

AMENDMENT/ADDENDUMADDENDUM NUMBER _____ to CONTRACT OF SALE/LEASE dated **08/18/2026**BUYER(S)/TENANT(S): **Destiny Thompson**SELLER(S)/LANDLORD(S): **Shahan Mahamadsalim Vohra, Shahinben Salimbhai Vahora**PROPERTY: **118B Lock st, Baltimore, MD 21230**

For valuable consideration, receipt of which is hereby acknowledged, we, the undersigned parties hereby agree as follows;

Additional Lease Terms:

- 1) Tenant Maintenance Responsibilities:** Tenant is responsible to change refrigerator filter, AC unit filter, smoke detector battery, bulbs, pest control every 6 months. In addition, Tenant is responsible for snow removal on the balcony, driveway & in front of the house. Tenant agrees to have the property professionally cleaned including appliances and carpets washed at the end of lease before handing over to the landlord.
- 2) Alterations to the Property:** Tenants shall notify the Landlord and get the approval before making any changes to the property. Tenant is accountable to restore the house back to original condition if any changes made to the property by the end Lease Term or the Landlord will have them fixed/restored and will deduct the charge from the deposit and any additional charges will be sent to the tenant within 45 calendar days after the end lease term.
- 3) Quarterly Inspections:** The Landlord may enter the property once every three months (quarterly) to inspect overall condition, appliances, fixtures, and cleanliness. The Tenant will receive 24–48 hours' notice prior to inspection.
- 4) Lease breakage terms:** Tenant is required to give 60 days notice and in addition 2 months rent penalty will be charged.
- 5) End of Lease:** Property will be listed 60 days before lease end for showings between 10 AM–7 PM with 24-hour notice. If access is denied, the tenant agrees to pay 1 month's rent as penalty.
- 6) Insurance Deductible Responsibility Clause (Tenant Responsibility for Insurance Deductible):** Tenant shall be responsible for payment of the landlord's insurance deductible (copay) for any damage to the Property caused by the Tenant, their occupants, guests, pets, or invitees, whether by accident, negligence, or intentional act. In the event that a claim is made under the landlord's insurance policy for damage resulting from the Tenant's actions or omissions, the Tenant agrees to reimburse the Landlord for the full amount of the insurance deductible within 5–10 days of receiving written notice. This responsibility applies regardless of whether the damage was covered under the landlord's policy or repaired out-of-pocket up to the deductible amount.

All other terms and conditions of the Contract shall remain the same and in full force and effect.

Signed by: _____ (SEAL) **08-18-2026**
 Buyer/Tenant _____ Date
Destiny Thompson

 Buyer/Tenant _____ (SEAL) _____
 Date

DocuSigned by: _____ (SEAL) **08-19-2026**
 Seller/Landlord _____ Date
Shahan Mahamadsalim Vohra

DocuSigned by: _____ (SEAL) **08-19-2026**
 Seller/Landlord _____ Date
Shahinben Salimbhai Vahora

