

Residential Lease Agreement

THIS LEASE AGREEMENT made this the **31st** day of **August** 2026, between, **Canal View LLC** with an address at 3701 Court House Dr. Suite 401, Ellicott City, MD 21043, hereinafter called "Landlord", and **Amanda B. Lindsay and Samuel H. Charles**, hereinafter called "Tenant(s)". Wherever the singular shall be used in this document, it shall include the plural; and wherever the plural is used, it shall include the singular. All nouns and pronouns include both male and female gender.

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged,:

1. **GRANT OF LEASE:** WITNESSETH that in consideration of the Rent and covenants herein contained, the Landlord hereby leases to the Tenant the Premises, known as **1419 Light Street, Baltimore, MD 21230**, solely for the use as a personal residence, excluding all other uses.
2. **NATURE OF OCCUPANCY:** The Premises will be occupied by **Amanda B. Lindsay and Samuel H. Charles** (jointly and severally, the "Occupants"), and by no other person.
3. **TERM OF LEASE:** IT IS FURTHER UNDERSTOOD AND AGREED THAT TENANT will and does hereby, take and hold said Premises known as **1419 Light Street, Baltimore, MD 21230**, as a Tenant for said term of One (1) year, commencing on the **1st day of September 2026**, and ending on the **31st day of August 2027**. Commencement is subject to delivery of possession by Landlord (or by the present occupant). The Landlord shall not be liable for failure to deliver possession of the Premises at the time stipulated herein as the date of the commencement of the tenancy thereof, nor shall such failure excuse Tenant's obligation hereunder, except that in the event of delay, the rent herein stipulated to be paid shall be abated for the period from the date of the commencement specified in this Lease to the day possession is tendered to the Tenant: it being specifically understood that Landlord is not to be liable for damages for any postponement of possession for any reason whatsoever.
4. **PROPERTY MANAGER AS AGENT:** Owner has appointed R Wagner Properties, LLC as Property Manager and Authorized Agent for the Premises. Tenant acknowledges that the Property Manager is authorized to collect rent and other charges, serve and receive notices, communicate with Tenant, coordinate maintenance and repairs, enter the Premises as permitted under this Lease, and enforce the terms of this Lease on behalf of Owner. Unless otherwise stated in writing, all communications, payments, requests, and notices from Tenant shall be directed to the Property Manager and not directly to Owner. Notice to the Property Manager shall be considered notice to Owner. The Property Manager is authorized to act on behalf of Owner in matters relating to this Lease, including lease enforcement, rent collection, notices, and legal proceedings related to possession, rent, or lease enforcement, to the extent permitted by Maryland law. All legal notices, court notices, and legal correspondence relating to the tenancy or the Premises shall be sent to the Property Manager at the address provided in this Lease, and delivery to the Property Manager shall be considered delivery to Owner. For purposes of this Lease, the terms "Landlord" and "Landlord's agent" shall include the Property Manager.

In the event management changes or Owner assumes self-management, Tenant agrees to recognize the new management or Owner upon written notice and shall thereafter make payments and communications as directed in the notice.

5. **RENT PAYMENTS:** Tenant agrees to pay Landlord, without reduction or demand, total Rent in the amount of **Twenty-eight Thousand Eight Hundred Dollars (\$28,800.00)** for the Premises herein, payable in equal monthly installments of **Two Thousand Four Hundred Dollars (\$2400.00)** per month on the first (1st) day of each and every calendar month during the term of this Lease. Rent is defined as all payments from Tenant to Landlord required under the terms of this Lease, including but not limited to utilities, additional rent, fees, costs, charges, damages, and court costs. Tenant agrees to pay all Rent, Additional Rent, and all other charges, costs, and fees set forth throughout this Lease when due, without demand.

Tenant agrees to pay Rent through the R Wagner Properties Rental Portal powered by Buildium, or at such address as follows, unless otherwise directed by Landlord:

R Wagner Properties, LLC
1800 Bolton Street
Baltimore, MD 21217
(410) 218-6291
rentals@RWagnerProperties.com

Tenant acknowledges that failure to pay Rent or Additional Rent when due, regardless of the cause (including dishonored checks or insufficient funds), will cause additional expenses to Landlord. If Rent or Additional Rent is not paid within ten (10) days after the date on which it is due and payable, Tenant shall pay Landlord, in addition to the overdue Rent and any other fees and costs set forth in this Lease, a late charge equal to five percent (5%) of the monthly Rent. Such payment shall be payable together with the overdue Rent.

a. All Rent payments shall be made payable to R Wagner Properties, LLC, unless otherwise directed, and shall be paid in the form of Electronic Fund Transfer (EFT), Pay Near Me, or Credit Card (fees may apply). No cash or personal checks will be accepted.

b. An additional service charge of Thirty-Five Dollars (\$35.00) shall be paid to Landlord for all payments returned for insufficient funds.

c. All payments received from Tenant shall be applied first to the oldest outstanding balances owed by Tenant, including but not limited to prior Rent, Additional Rent, late fees, utilities, damages, court costs, attorney's fees, and any other charges due under this Lease, before being applied to current Rent due. Tenant agrees that Landlord shall have the sole discretion to apply payments to any outstanding balances in any order permitted by law, and Tenant may not designate how payments are to be applied. Any outstanding balance shall be considered unpaid Rent until paid in full.

d. If there are one (1) or more instances of insufficient funds or returned payments, whether electronic or by check, Tenant agrees that Landlord may require all future payments to be made by Pay Near Me, certified check, or money order.

e. Landlord shall have the right to file summary ejectment for non-payment of Additional Rent in the District Court of Maryland. Additional Rent shall be treated as Rent for purposes of eviction and collection.

f. Tenant shall not deduct, offset, or withhold any amount from Rent for any reason without the express written permission of Landlord.

g. Acceptance by Landlord of partial Rent shall not constitute a waiver of Landlord's rights, nor affect any notice or legal proceeding for non-payment of Rent. Acceptance of partial or late Rent shall not create a custom or continuing waiver of Tenant's obligation to pay Rent on time. Landlord may accept partial payment without waiving the right to collect the remaining balance. Landlord's acceptance of Rent after the due date shall not waive Landlord's right to enforce late fees, default provisions, or any other rights under this Lease. Acceptance of partial Rent shall not reinstate the tenancy or waive any pending eviction action unless agreed to in writing by Landlord.

h. If Tenant receives regularly scheduled government benefit payments, Tenant must provide Landlord written proof of such benefits and the payment dates. If Rent is not paid within ten (10) days after the benefit payment date, Tenant shall owe additional rent in the amount of five percent (5%) of the monthly Rent.

i. If Rent is late or in arrears more than once during the term of this Lease, Landlord may, at Landlord's option, declare Tenant in default of this Lease.

j. Tenant agrees that Rent shall not be considered paid until actually received by Landlord or Landlord's agent, whether by electronic delivery, mail, or physical delivery. Placing Rent in the mail does not constitute payment, and Rent shall be considered unpaid until received. If any electronic payment, credit card payment, or bank transfer is reversed, disputed, or charged back after being accepted by Landlord, such payment shall be treated as unpaid Rent, and Tenant shall be responsible for all fees, chargebacks, and administrative costs incurred by Landlord. Such amounts shall be considered Additional Rent.

k. If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally, and individually bound by and liable under the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

l. All amounts due under this Lease, including Rent, Additional Rent, fees, costs, utilities, damages, and other charges, shall be considered Rent and shall be collectible as Rent and subject to eviction for non-payment.

m. Nothing contained in this Lease shall limit or waive Landlord's right to pursue all legal remedies for unpaid Rent, Additional Rent, damages, possession of the Premises, or any other amounts due under this Lease.

6. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from Tenant of the sum of **Two Thousand Four Hundred Dollars (\$2400.00)**, to be held as a Security Deposit for the faithful performance by Tenant of all terms, covenants, and conditions of this Lease. The Security Deposit is not an advance payment of Rent and may not be used by Tenant as the last month's Rent. The Security Deposit, or any portion thereof, may be withheld for unpaid Rent, Additional Rent, late fees, utilities, damages due to breach of this Lease, cleaning costs, legal fees, court costs, filing fees, sheriff fees, attorney's fees, and for damage caused by Tenant or Tenant's family, agents, employees, guests, or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances, and furnishings owned by Landlord. Landlord may deduct from the Security Deposit any unpaid Rent, Additional Rent, late fees, utilities, damages beyond ordinary wear and tear, cleaning costs, legal fees, court costs, filing fees, sheriff fees, attorney's fees, and any other costs incurred by Landlord as a result of Tenant's breach of this Lease. Deductions from the Security Deposit shall be applied first to legal fees, court costs, filing fees, attorney's fees, and other costs of enforcement, then to unpaid Rent and Additional Rent, and then to damages, cleaning, and other charges. Any charges exceeding the amount of the Security Deposit shall remain the responsibility of Tenant and shall be payable to Landlord upon demand. Tenant agrees that any unpaid charges, damages, or costs may be deducted from the Security Deposit whether discovered before or after Tenant vacates the Premises. Tenant has the right to have the Premises 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, provided Tenant requests such inspection by certified mail within fifteen (15) days of Tenant's occupancy. Tenant shall have the right to be present at the move-out inspection to determine if any damage was done to the Premises, provided Tenant notifies Landlord by certified mail of Tenant's intention to move, the date of moving, and Tenant's new address at least sixty (60) days prior to the date of moving. Upon receipt of such notice, Landlord shall notify Tenant of the time and date of the inspection. The inspection shall occur within five (5) days before or five (5) days after the move-out date. Within forty-five (45) days after termination of the tenancy, Landlord shall send to Tenant, by first-class mail with certificate of mailing or certified mail to Tenant's last known address, a written list of damages and charges against the Security Deposit and shall return any remaining balance of the Security Deposit. Tenant agrees to provide Landlord with a forwarding address in writing at the time of move-out. If Tenant

fails to provide a forwarding address, Landlord may send the Security Deposit statement and any remaining Security Deposit to Tenant's last known address, which shall satisfy Landlord's obligation under Maryland law. The Security Deposit shall be held in a federally insured financial institution located in the State of Maryland, currently PNC Bank, unless Tenant is otherwise notified in writing. The account shall be devoted exclusively to security deposits and shall bear interest as required by Maryland law. Interest shall accrue for any tenancy exceeding six (6) months and shall be paid to Tenant in accordance with Maryland law. Landlord shall provide Tenant with a Security Deposit receipt as required by Maryland law. Tenant acknowledges that electronic payment confirmations or receipts from Landlord's payment portal do not replace the Security Deposit receipt required by Maryland law. In the event of sale or transfer of the Premises by Landlord, Landlord may transfer the Security Deposit to the purchaser or other transferee in accordance with Maryland law, and Tenant shall thereafter look solely to the new owner for the return of the Security Deposit. This Security Deposit shall be held, maintained, and returned in accordance with Maryland Real Property Article § 8-203, as amended. Tenant agrees that Landlord may apply the Security Deposit to any amounts owed under this Lease without waiving Landlord's right to pursue additional amounts owed.

SECURITY DEPOSIT MAY NOT BE USED TO PAY RENT

7. **POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES:** If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of the lease. Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms and covenants of this Lease and shall be on a daily basis unless otherwise agreed to between the parties.
8. **NO ASSIGNMENT (SUBLEASE):** Tenant agrees not to assign the Lease, nor sublet any portion of the property, not to allow any person to live therein other than those named as "Occupants". Tenants found to have people occupying the property without written approval from Landlord will be given notice for all persons not included in this Lease Agreement to vacate the Premises within seven (7) days. Failure to do so may give cause for eviction and removal from the Premises.
9. **CONDITION OF THE LEASE PREMISES:** The Landlord covenants that at the commencement of the term, the leased Premises shall be in condition permitting habitation with reasonable safety and the Tenant hereby acknowledges the good condition of the herein Premises and his acceptance of the Lease is conclusive evidence that the said Premises and common areas are made available and are delivered by the Landlord in usable, clean, safe and sanitary condition, free of rodents and vermin, and in complete compliance with all applicable laws unless otherwise specified herein; and Tenant agrees that no other representation as to the condition of the Premises has been made and no promise made to decorate, alter, repair or otherwise improve the Premises has been made, unless otherwise specified in writing.
 - a. Prior to lease commencement Landlord has had property exterminated and checked for Bed bugs, common house bugs, i.e. roaches and spiders, and mice. It is the Tenant's responsibility to maintain treatment in between inspections by keeping the property clean, properly storing food and pet food, and by not bringing in furniture or goods found on the sidewalk or street. If Tenant suspects Bed Bugs after Lease commencement, then it will be Tenant's responsibility to treat for Bed Bugs within 24 hours of any indication, by a licensed exterminator at the Tenant's expense.
 - b. HVAC/Heating units: At the time of lease commencement, it is determined that the unit is in working order and new or cleaned filters. Tenant will be responsible for maintaining the units and changing filters on a regular basis. If found HVAC unit is damaged or needs to be replaced and is found due to Tenant's negligence then Tenant would be held responsible for payment of unit within 30 days of service/installation. If Tenant does not pay for damages in the allotted time, then, payment for damages will be considered additional rent and can be collected along with other damages from security deposit.
 - b.1 Mini-Split systems filters must be cleaned every 60-90 days
 - b.2. Window unit air conditioners filters must be cleaned every 30 days
 - b.3 Central heating and air condition systems filters need to be replaced every 90 days
 - c. Prior to the Commencement of the Lease, Landlord examined the Property for Mold. It is the Tenant's responsibility to prevent accumulation of new Mold. Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, keep the Premises clean, and take other measures to retard and prevent the presence of mold, mildew, and similar growths and to prevent any conditions that reasonably can be expected to give rise to mold from accumulating in the Premises. Tenant shall regularly monitor the Premises for the conditions that may give rise to mold or mildew, including, but not limited to (i) any evidence of a water leak or excessive moisture or standing water in the Premises, as well as in any storage room, garage, hallway, laundry room or other common area; (ii) any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the Premises; (iv) any inoperable doors, windows or screens; and (v) repeated complaints of respiratory ailment or eye irritation by Tenant's employees or any other occupants in the Premises. Tenant shall also report these conditions to Owner's management immediately and in writing within twelve (12) hours of Tenant's acquiring of knowledge thereof. Tenant shall be liable to Owner for damages sustained to the Premises or to the Tenant's person or Premises as a result of Tenant's failure to comply with the terms of this Mold Provision. Owner will not be responsible for any damages caused by mold, or by Mold Conditions, to the Tenant(s), the Tenant's invitees, or to third parties that may be caused, in whole or in part, by the Tenant's failure to clean, repair, and maintain the Premises, or to promptly notify management of conditions in need of repair or maintenance in the Premises. Upon Tenant's failure to comply with the terms of this Mold Provision, Owner will not be responsible for any injury or damage caused by mold, mildew or similar growths in the Premises, which include, but is not limited to, Premises damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, adverse health effects, or any other effects.

Tenant hereby acknowledges that Tenant has examined the Premises prior to signing of this Lease, or knowingly waived said examination. Tenant acknowledges that Tenant has not relied on any representations made by Landlord or Landlords agents regarding the condition of the premises and that the Tenant takes the Premises in "AS-IS" condition with no express or implied warranties or representations beyond those contained herein or required by applicable Maryland law. Tenant agrees not to damage the property through any act or omission, and to be responsible for damages sustained through the acts or omissions of Tenant, Tenant's family, or Tenant's invitees, licensees and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next months' rent payment, with consequences for non-payment identical to those for non-payment of rent described herein. At the expiration or termination

of this Lease, Tenant shall return the Premises in as good condition as when taken by Tenant at the commencement of this Lease, with only normal wear-and-tear expected.

Tenant Signature:  Samuel H. Charles

10. **APPLIANCES:** Tenant acknowledges that the appliances provided by Landlord, are in good working order. Tenant agrees to maintain appliances and fixtures in good working order and to report any malfunction to Landlord immediately. Any damages to appliances due to misuse or neglect by Tenant will become the full responsibility of Tenant, either in appliance repair or replacement cost.

TENANT INITIALS:  SJC

11. **ALTERATIONS:** Tenant shall not make any alterations, additions or changes in said Premises or the fixtures thereof, nor permit things to be done without written consent of the Landlord; nor shall said Tenant in any manner deface the walls, floors or ceilings of said Premises by him/herself, his/her family, guest, servants or employees, whether said injury is caused by negligence, willful act of default herein. The Tenant shall pay to the Landlord the cost of repairing any injury done to said Premises by himself, his family, guest, servants or employees. Any alterations, additions or improvements which may be made or brought upon Premises, either by Landlord or Tenant, except movable furniture of the Tenants, shall be the property of the Landlord and shall remain upon and be surrendered with Premises. Such alterations, additions or improvements include (but are not limited to): landscaping, ceiling fans, wall shelves, appliances, light fixtures, plumbing fixtures, etc.

12. **UTILITIES:** Tenant will provide and pay for the following utilities:

☒ Electric, ☐ Gas, ☒ Telephone, ☐ Cable Television, ☐ Water, ☐ Garbage pick-up

Tenant shall pay a fee equal to monthly consumption costs for cost of water, sewage and trash. This fee is due and payable as additional rent.

Landlord will provide and pay for the following utilities:

☐ Electric, ☐ Gas, ☐ Telephone, ☐ Cable Television, ☐ Water, ☒ Garbage pick-up

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the Premises back unto Landlord upon termination or expiration of this Lease.

TENANT INITIALS:  SJC

13. **WATER AND SEWAGE BILLS:** It is understood that the local water company bill will remain in the owner's name, and a copy of the charges will be forwarded to Tenant monthly or quarterly. **Tenant shall notify Landlord of any malfunction of plumbing immediately.** Such malfunctions include, but are not limited to, dripping faucets, running toilets, or leaking pipes. Should the Water bill dramatically increase due to failure by Tenant to report such malfunctions, Tenant shall be billed for any overages. Such overages will be due and payable by Tenant as Additional Rent. Tenant agrees that Landlord will not be held responsible for any loss of use, discontinuation, or interruptions of Water Service beyond Landlord's/Landlord's control.

14. **INTERRUPTION OF SERVICE:** Tenant will receive no rent reductions, nor will Landlord be liable to tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain the proper fuel, utilities, or repair/replacement parts. In case it becomes necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining there, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case, due diligence will be used to complete work.

15. **OBLIGATIONS AND DUTIES OF LANDLORD:** Landlord shall:

- Comply with the requirements of applicable building and housing codes materially affecting health and safety.
- Comply with State and Local licensing regulations
- Maintain the Premises, its plumbing, heating, and/or cooling system, in substantially the same condition as at the inception of the lease, reasonable wear and tear excluded, unless the dwelling unit, its plumbing, heating and/or cooling system is damaged or impaired as a result of the deliberate or negligent actions of the Tenant or those present with Tenants knowledge or permission.
- Provide periodic extermination services for the building, at landlord's expense, unless the following exceptions apply: (i) tenant brought a pest into the building when moving-in or by bringing in furniture or goods found on the street, (ii) an infestation is the result of tenant negligence (example: not properly storing pet food in sealed plastic containers) or (iii) an infestation is caused by a lack of cleanliness in the rental unit. If Tenant is found to be the cause of an infestation, then they are responsible for the cost of all extermination services required to rectify the issue within their rental unit and any other areas of the building that might be infested. The cost of such extermination services shall be due and payable as additional rent.

16. OBLIGATIONS AND DUTIES OF TENANT: Tenant shall:

- a. Keep Premises clean and sanitary, removing garbage as it accumulates, maintaining the yard and sidewalks and maintaining plumbing in good working order and prevent stoppages and leakages of plumbing fixtures, pipes, etc. **ALL PLUMBING ISSUES MUST BE REPORTED IMMEDIATELY. FAILURE TO REPORT PLUMBING ISSUES MAY RESULT IN HIGHER THAN NORMAL WATER BILLS. SUCH BILLS SHALL BE THE RESPONSIBILITY OF THE TENANT IF TENANT FAILS TO REPORT THE PLUMBING PROBLEM.**
- b. Maintain all landscaping. Complete snow and ice removal from all sidewalks, walk-ways and driveways
- c. Maintain Smoke Detectors and Carbon Monoxide Detectors, including all battery replacement. Tenant agrees to report any malfunction of Smoke or Carbon Monoxide Detectors to Landlord, promptly.
- d. Comply, and to procure the compliance of members of his/her family, employees and visitors, with the terms of this Lease
- e. Take affirmative action to ensure the Lease Premises remains free of any violation of any law, statute, rule, regulation, or code of any Federal, State, of Local Government agency including all Local Trash and Recycling Regulations. Tenant agrees to pay any fines, forfeitures, costs or expenses resulting from Tenant negligence.
- f. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators in the Premises
- g. Conduct themselves and require other persons on the Premises with their consent to conduct themselves in a manner that will not disturb their neighbor's peaceful enjoyment of their Premises
- h. Inform the Landlord of any condition of which they have actual knowledge which may cause damage to the Premises
- i. To the extent of their legal obligation, maintain the dwelling unit in substantially the same condition, reasonable wear and tear expected, and comply with the requirements of applicable building and housing codes materially affecting health and safety
- j. The Tenant will indemnify and save harmless the Landlord for and against any and all liability, arising from injury during said term to person or property occasioned wholly or in part by any act or omission of the Tenant, or guest, servants, assigns, etc.
- k. Tenant and will pay for the repair of all damage done by the installation or removal of furniture and property, so to restore the demised Premises to their original state.
- l. If said Premises shall not be surrendered at the end of the term, the tenant will make good to Landlord all of the damages which the Landlord shall suffer by reason thereof, and will indemnify Landlord against all claims, made by succeeding Tenants so far as such delay is occasioned by the failure of the Tenant to surrender the Premises
- m. Obtain and maintain Renters Insurance for the entirety of the Term and any Renewals
- n. Not to engage in any illegal activity upon the Premises as documented by a law enforcement agency

Tenant agrees that any violation of these provisions shall be considered a material breach of this Lease.

Tenant understands and agrees that if more than one Tenant has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement

Tenant Signature: Ar Jy Samuel H. Charles

- 17. UNLAWFUL ACTS AND ILLEGAL ACTIVITIES:** Should the Tenant use or permit the said Premises to be used for unlawful, or illegal purpose, or commit any unlawful or illegal act in, upon or about the Premises, the Tenant's rights to occupy the leased Premises shall, at the option of Landlord, cease and terminate, and be at an end, anything herein contained notwithstanding.

In the event that Landlord exercises his option to terminate the Tenant's possession, upon Tenant having violated any condition of covenant of this Lease, or any rule or regulation thereon imposed, Tenant hereby expressly covenants and agrees that Landlord may resume possession of the Premises and let the same for a term or terms of which may at Landlord's options be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease.

Under such conditions, Tenant shall pay Landlord any deficiency between the rent hereby covenanted to be paid and the net amount, if any, of the rent collected on the account of the Lease or Leases of the Premises for each month of the period which would otherwise have constituted the balance of the term of the Lease. Furthermore, Tenant shall remain liable for all cost, expenses and damages sustained by Landlord as a result of any breach or surrender or dispossession of the Premises. Such cost, expenses and damages to include, but not limited to, cost incurred in releasing the Premises, such as legal expenses and for keeping the Premises in good order, and cost incurred in preparing the same for releasing. Landlord, at his/her option, may make such alteration and/or decorations in the Premises and Landlord, in his/her sole judgment, consider advisable and necessary for the purpose of releasing the Premises; and the making of such alterations and or decorations shall not operate or be construed to release Tenant from liability hereunder as aforesaid.

- 18. REPAIRS:** Landlord shall be responsible for cost of repairs to the Premises, its equipment and appliances furnished for repairs or replacements UNLESS the damage or malfunction to the Premises, its equipment or appliances, is caused by Tenant, Tenant's family, guests, agents or employees, at which point, Tenant will be responsible for cost of the repair, due and payable as additional rent. In the event of any repair, or maintenance is required contact the Property Manager:

Rachel Wagner
R Wagner Properties, LLC
Property Manager
(410) 218-6291
rentals@rwagnerproperties.com

Failure to report all needed repairs and maintenance immediately, and therefore causing further damage, will result in a violation of the lease and will be handled accordingly.

19. **QUIET ENJOYMENT:** Tenant shall not make or permit any disturbing noises in the Premises, or at the property by himself/herself, his/her family, servants, employees, agents, visitors, or licensees, not do or permit anything by such person as will interfere with the rights, reasonable comforts and conveniences of others occupying the Premises. No Tenant shall play upon or suffer to be played upon any musical instruments, unless expressly allowed by the Landlord.
20. **PEST CONTROL:** If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease. In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Tenant's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs. If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Landlord. Tenant shall be obligated, at Tenant's expense, to immediately have the Premises and Tenant's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Premises and have the infested area cleaned. In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease. If Tenant vacates the Premises and a bed bug infestation of the Premises is subsequently discovered, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas of the building, whether adjacent to, above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.
21. **CLEANLINESS:** Tenant shall maintain all interior and exterior area, including lawn/grounds, of the Leased Premises in a clean and sanitary condition, free from debris, garbage, physical hazards, or harmful health hazards that may damage the Premises beyond traditional wear and tear or may cause damage or discomfort to another Residency (such as a mouse infestation) within the Residential Dwelling, for the duration of Tenancy at the Leased Premises. Tenant agrees to perform routine cleaning and proper waste disposal on a regular basis. Routine cleaning includes, but is not limited to vacuuming carpets, sweeping, and washing floors, cleaning the tub/shower, cleaning the toilet and sinks, dusting, washing dishes, removing trash, properly disposing of animal excrement, and cleaning all interior appliances and fixtures. Failure to maintain the Premises in a clean and sanitary condition may result in:
- Landlord may issue a Violation
 - Landlord may hire a service to clean the Premises. Fees for such services shall be the sole cost and expense of Tenant. Such fees shall be due and payable as Additional Rent
 - Landlord may determine Tenant is in default of this Lease and may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.
22. **SMOKE/CARBON MONOXIDE DETECTORS:** The Landlord has installed one or more smoke detectors and/or carbon monoxide detectors in the premises and that said detector(s) is in good condition and proper working order as of the beginning of the lease term. Tenant agrees not to remove, obstruct, tamper with, or render inoperative said detector(s) or otherwise permit the detector(s) to be removed, obstructed, tampered with or rendered in operative for any reason whatsoever. Tenant further agrees to test the detector(s). Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s), or failure to operate due to removal of batteries. If applicable, Maryland law requires Landlord to inform Tenant **"this home contains alternation current (ac) electric service. In the event of a power outage, an alternating (ac) powered smoke/carbon monoxide detector(s) will not provide an alarm suitable to warn the occupant of the home. Therefore, the occupant is supplied with smoke and/or carbon monoxide detector(s) with battery backups.**

TENANT INITIALS: an ji SAC

23. **TENANT CONTACT INFORMATION:** Tenant shall maintain current contact information with Landlord at all times, including current phone number, email address, and mailing address. Tenant shall notify Landlord in writing of any changes to contact information within five (5) days of such change. Notice sent to Tenant's last known contact information shall be considered proper notice under this Lease. Tenant's failure to maintain current contact information or failure to respond to Landlord communications shall not prevent Landlord from taking action under this Lease.
24. **RENTERS INSURANCE:** No rights of storage are given by this Agreement. Landlord shall not be liable for any loss of

Tenant's property by fire, theft, breakage, burglary, or otherwise, nor for any accidental damage due to windstorms, etc., which may cause issue or flow into or from any part of said Premises or improvements, including pipes, gas lines, sprinklers, sewer line, or electrical connections, whether caused by negligence of Landlord, Landlord's employees, contractors, agents, or by any other cause whatsoever. **TENANT HEREBY AGREES TO MAKE NO CLAIM FOR ANY SUCH DAMAGES OR LOSS AGAINST LANDLORD or HIS/HER AGENT. TENANT SHALL PURCHASE RENTER'S INSURANCE.** Tenant(s) agree(s) to maintain Tenant Homeowner Liability Insurance (liability coverage of \$300,000 General Liability minimum). The tenant(s) shall provide proof of coverage upon request. The Insurance Policy shall name **Canal View LLC and R Wagner Properties, LLC**, its members, successors and or assigns as named Additional Insured or Interested Party.

Tenant Signature:  Samuel H. Charles

25. **CANCELLATION OF LEASE BECAUSE OF INSURANCE:** If Tenant does not provide proof of coverage by the scheduled move in date, that date may be postponed for a period of no longer than 5 days. After that, this lease will be deemed cancelled and Tenant will forfeit deposit. Landlord may re-rent the apartment, and Tenant acknowledges that it will make no claim against Landlord either for the forfeited deposit or the ability to move into the apartment. If Tenant does not maintain coverage for the duration of the Term and any Renewals, the Tenant shall be deemed in Breach of Lease and shall be subject to the actions and consequences laid out in Section 22 of this Lease.

TENANT INITIALS:  SAC

26. **CONSEQUENCE OF BREACH BY TENANT:** If Tenant makes misleading or untrue statements in Tenant's Lease Application, or if Tenant, by any act or omission, or by the act or omission of any Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person), and Landlord may Terminate Tenant's possession of the premises or take other action under the lease or applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of the Lease or any renewal or extension thereof, Tenant will remain liable to the Landlord for rent through what would have been the expiration date of the Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall remain further liable for such other damages sustained by Landlord due to Tenant's breach of Lease and/or Tenants termination of the possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commission, administrative expenses, and a proportionate share of advertising expenses) and utility costs for the Premises for which Tenant, pursuant of the Lease, is responsible while same remains vacant. Tenant agrees that any expenses and/or damages incurred as a result of a Breach of the Lease Agreement including reasonable attorney's fees will be paid to the prevailing party. Tenant agrees that any court costs and/or fees incurred as a result of Breach of the Lease Agreement will be paid to Landlord or the prevailing party.

Landlord shall not be liable or responsible to Tenant for violation of or breach of any covenant, condition, or provision of the Lease Agreement by any other Tenant.

Further, it is agreed that covenants contained in this Lease, once breached, cannot afterward be performed, and that unlawful detainer proceedings may be commenced at once, without notice to Tenant.

27. **DEFAULT:** If Tenant violates any part of this Lease Agreement, including non-payment of Rent or Additional Rent, Tenant is in default of this Lease. In the event of default, Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default. Tenant agrees that any expenses and/or damages incurred as a result of a Default of the Lease Agreement including reasonable attorney's fees will be paid to the prevailing party. Tenant agrees that any court costs and/or fees incurred as a result of Default of the Lease Agreement will be paid to Landlord or the prevailing party.
28. **WAIVER OF BREACH/DEFAULT:** Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach or default.
29. **AUTOMATIC RENEWAL:** EXCEPT AS OTHERWISE PROVIDED BELOW, THIS LEASE SHALL BE AUTOMATICALLY RENEWED AT ITS EXPIRATION FOR A TERM OF ONE YEAR AND SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR SUCCESSIVE ONE YEAR TERMS (AS EXTENDED, THE "TERM"). EXCEPT AS OTHERWISE PROVIDED BELOW. ALL SUCH RENEWALS SHALL BE UPON THE SAME TERMS AND CONDITIONS AS PROVIDED IN THIS LEASE. IN THE EVENT THAT EITHER PARTY SHALL GIVE THE OTHER WRITTEN NOTICE OF NONRENEWAL AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF ANY TERM (INITIAL OR RENEWAL), THEN NO FURTHER RENEWAL SHALL TAKE EFFECT, AND TENANT SHALL VACATE THE PREMISES AT THE END OF THE THEN EXISTING TERM. IN THE EVENT LANDLORD SHALL GIVE TENANT WRITTEN NOTICE AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF ANY TERM (INITIAL OR RENEWAL) OF ITS INTENTION TO OFFER A RENEWAL TERM WITH A CHANGE IN A TERM OR CONDITION OF THIS LEASE (SUCH AS, BUT NOT LIMITED TO, A HIGHER RENT AND/OR A MONTH-TO-MONTH TERM), AND TENANT SHALL THEREAFTER FAIL TO GIVE LANDLORD WRITTEN NOTICE AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF THAT TERM OF HIS INTENTION TO

TERMINATE THIS LEASE, TENANT SHALL BE CONSIDERED A TENANT UNDER THE TERMS OF THE LEASE AS MODIFIED BY LANDLORD'S NOTICE. TENANT, BY HIS OR HER SIGNATURE BELOW, HEREBY SPECIFICALLY ACKNOWLEDGES AGREEMENT TO THE FOREGOING RENEWAL PROVISION.

Tenant Signature :  Samuel H. Charles

- 30. MOVE-OUT/SURRENDER OF THE PREMISES:** Upon termination or expiration of this Lease, Tenant shall vacate and surrender the Premises in clean, empty, and rent-ready condition. The Premises shall be free of all occupants, furniture, trash, and personal property of any kind. Tenant shall remove all personal belongings and trash from the Premises, including from closets, cabinets, appliances, basement, yard, storage areas, and any common areas used by Tenant. Tenant shall leave the Premises in substantially the same condition as at the commencement of the tenancy, ordinary wear and tear excepted. Tenant shall be responsible for the cost of cleaning, repairs, trash removal, hauling, and removal of personal property left behind.

At move-out, Tenant shall:

- Sweep and mop all floors
- Vacuum all carpets
- Clean all appliances inside and outside, including refrigerator, stove, oven, and microwave
- Clean bathrooms, including toilets, sinks, tubs, and showers
- Clean cabinets, drawers, and countertops
- Remove all trash and debris from the Premises and exterior areas
- Replace any burned out light bulbs
- Return all keys, garage openers, and access devices
- Provide Landlord with a forwarding address in writing

If the Premises are not returned in clean, rent-ready condition acceptable to Landlord, Landlord may hire professional cleaning services, trash removal services, hauling services, or repair services as necessary, and Tenant shall be responsible for all such costs. Such costs shall be considered Additional Rent and may be deducted from the Security Deposit. Any costs exceeding the Security Deposit shall remain the responsibility of Tenant. Any personal property left in the Premises after Tenant vacates shall be considered abandoned property and may be disposed of by Landlord in accordance with Maryland law, and Tenant shall be responsible for any costs associated with removal, storage, or disposal. Upon vacating the Premises, Tenant shall return all keys, garage door openers, parking passes, and access devices to Landlord. If keys or access devices are not returned, are lost, or are stolen, Landlord may change or rekey the for security purposes, and Tenant shall be responsible for the cost of lock replacement or rekeying. Such costs shall be considered Additional Rent and may be deducted from the Security Deposit. Failure to fully vacate the Premises, remove all personal property, return all keys and access devices, or otherwise surrender possession of the Premises shall constitute Tenant remaining in possession, and holdover rent shall begin immediately until full possession is returned to Landlord.

- 31. RETURN OF KEYS AND ACCESS DEVICES:** Upon vacating the Premises, Tenant shall return all keys, garage door openers, parking passes, mailbox keys, and any other access devices to Landlord. Possession of the Premises shall not be considered surrendered until all keys and access devices have been returned, and all personal property has been removed from the Premises. If keys or access devices are not returned, are lost, or are stolen, Landlord may change or rekey the locks for security purposes, and Tenant shall be responsible for the cost of lock replacement or rekeying. Such costs shall be considered Additional Rent and may be deducted from the Security Deposit. Failure to return keys shall not prevent Landlord from determining that the Premises have been surrendered or abandoned if Tenant has otherwise vacated the Premises. However, Tenant shall remain responsible for holdover rent until full possession of the Premises is returned to Landlord.

- 32. RENT OR SALE SIGN:** It is further agreed that during the term of the lease Tenant(s) will permit landlord to advertise on websites or post a "For Rent" or "For Sale" sign and to show said premises at reasonable hours.

- 33. TENANT HOLDING OVER:** If Tenant remains in possession of the Premises after the expiration of the Lease term without a new written lease agreement signed by Landlord, such occupancy shall be considered a holdover tenancy. If Landlord consents to Tenant remaining in possession, the tenancy shall be month-to-month and the monthly rent shall be double the monthly rent stated in this Lease, unless otherwise agreed to in writing. All terms and conditions of this Lease shall continue to apply during the holdover period. If Tenant remains in possession without Landlord's consent, Tenant shall be considered a tenant at sufferance and shall be liable for double rent, damages, court costs, attorney's fees, and any other damages incurred by Landlord, including but not limited to damages owed to a new tenant for failure to deliver possession. Landlord's acceptance of rent during a holdover period shall not constitute a renewal of the Lease for another term unless agreed to in writing. Either party may terminate a month-to-month holdover tenancy by providing written notice as required by Maryland law. Tenant shall be considered in possession of the Premises until all persons have vacated, all personal property has been removed, and all keys and access devices have been returned to Landlord.

34. **ABANDONMENT:** Abandonment of the Premises shall be deemed to have occurred if Landlord reasonably believes Tenant has vacated the Premises and does not intend to return. Evidence of abandonment may include, but is not limited to: Tenant being absent from the Premises for an extended period of time; non-payment of Rent; termination or transfer of utilities; removal of a substantial portion of Tenant's furniture or personal belongings; change of address with the United States Postal Service; return of keys; or the Premises appearing vacant. Tenant's failure to respond to Landlord's communications regarding occupancy of the Premises may be considered evidence of abandonment. In determining whether the Premises have been abandoned or vacated, Landlord may rely on information received from neighbors, utility companies, contractors, government agencies, the United States Postal Service, or other third parties regarding occupancy, utilities, vacancy, or the condition of the Premises. Tenant may voluntarily surrender or abandon the Premises by written, electronic, or verbal notice to Landlord, including but not limited to email, text message, electronic portal message, telephone communication, or in person communication. Any communication from Tenant indicating that Tenant has vacated, intends to vacate, does not intend to return, or authorizes Landlord to take possession of the Premises shall be considered confirmation of surrender of the Premises, and Landlord may rely on such communication and take possession of the Premises without further notice. If Landlord believes the Premises have been abandoned, Landlord may post written notice at the Premises and mail notice to Tenant by first class mail with certificate of mailing to Tenant's last known address stating that the Premises are believed to be abandoned and providing instructions for Tenant to contact Landlord to reestablish occupancy. If Tenant does not contact Landlord within fourteen (14) days from the date the Abandonment Notice is posted and mailed, Landlord may enter the Premises, take possession, make repairs or alterations, secure the Premises, and re-let the Premises without releasing Tenant from liability under this Lease or applicable law. Tenant shall remain liable for Rent, Additional Rent, damages, and all costs incurred by Landlord as a result of abandonment, surrender, early vacancy, or breach of this Lease. Any personal property remaining in the Premises after abandonment, surrender, eviction, or termination of tenancy shall be considered abandoned property. Landlord may remove, store, sell, donate, or dispose of such property in Landlord's discretion in accordance with Maryland law. Tenant agrees that Landlord, Owner, and Property Manager shall not be liable for any loss, theft, damage, or destruction of personal property left in the Premises, and Tenant hereby releases and holds Landlord, Owner, and Property Manager harmless from any and all claims related to personal property left in the Premises after abandonment, surrender, eviction, or termination of tenancy.

Landlord's re-entry, taking possession, securing, or re-letting of the Premises after abandonment or surrender shall not be deemed acceptance of surrender of the Premises or termination of Tenant's liability under this Lease unless Landlord agrees in writing.

- a. **RIGHT OF ENTRY:** Landlord or Landlord's agent may enter the Premises immediately and without prior notice in the event of an emergency, including but not limited to fire, suspected water leaks, flooding, gas leaks, structural issues, electrical hazards, or any condition that may cause injury, property damage, or damage to the Premises or neighboring property. For non-emergency entry, Landlord shall provide Tenant with at least twenty-four (24) hours' notice prior to entering the Premises for inspections, repairs, maintenance, improvements, pest control, or to show the Premises to prospective tenants, purchasers, lenders, contractors, inspectors, or agents. The twenty-four (24) hour notice requirement shall be satisfied once notice is delivered to Tenant, and entry may occur after the notice period whether Tenant is present or not. Once proper notice has been given, Tenant may not deny or restrict Landlord's lawful entry. Notice of entry may be given verbally or electronically, including but not limited to phone call, text message, email, electronic portal message, or in person, and shall be considered proper notice under this Lease. Tenant may grant permission for Landlord to enter the Premises with less than twenty-four (24) hours' notice. Such permission may be given verbally or electronically, including but not limited to phone call, text message, email, electronic portal message, or in person. Permission from any one Tenant shall be considered permission from all Tenants and notice to any one Tenant shall be considered notice to all Tenants. Tenant agrees not to unreasonably withhold permission for Landlord to enter the Premises when entry is necessary for repairs, maintenance, inspections, or to prevent damage to the Premises. Landlord or Landlord's agent shall not be liable for any loss, damage, or inconvenience to Tenant or Tenant's personal property resulting from lawful entry into the Premises for inspections, repairs, maintenance, showings, or emergency situations, except in the case of Landlord's gross negligence or willful misconduct. If Tenant changes locks, installs security devices, or otherwise prevents Landlord from accessing the Premises after proper notice, Tenant shall be responsible for all costs incurred by Landlord to gain access to the Premises, including locksmith services, and such costs shall be considered Additional Rent. . Tenant agrees that Landlord shall not be held responsible for any damage reasonably necessary to gain access to the Premises or to address an emergency or prevent property damage. Tenant may not withhold rent, claim damages, or hold Landlord financially responsible for lawful entry made in accordance with this Lease.
35. **RE-ENTRY OF PREMISES:** In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon the Tenants Breach of this Lease, then Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may re-let the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal thereof, all without relieving Tenant of the liabilities imposed by applicable law and this Lease. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by Tenant, after Tenant has vacated.
36. **PREJUDGEMENT INTEREST:** If tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date Landlord mails a notice of damages.

37. **NOTICE:** Any notice required under this Lease from Landlord to Tenant may be delivered by hand delivery, email, text message, electronic portal message, first class mail with certificate of mailing, or certified mail to the addresses, email addresses, phone numbers, or electronic portal accounts provided by Tenant. Tenant agrees to receive notices electronically, including but not limited to notices regarding rent, late fees, lease violations, entry notices, lease renewals, non-renewals, rent increases, and other lease-related communications. Electronic delivery shall constitute written notice under this Lease.

By initialing below, Tenant acknowledges and agrees to receive notices and communications electronically, including by email, text message, and electronic portal message, and agrees that such electronic communications shall constitute written notice under this Lease.

Tenant Initials: an Ji SAC Date: 08 / 31 / 2026 08 / 31 / 2026

Any notice required from Tenant to Landlord, including but not limited to notice of intent to vacate, lease termination notices, or any legal notice, must be in writing and delivered to Landlord by first class mail with certificate of mailing or certified mail to the address provided for Landlord in this Lease, unless Landlord specifically agrees in writing to accept notice by another method. Text message, email, or electronic portal messages from Tenant shall not constitute official notice unless Landlord acknowledges acceptance of such notice in writing. Notice from Landlord shall be deemed delivered when hand delivered, when sent electronically, or three (3) days after mailing. Notice from Tenant shall be deemed delivered three (3) days after mailing. Notice to any one Tenant shall be considered notice to all Tenants. Tenant is responsible for notifying Landlord in writing of any change in mailing address, email address, phone number, or electronic portal contact information. Notice sent to the last known contact information provided by Tenant shall be considered proper notice under this Lease. Tenant's failure to provide proper written notice as required by this Lease shall result in additional rent being owed until proper notice is given and the required notice period expires.

38. **RULES:** Tenant agrees to abide by the following rules:
- a. Tenant agrees Premises will be used solely as Residential Dwelling. No commercial activity can take place on the Premises at any time unless written notice is given and Landlord grants permission
 - b. Tenant may not operate a Home Daycare or supervise children not related by blood
 - c. Tenant must have written approval from Landlord before installing any Appliance. Landlord accepts no responsibility for Maintenance, repair, or upkeep of any appliance supplied by Tenant. Tenant agrees he/she is responsible for cost associated with any damage that occurs to the Premises resulting from the addition of any appliance that is supplied by Tenant.
 - d. No additional locks, chains, security systems, or other fasteners shall be placed upon any doors of the without prior written permission from Landlord. Tenant shall not change the locks on the doors without prior written permission from Landlord. Tenant shall not permit any duplicate keys to be made (All necessary keys will be furnished by Landlord. If more than Two (2) keys for any locks are desired, the additional number must be paid for by the Tenant). Upon termination of this Lease, the Tenant shall surrender to the Landlord all keys to the Premises. In the event that locks or fasteners are installed without Landlord's/Landlord's permission, nor notice, Tenant will be responsible for paying \$150.00 for Lock Replacement and Installation. Repeated violations are considered breach of lease. Lost keys incur a \$10.00 replacement fee
 - e. Quiet hours are from 11pm to 8am
 - f. Tenant may not play musical instruments without written permission from Landlord
 - g. No water features, such as water fountain, aquarium or waterbed shall be permitted without express written consent of the Landlord.
 - h. No Storage of hazardous materials may be stored on or near Premises.
 - i. Not Tamper with, remove or disable any Carbon Monoxide or Smoke Detector.
 - j. Under no circumstances may a stove, range or oven be used as a source of heat.
 - k. Charcoal and Gas BBQ Grills may not be used inside Premises.
 - l. No smoking in any form, tobacco or otherwise is permitted inside the Premises.
 - m. NO PETS OR ANIMAL OF ANY KIND SHALL BE ALLOWED IN OR UPON THE PREMISES except with the written consent of the Landlord.
 - n. Tenant agrees to protect hardwood floors from damage through the use of rugs and felt pads on the bottom of furniture.
 - o. Tenant shall not make or permit any disturbing noises in the Premises, or at the property by himself/herself, his/her family, servants, employees, agents, visitors, or licensees, not do or permit anything by such person as will interfere with the rights, reasonable comforts and conveniences of others occupying the Premises. No Tenant shall play upon or suffer to be played upon any musical instruments, unless expressly allowed by the Landlord.
 - p. **Tenant shall not use "Draino" or other over the counter chemicals drain cleaners in the drains or on pipes**
 - q. **Tenant shall not dispose of tampons, wipes or "flushable" wipes in the toilet.**
 - r. Satellite Dishes: No satellite dishes may be installed to the exterior of the building.

TENANT INITIALS: an Ji SAC

39. **SMOKING TOBACCO OR OTHER SUBSTANCES:** Tenant may not, nor allow its family, guests or invitees to, carry or smoke any substance (including any tobacco or marijuana products) of any kind inside the Premises. Tenant acknowledges and agrees that smoking is deemed an act which unreasonably interferes with the rights, comforts or conveniences of other Tenants or agents of the Property or Community, and if reported or discovered, shall result in a \$50.00 fine, due and payable as additional rent. Repeated violations will be considered a Breach of Lease.

Tenant Signature: . Samuel H. Charles

40. **LEAD PAINT:** Properties built prior to 1978, may contain lead-based products and asbestos products. These products were considered to be safe at the time they were used, just as building products used today are considered safe for home construction. Only the test of time will show which products are or are not safe to use. Having read the above, Tenant understands that these conditions may be present in this property. Tenant and all parties associated with this property relieve the owner, property Landlord, and any of his/her agents from any responsibility for these conditions, regardless of when or how these conditions were caused.

Tenant Signature: . Samuel H. Charles

Tenant acknowledges receiving the EPA Booklet "Protect Your Family from Lead In Your Home", the Maryland Department of the Environment pamphlet "Lead Poisoning Prevention Program" and a copy of the Lead Certification Inspection for the address: **1419 Light Street, Baltimore, MD 21230**

Tenant Signature: . Samuel H. Charles

41. **TENANT BILL OF RIGHTS:** Tenant Acknowledges receipt of the "Tenant Bill of Rights", an addendum to the Lease. The Tenants Bil of Rights was provided to Tenant as an addendum attached directly to the Lease or as a separate document provided by Landlord or Agent of the Landlord.

Tenant Signature: . Samuel H. Charles

42. **WAIVER:** The failure of Landlord to insist, in any one of more instances upon a strict performance of compliance with any of the covenants, conditions, or provisions of the Lease, or to exercise any of the Landlord's options or rights, shall not be construed as a waiver or relinquishment thereof, but shall continue and remain in full force and effect unless expressly waived in writing by Landlord. Failure or delay in enforcing Lease covenants of other tenants shall not be deemed an omission, fault, negligence or other misconduct of the Landlord. Tenant shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.
43. **SEVERABILITY:** The failure of any court to enforce any provision of this Lease shall have no effect upon the remaining conditions, covenants and provisions hereof. Should provisions of this lease be found to be invalid or unenforceable, the remainder of this lease shall not be affected and thereby and each term and provision herein shall be valid and enforceable to the fullest extent permitted by law.
44. **INDEMNIFICATION:** It is mutually agreed that the Landlord use care to select honest and efficient employees, and shall not be chargeable by Tenant for their negligence, fault or misconduct in regard to anything whatsoever, and Landlord shall be in no way responsible to the Tenant for any loss of property from the Premises, however occurring nor for any damage done to the furniture or effects of the Tenants whether occurring through fire, water, or in any manner whatsoever. Tenant agrees that Landlord shall not be liable for injury to any person or for damages to furniture, personal effects or other property occurring in, upon, or about the Premises or elsewhere in, upon or about the Landlord's property, regardless of the manner of such injury, damage or loss, or the cause from which same may result.
45. **NOTICE OF INJURIES:** In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property suffered in the Premises or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.
46. **DESTRUCTION OF PREMISES:** In the event the Premises shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, this Lease shall cease and terminate as of the date such destruction, and the rent shall then be accounted for between Landlord and Tenant up to the time of such damage or destruction of said premises in the same as being prorated as of that date. In the event the Premises is damaged by fire, windstorm or other cause beyond that of the Landlord so as to render the same partially untenable, but repairable within a reasonable time, then this Lease shall remain in force and effect and the Landlord shall within said reasonable time, restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent proportion to the relationship the damaged portion of the Premises bears to the whole of the Premises.
47. **ATTORNEY FEES:** Tenant further covenants and agrees with Landlord to be liable for and to pay the Landlord for any damages or harm to the Premises, which the Landlord may suffer, due to failure of the Tenant to perform as herein set-forth. Tenant agrees, without protest, to reimburse Landlord for all actual and reasonable expenses incurred by way of Tenant's violation of any term or

provision of this Lease, including, but not limited to, any notice mailed or delivered by Landlord to Tenant due to Tenant's non-payment of rent, all court cost and attorney fees and all costs of collection.

48. **MODIFICATION OF THIS LEASE:** All rights given to Landlord by this Lease shall be cumulative to any other laws, which might exist or come into being. Any exercise or failure to exercise by Landlord of any right shall not act as a waiver of any other rights. No statement or promise of Landlord as to tenancy, repairs, alterations, of other terms and conditions shall be binding unless reduced to writing and signed by Landlord.
49. **REMEDIES NOT EXCLUSIVE:** The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.
50. **ATTORNEY'S FEES AND COSTS OF ENFORCEMENT:**
If Landlord employs an attorney or incurs court costs to enforce any provision of this Lease, collect Rent, recover possession of the Premises, or pursue damages resulting from Tenant's breach of this Lease, Tenant agrees to pay all reasonable attorney's fees, court costs, filing fees, sheriff fees, and other costs of enforcement to the extent permitted by Maryland law and to the extent such costs are awarded by a court or permitted by applicable law. Such amounts shall be due and payable by Tenant upon demand and may be included in any judgment entered against Tenant.
51. **HEIRS AND ASSIGNS:** It is agreed and understood that all covenants of the Lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this Lease in violation of any term hereof.
52. **EMINENT DOMAIN:** In the event that the Premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.
53. **TENANTS IN MILITARY SERVICE:** If any Tenant is a member of the Armed Forces of the United States or is otherwise protected under the Service members Civil Relief Act (50 U.S.C. App§§ 501, *et seq.*) and has received permanent change of station orders for transfer prematurely and involuntarily discharged or relieved from active duty or temporary duty for three (3) months or more, that Tenant may terminate the Lease by giving Landlord at least thirty (30) days written notice. Written proof of such transfer orders must be attached to any notice to terminate pursuant to this section in order for this section to be applicable. All applicable guidelines and requirements of the Service member Civil Relief Act are incorporated herein and made part hereof.
54. **ENTIRE AGREEMENT:** This Lease and any addenda attached hereto constitute the entire agreement between Landlord and Tenant. No oral statements, promises, or representations shall be binding unless in writing and signed by both parties.
55. **TIME IS OF THE ESSENCE:** Time is of the essence in the performance of all terms and conditions of this Lease, including but not limited to the payment of Rent, Additional Rent, fees, delivery of notices, lease renewal or non-renewal notices, and surrender of the Premises. Any failure by Tenant to perform any obligation within the time required under this Lease shall constitute a default and breach of this Lease.
56. **CO-SIGNER(S) AGREEMENT:** The Cosigner(s) shall be jointly and severally liable along with Tenant for Tenant's payment and performance obligations under this Lease. Such obligations include without limitation, unpaid rent, additional rent, charges, property damage, cleaning and repair costs that exceed the Tenant's Security Deposit (the "Payment Obligations"). The Cosigner(s) shall not occupy the Premises but has read and understood the Lease and enters into this Lease for the sole purpose of guarantying Tenant's Payment Obligations if, and only if, Tenant fails to fulfill any such Payment Obligation. Cosigner(s) acknowledges that Landlord shall attempt but it is not required or bound to notify Cosigner(s) of Tenant's failure to pay any Payment Obligation, and give Cosigner(s) an opportunity to cure Tenant's breach of such Payment Obligation. In the event that the Landlord sends notice to Cosigner(s) and Cosigner(s) fails to cure Tenant's breach in a timely manner (5 days for monetary breach and 30 days for non-monetary breach), Landlord may pursue all rights and remedies under the Lease Agreement and at law against Tenant and Cosigner(s). Furthermore, Landlord may proceed against Cosigner(s) for satisfaction of the Payment Obligations prior to and without first proceeding against the Tenant or using the Security Deposit. Landlord may pursue collection procedures and recover the payment Obligations from both Tenant and Cosigner(s) as well as report the Payment Obligations as the debt of both Tenant and Cosigner(s) to all three (3) credit bureaus. If Landlord, Tenant, and Cosigner(s) are involved in legal or collection proceedings, the prevailing party shall recover reasonable attorney fees, court fees, and reasonable administrative costs necessary to collect and report a judgement. This Section is a material Addendum to the Lease Agreement, shall remain in full force and effect during the Term or any extension or renewal hereof, and Landlord would not enter into the Lease Agreement but for Cosigner(s)'s agreement hereto as witnessed by his signature below. Cosigner(s) hereby appoints Tenant as its attorney-in-fact for service of process in the event any legal proceedings are brought in connection with this Lease or the satisfaction of the Payment Obligations.

Co-Signer Signature: _____ N/A _____.

57. **ELECTRONIC SIGNATURES AND ELECTRONIC DELIVERY:** The parties agree that this Lease and any addenda, notices, disclosures, or other documents related to this Lease may be executed and delivered electronically. Signatures transmitted electronically, including but not limited to electronic signature services, email, PDF, or electronic tenant portal, shall be deemed original signatures and shall be legally binding. Electronic copies of this Lease and related documents shall be treated as originals for all purposes.

58. **GOVERNING LAW:** This agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

This Lease is a LEGAL and Binding Contract. Please read thoroughly and carefully.

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year written.

Tenant: **Amanda B. Lindsay**

 08 / 31 / 2026
(seal)

Tenant: **Samuel H. Charles**

Samuel H. Charles 08 / 31 / 2026
(seal)

Authorized Agent: Rachel Wagner

(seal)

ADDENDUM: TENANT RESPONSIBILITY FOR GAS AND ELECTRIC SERVICE

I, **Amanda B. Lindsay and Samuel H. Charles** ("Tenant"), acknowledge and agree that I am responsible for establishing and maintaining an account with **Baltimore Gas and Electric Company (BGE)** for the Premises located at **1419 Light Street, Baltimore, MD 21230** for purposes of providing gas and/or electric service.

I certify that an account has been activated with BGE effective **September 1, 2026**. Tenant acknowledges that it is their obligation under the Lease to maintain continuous gas and electric service at the Premises.

Tenant further agrees to maintain the Premises at a minimum temperature of 55°F at all times. Failure to maintain gas and/or electric service, or to maintain the Premises at the required temperature, may cause damage to the Premises and shall constitute a breach of the Lease under the terms set forth therein. Landlord may exercise all remedies available under the Lease, including but not limited to termination of the Lease, in the event of such breach.

Tenant: **Amanda B. Lindsay**

 08 / 31 / 2026
(seal)

Tenant: **Samuel H. Charles**

Samuel H. Charles 08 / 31 / 2026
(seal)

Pet Addendum

This Lease Addendum is incorporated into and made part of the Lease executed by Canal View, LLC ("Owner") and **Amanda B. Lindsay and Samuel H. Charles** ("Tenant(s)") for the Premises located at: 1419 Light Street, Baltimore, MD 21230. Tenant will be required to pay Owner a one-time Pet Fee of three hundred Dollars (\$300.00) and Pet Rent in the amount of fifty dollars (\$50.00) per month for the duration of the Term of the Lease. Pet Rent is due and payable as additional rent.

Type of Pet: dog

Name: Cooper

Breed: Red Lab

Weight/Size: 50lbs

Type of Pet: cat

Name: Tiki

Breed: Domestic Shorthair

Weight/Size: 13lb

1. Tenant agrees all cats and dogs will wear vaccination tags attached to a collar worn at all times.
2. Tenant will maintain a valid rabies certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination.
3. Tenant agrees to renew all pet registrations annually, and provide a copy of the registration to Landlord.
4. All dogs and cats must be neutered/spayed.
5. Poisonous reptiles are prohibited.
6. Exotic animals or livestock are prohibited.
7. Breeding of privately-owned animals is prohibited.
8. Aquariums are prohibited.
9. Any damage to the Premises caused by a pet must be immediately repaired, cleaned and/or replaced at Tenant's expense. Landlord reserves the right to inspect the Leases Premises (while providing proper notice) periodically in order to assess any possible damage.
10. Continual reports of excessive animal noise will be grounds for the Landlord's withdraw of permission, after which Tenant is required to remove the pet from the Premises immediately.
11. Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the Premises, on a daily basis.
12. Burial of deceased pet on property ground is prohibited.

Tenant: **Amanda B. Lindsay**



(seal) 08 / 31 / 2026

Tenant: **Samuel H. Charles**



(seal) 08 / 31 / 2026

**Addendum: MARYLAND TENANTS' BILL OF RIGHTS
(EFFECTIVE JULY 1, 2025)**

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

1. RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit. However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" on a claim arising out of the lease;
- Anything that says you give up your legal rights under the law or your right to a jury trial
- Any provision that shortens any notice period required by law
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law

An automatic renewal term in a lease must:

- Be separate from other parts of the lease
- Be signed or acknowledged by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

● Exceptions to these provisions:

- Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or

hand delivery, stating that you vacated the premises.

○ Exception #2: These provisions do not apply in Baltimore City.

If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease. Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

● Rent is due as your lease states.

● If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount

● Your landlord must give you a receipt for your rent payment if you pay rent in cash.

● Your landlord may only increase your rent when your lease is renewed. In most cases, they must tell you in writing 90 days in advance of any rent increase. Some local jurisdictions may limit the amount by which rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.

● Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

● If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

The landlord must keep your security deposit in an interest-paying bank account and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

Charges a landlord may legally deduct your security deposit include

● Damage to the property beyond normal wear and tear

● Unpaid rent or utility bills

● Costs or fees from an eviction case judgment

If the landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

5. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent).

You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

● Have the right for temporary relocation assistance from the landlord

● Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court. Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution). Efforts to evict you include changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit. You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption." However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act - make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party. Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections. A landlord may not retaliate, or threaten to retaliate, against you for

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs

and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

Tenant and Landlord Affairs Website (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: District Court Help Centers

(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

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