should initial the Tenant Certification.

TENANT CERTIFICATION: I hereby certify that I am an adult and that I have received from Landlord written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s).

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.7 UTILITIES, FUEL, OIL

Included utilities: None

Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity and their own furniture and appliances. If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning. If this lease is for a one-family house, Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore periodically (presently every month). The tenant will be supplied with the actual bill from Baltimore City that shows the calculation of the charges. Tenant shall keep these as a record to calculate their average monthly bill and notify the Agent if they feel the bill has increased for an unknown reason. If this is a multi-family building, the water bill will be split by the number of occupants in each unit. If City mails the bill for metered water and sewer service charge to Owner, this does not relieve the Tenants from their responsibility for payment of such bill in one-family houses. If Tenants fail to pay this bill and Owner voluntarily pays the bill to prevent delinquency or turn off, the amount of the bill shall be treated as additional rent to be paid by Tenants to Owner immediately upon demand. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service. If they fail to do so, Tenants

will pay, as extra rent, the cost of repairs to oil burner, heating plant and controls and any other damages as a result thereof. Tenants are permitted to purchase fuel oil from a company of their own choice but must provide the Owner, prior to the start of each heating season with a copy of a fully paid for oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service contract, then the Owner may purchase one and charge the cost to the Tenants as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs as necessitated by the Tenants allowing the oil tank to run too low or dry.

1.8 MAINTENANCE, REPAIRS, TENANT INSPECTION

Owner agrees upon notification by Tenants, to maintain roof and plumbing, heating and electrical facilities in good repair unless the need for such repair results from damage, misuse, abuse or neglect by Tenants, any residents or their invitees. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, fuses, light bulbs, batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting, or papering shall be done at the option of the Owner. Tenants agree to notify Owner of repairs necessary to keep premises in a safe and sanitary condition in which event the Owner agrees to repair, except for those items specifically exempted in this section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. If any defective condition of the premises comes to the Tenants attention, it shall be the duty of the Tenant to immediately notify the Owner of such defective condition. The Tenant shall be responsible for any liability or injury as a result of the Tenants failure to notify the Owner of such defective condition. If the need to repair is caused by Tenants, and residents, or their invitees, Owner may make repairs, the cost of which will be treated as additional rent to be paid by the Tenants upon notification of amount.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.9 TENANTS OBLIGATION TO THE PROPERTY

Tenants agree to keep property in a clean, safe and sanitary condition and not damage, deface, impair, abuse or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass doors, window sash, hardware and fixtures; not to use water on wood floors, but to keep them waxed and covered with floor covering and to wash and use appropriate products on tiled floors. Tenants agree to keep their entire dwelling unit, yards, porches, fire escapes, steps, gutters, walks, and sidewalks clean and to keep all walks, sidewalks, porches, gutters and exterior steps clear of snow and ice, except wherever any of the foregoing might be a common area of a multiple family dwelling and not under the Tenants sole control; to use a city-issued garbage cans with tight fitting lids and to set out said cans at such times and locations as designated by the Owner so as to affect the proper collection of same; and if Tenants fail to fulfill any of these obligations, Owner or the City/County of Baltimore may perform them and charge Tenants the reasonable cost for each such item, which the Tenants agree to pay as additional rent. Tenants, in renting a one-family house, shall water and maintain all lawn and shrubbery and agree

to keep all shrubs trimmed, the grass cut and to weed all flower beds and upon failure on their part to do so, Owner may have this done at Tenants' expense. In a multi-family dwelling the foregoing duties shall be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first-floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must always continually occupy premises and keep premises heated to a temperature at fifty-five degrees or higher by using the heating equipment on the premises and not by using the gas stove or other appliances except temporarily in cases of emergency. Tenants agree to pay the cost of repairing any damage to the building or equipment therein, including inside water pipe bursts or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenants. It shall be the responsibility of the Tenants in a single unit home, after the first two weeks of occupancy, to arrange for and to pay for the cost of exterminating bugs, pests, insects, vermin and rodents. Tenants are responsible to relieve any and all plumbing chokages. Tenants will be billed for any plumbing chokages that are deemed to be due to tenant error. Tenants shall also be responsible for the replacement of all broken or cracked window glass or other glass if due to tenant error. Tenant shall pay for any appliance repairs that are due to tenant error or neglect. If the Tenants fail to fulfill any of these obligations the Owner may perform them and charge Tenants the full cost of each item, which the Tenant agrees to pay as additional rent.

1.10 COMMUNITY ASSOCIATION

In the event the Property is part of a condominium or homeowner association, Tenant agrees to obey and abide by the declaration, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners of the condominium or the homeowner association, copies of which shall be provided to Tenant by Landlord prior to occupancy. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/HOA fee.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.11 SUBLETTING

Tenants agree not to sublet or assign this agreement without the written consent of the Owner/Management company, which such consent Owner may withhold or condition in Owner's sole and absolute discretion, and not to do anything that will contravene the policy of insurance or increase the rate of insurance premiums on the premises and if they do the Owner may charge such increase to the Tenants as additional rent.

1.12 TENANTS LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE

TENANT'S LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE: Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member

of Tenant. Landlord 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 personal liability insurance. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord, or to hold Landlord harmless, or to exonerate Landlord 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 Landlord on or about those areas which are not within Tenant's exclusive control.

Owner or Management is not responsible for any damage to my personal property in their building or on their property due to uncontrollable causes such as fire, water, theft, vandalism, etc. Therefore, I realize that Renters Insurance is required and that I am required to show proof of Renter's Insurance prior to occupying the property.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.13 OWNER'S RIGHT TO RE-RENT THE PROPERTY/DEFAULT OF LEASE BY TENANT

If the Property becomes vacant, because of the exercise by Owner of its remedies under this Lease, or if Tenant abandons the Property, Owner may take possession of and re-rent 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. Nothing set forth in this provision shall relieve the Tenant of its obligation to pay all rent and additional rent as provided in this Lease.

1.14 BREAKING LEASE

Tenants is financially responsible for the length of the lease term. If the tenant desires to break the lease, the tenant will be responsible for the rent payment until a new tenant takes possession of the premises or the lease term expires.

1.15 TENANT INDEMNIFIES OWNER

Tenant shall indemnify and hold Owner harmless against and from any and all liability, damages, costs or expenses including, but not limited to, reasonable attorneys' fees, arising from any injury or death, property damage, or other loss during the Term to any 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 Tenant.

1.16 NOISE AND BEHAVIOR

Tenants will permit no disturbing noises or conduct, and shall not knowingly permit to enter the premises or to remain therein any

person of bad or loose character of improper behavior, nor permit any illegal or moral conduct or obstruct or interfere with the rights of other Tenants or in any way injure or annoy them at any time. Tenants will allow no singing or musical instrument of any kind, including television, radio, high-fi stereo, etc., at any time, if the same shall disturb or annoy other occupants of the building or neighboring properties or violate any laws, rules, structures or ordinances.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.17 SMOKING

Smoking by Tenant, Tenant's guests, family, or occupants is **NOT** permitted inside the Property. If smoking does occur inside the Property, Tenant will be in default and Landlord may deduct from the security deposit damages to the Property caused by smoking, including but not limited to stains, burns, odors, and removal of debris.

If Tenant, Tenant's guests, family, or occupants smoke in any area outside of the proeprty, a proper receptable must be used. Tenant will be responsible for any damages arising from smoking on the proeprty grounds.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.18 PET POLICY

Unless an addendum is attached to the original lease, NO PETS ARE ALLOWED. Tenant will be considered in Breach of Lease if there is a pet on or in the premises. Tenant will be held liable for any damages and or lawsuits arising out of having an unauthorized pet of any kind on or in the premises.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.19 BED BUG ADDENDUM

Landlord has inspected the property prior to lease agreement and knows of no bedbug infestation. Tenants represents and warrants that all furnishings and other personal property that will be moved into the property at any time have been inspected by tenant and are free of bedbugs. It is the tenant responsibility to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Tenants must report any signs of bed bugs immediately.

Tenants shall practice good housekeeping to prevent infestation. This includes, but is not limited to, keeping the property clean and free of clutter, avoid using second hand or rental furnishings, especially beds and mattresses, cover mattresses and box springs with zippered, vinyl coverings.

Tenants shall cooperate with pest control efforts to treat infestation. Tenants will be responsible for the cost of treatment, regardless of the origin of the infestation. These charges will be considered additional rent and will continue to be assessed until tenant has prepared the property for extermination as per the pest management guidelines.

Resident agrees to indemnify and hold harmless the Landlord, it's managing agents and employees, from any actions, claims, loses, damages,, and expenses, including, but not limited to, attorney's fees that the Landlord may incur as a result of a bed bug infestation or treatment in Tenant's property or resulting from a violation of this Addendum by the Tenant or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.20 WATER/MOISTURE/MOLD

Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property. 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, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.21 PROHIBITED ACTS, CARE OF PREMISES

Only the persons listed on the rental application will occupy the property. No portable swimming pools, playground equipment, air conditioners, electric heaters, Satellite dishes, washing machines and/or dryers will be installed without written consent of Owner nor shall the Tenants overload the electrical system. Positively no waterbeds are permitted on the premises. Tenants shall not in any way obstruct the sidewalk, fire escape, entry, steps, elevators, stairways, landing, etc., nor permit children to play therein. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission of Owner. Tenants agree not to violate any law in using the property.

1.22 RIGHT OF ENTRY

Management recognizes that Tenants have a right to privacy and wish to observe that right scrupulously. At certain times, however, Management, their employees, or agents may have to gain access to the unit for purposes of showing it to prospective Tenants, Purchasers, Lenders, or others, or for repairs, inspections, or maintenance. When seeking access under ordinary circumstances, Management will schedule entry with Tenants between the hours of 8 a.m. and 7 p.m. Management will provide Tenants reasonable notice of twenty-four hours, or less than twenty-four hours with Tenants' consent. In emergencies, there will be no notice. It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon, or surrender the premises at any time during this tenancy then the said Owner shall have the right to enter the premises by use of key or by force, if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason thereof, and without relieving the Tenants of any obligation to pay the rent for said premises.

1.23 LOCKS

Tenants shall not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given the Tenants shall immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a passkey to the premises. Tenants are satisfied with the degree of security as afforded by the present locks. In case of a lockout, keys will be provided only to the person listed on the lease, during business hours. If lockout occurs when the office is closed, it will be the responsibility of the tenant for hiring a locksmith at tenant's expense. A copy of the new keys must be given to the Property Management company.

X SAW X CD
Steven A. Wolf Cyle C. Durkee

1.24 NOTICE OF MOVING

Tenants must give **Agent sixty (60) days written notice** prior to the end of their lease term of moving, clean the property, including the gas stove and other equipment, if supplied, remove all trash, furniture and other belongings, secure the premises and leave same in good and clean condition, ordinary wear and tear excepted, and return all keys to Owners office within 24 hours after vacating. When lease has been terminated by action of the parties or by operation of law, Owner may remove and dispose of such personal property, which has been abandoned and Tenants agree to pay the cost of such removal.

1.25 BREACH OF LEASE

If Tenants violate any terms of the agreement, it shall be considered a breach of lease and the Owner may avail himself of whatever remedies are permitted by law in order to recover possession of the premises; and as much of the security deposit as is necessary will be applied by Owner as damages for breach of lease and damage of premises, but such retention shall not be construed as a waiver of any rights of the Owner. Tenant shall be additionally liable to

Owner for reasonable attorneys' fees, costs and expenses expended by Owner to enforce the terms and conditions of this lease or in the recovery of any damages due to or arising from Tenant's breach.

1.26 MULTIPLE DWELLINGS - WATER, HALLWAYS

If property contains 2 or more units, Owner will pay cost of water and sewer service charge unless otherwise stated in this agreement. Tenants agree to exercise care in using water and to promptly report all water leaks to the Owner, and if Tenants fail to do so they agree to pay as additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify the Owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains 2 or more dwelling units, then Tenants shall also be responsible to keeping the hallway adjacent to their apartment and the stairway giving access to their apartment in a clean condition; and to keep said hallway and/or stairway, as the case may be, lighted whenever necessary with a bulb bright enough to throw sufficient illumination onto said area in order to affect safe passage.

1.27 DESTRUCTION OF PREMISES

In the event that the premises becomes impossible to live in as a result of fire, floods, civil disorder or other causes beyond the control of either Tenant or Owner, the Tenant's obligation to pay rent shall cease immediately and the Tenants agree to vacate the premises at once. In the event the Owner determines to repair the premises, this lease will continue in full force and effect with the rent abated during the period the Tenant is not able to occupy the premises. In the event the Owner elects not to repair the premises, this lease will be terminated and shall be of no further force and effect from the date of the casualty and neither party shall owe any further duties to the other. The Owner shall not be liable for any loss or damages to any property at any time located on the premises, whether due to theft or suffered by reason of fire, water, rain, snow, hail, lighting, vermin or any other cause unless such losses were directly caused by the Owner's gross negligence or intentional misconduct.

1.28 RENTAL APPLICATION

Tenants agree that all information supplied by them in the rental application which is made a part of this agreement is true and, in the event any information is not complete and true in every respect, the Owner shall be entitled to possession of the property pursuant to law.

1.29 SUMMARY EJECTMENT, DISTRAINT

If any installment of rent shall become in arrears, the Owner shall have the right to use the process of summary ejectment or distraint as an available remedy, but not a limitation of Owner's other remedies for Tenant's breach.

1.30 CESSATION OF SERVICES

It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilities and apparatus and in the event of accident thereto or breakdown thereof, Owner shall use reasonable efforts to promptly cause the restoration of the service, and shall not be chargeable by the Tenants for a temporary cessation of an adequate

supply of same.

1.31 WAIVER

The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the Owner's right to insist on strict performance shall continue and remain in full force and effect.

1.32 NOTICE JOINT AND SEVERAL LIABILITY

If there are two or more undersigned as Tenants, then any notice given by Owner to one Tenant shall constitute notice to all and each of the undersigned Tenants agrees that they are jointly and severally liable for all of the covenants, obligations, duties, and performances of the Tenants due under this lease.

1.33 ENTIRE AGREEMENT

The Owner has made no promises or representations except those stated in this agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants.

By initialing below, you acknowledge and agree to the terms in Section 1.

X SAW
Steven A. Wolf

X CD
Cyle C. Durkee

2

Renters Insurance Requirement

2.1 RENTERS INSURANCE RENEWAL

Pursuant to Section 1.11 of the lease renewal, you are required to maintain renters insurance through your occupancy. Proof of your renewed renters insurance policy is required prior to your lease renewal start date.

This is an important component of your lease. Failure to keep the required coverage in force will be considered a breach of the lease and is subject to any and all of the same remedies.

By signing below, you acknowledge and agree to the terms in Section 2.

X *Steven wolf*

Lessee

IP Address: 174.172.186.53
04/02/2026 12:07pm EDT

X *Cyle Durkee*

Lessee

IP Address: 174.172.186.53
04/09/2026 11:20am EDT

Canton Management Company LLC

2912 Odonnell St. • Baltimore, MD 21224
(410) 342-2205



3

Sign and Accept

3.1 ACCEPTANCE OF LEASE

TENANTS HAVE READ THIS AGREEMENT, UNDERSTAND THE SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH OWNER AND TENANTS BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN.

X *Steven wolf*

Lessee

IP Address: 174.172.186.53
04/02/2026 12:07pm EDT

X *Cyle Durkee*

Lessee

IP Address: 174.172.186.53
04/09/2026 11:20am EDT

X *Julinda March*

Lessor

IP Address: 173.10.168.170
04/13/2026 07:07am EDT