

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made this 21st day of August by and between **Jonathan Gray and Laura Gray** (together, "Landlord") and **Emily Cress and Diana Lyga** (together, "Resident"). In consideration of the representations made by the Resident in the Application for Residency and the independent promises and covenants described below, Landlord hereby leases to Resident and Resident hereby leases from Landlord the premises known as **30 East Ostend Street, Baltimore, Maryland 21230**, for an initial term of approximately twenty-four (24) months, beginning on **September 15, 2026** and ending on **September 30, 2028** (the "Term"), on the following terms, conditions, and covenants:

DEFINED TERMS:

1. The following terms when used in this Lease shall have the following meanings:

- a. Premises: The residential dwelling unit described above. The Resident during the term of this Lease shall have the sole use of the interior space of the premises, including all facilities and appliances therein located.
- b. Monthly Rent Payment: **\$2000.00**, due on the first day of each month.
- c. Late Charge: 5% of the Monthly Rental Payment or such portion thereof that does not exceed the maximum amount chargeable under the laws of the State of Maryland, which shall be payable by Resident and collectible by Landlord as Additional Rent.
- d. Bad Check Charge: Thirty-five dollars (\$35.00) payable by Resident and collectible by Landlord as Additional Rent.
- e. Additional Rent: All amounts in addition to the Monthly Rent Payment which Resident and Landlord specify in this Lease are to be payable by Resident and collectible by Landlord as such, including, but not limited to Late Charges, Bad Check Charges, damages to Premises, lockout charges, any cost and expense incurred by Landlord for attorney's fees or for filing fees in litigation or otherwise in the enforcement of any provision of this Lease against Resident.
- f. Occupant(s): Other than the individuals identified above as Resident(s) the following persons are permitted to reside at the Premises:

Full name

DOB, if under 18

- 1.
- 2.
- 3.

ADVANCE PAYMENT:

2. Before taking possession of the Premises, the Resident shall pay the Landlord the following:
- a. Security Deposit -- **\$2000.00**
 - b. Other -- \$
 - c. Pro-rated Rent -- **\$1066.67**
 - d. Total -- **\$3066.67**

UTILITIES:

3. a. Water and sewer services and waste collection will be provided at the sole expense of the Resident, unless provided otherwise by special provision. Water and sewer must be paid monthly to Baltimore City. Payments can be made online at <http://cityservices.baltimorecity.gov/water/>.
- b. Electricity (includes operation of air conditioning unit), gas, phone and cable will be provided at the sole expense of the Resident, unless provided otherwise by special provision. It will be the Resident's responsibility to apply to the appropriate supplier of (electric, gas, phone & cable) such utility (s), to make any and all necessary deposits required by the supplier(s) and to pay all bills when due.
- c. Resident agrees not to waste the utilities provided by the Landlord and to comply with all applicable laws, regulations or guidelines of any governmental authority for the regulation and conservation of utilities or fuels. Resident acknowledges that the Landlord cannot be responsible for any interruption or reduction of utility service resulting from Landlord's compliance with any law, regulation, guideline or voluntary program for the conservation of energy. Further, Resident agrees that the Landlord shall not be liable in any manner for the failure to provide, for the interruption of or for the stoppage of any utility or for the failure of any mechanical equipment unless it is the result of the Landlord's negligent act or

omission, which is not corrected, repaired or cured in a reasonable period of time. The Landlord is not to be constructed as an agent, associate or partner of any utility provider or supplier.

RENT:

4. Resident agrees to pay rent for the Premises in the amount set forth in Section 1.b. on the first day of each and every month during the Term of this Lease. The Monthly Rent Payment is due without deduction or demand. If using a check to pay the Monthly Rent Payment, the check must be made out to Jonathan Gray. The Monthly Rent Payment must be delivered to 516 Beach Drive, Annapolis, MD 21403 or made by electronic transfer as approved by Landlord. Payment by personal check or electronic means is a privilege accorded by the Landlord at its sole discretion and the Landlord specifically reserves the right to demand payment by cashiers check or money order for any and all sums, including Additional Rent, due under this Lease. Further, the Resident agrees that any sums received by the Landlord from Resident may be applied, at its sole discretion, in part or whole, to any obligation due under this Lease, despite contrary or conflicting directions, verbal or written, appearing with or on the remittance proffered by the Resident.

USE AND OCCUPANCY:

5. a. During the Term of this Lease the Premises will be occupied only by the Resident and those persons listed in Section 1.f as a private residential dwelling and such occupancy shall be in an orderly manner and in compliance with all local, state and federal laws and regulations.

b. Resident agrees that any right to occupy the Premises is conditioned upon Resident and anyone on or about the Premises because of Resident complying with all local, state and federal laws and regulations. Specifically, the Landlord reserves the right to terminate this Lease as set forth in Section 23 for any violation of the above conditions. Further, Resident hereby acknowledges that visits by police to the Premises for improper behavior of the Resident, or anyone on or about the Premises because of the Resident (including family members, friends, guests, visitors, relatives, associates, and acquaintances) shall constitute proper and sufficient grounds for termination of this Lease by the Landlord as set forth in Section 23.

SECURITY DEPOSIT:

6. a. Resident shall deposit with Landlord a Security Deposit in the amount stated in Section 2.a. The Security Deposit shall be held by Landlord in accordance with Maryland law and shall accrue simple interest at the rate required by Maryland law. The Security Deposit may be applied to unpaid rent, damages resulting from a breach of this Lease, and damages to the Premises, appliances, or furnishings caused by Resident, Resident's family, agents, employees, guests, or invitees in excess of ordinary wear and tear, as permitted by Maryland law. The Security Deposit shall not constitute liquidated damages, and Resident remains responsible for amounts properly due to Landlord in excess of the Security Deposit.

b. SECURITY DEPOSIT RECEIPT AND NOTICE OF RESIDENT'S RIGHTS. This Lease constitutes Resident's written receipt for the Security Deposit. Resident is hereby notified of the following rights and obligations:

1. Resident has the right to have the Premises inspected by Landlord in Resident's presence for the purpose of making a written list of damages existing at the commencement of the tenancy, provided Resident requests such inspection by certified mail within fifteen (15) days after occupancy.
2. Resident has the right to be present when Landlord inspects the Premises at the end of the tenancy to determine whether damage has occurred, provided Resident notifies Landlord by certified mail at least fifteen (15) days before Resident's intended move. Such notice shall state Resident's intention to move, the intended move date, and Resident's new address.
3. Upon receipt of such notice, Landlord shall notify Resident in writing of the date of the inspection. The inspection shall occur within five (5) days before or five (5) days after Resident's stated move date.
4. Within forty-five (45) days after termination of the tenancy, Resident has the right to receive, by first-class mail sent to Resident's last known address, a written list of any charges against the Security Deposit claimed by Landlord, together with the actual costs and supporting documentation required by Maryland law.
5. Landlord shall return any unused portion of the Security Deposit, together with any interest required by Maryland law, by first-class mail to Resident's last known address within forty-five (45) days after termination of the tenancy, subject to any lawful deductions.
6. Failure by Landlord to comply with applicable Maryland security deposit law may result in Landlord being liable to Resident for a penalty of up to three (3) times the amount of the Security Deposit wrongfully withheld, plus reasonable attorney's fees.

Landlord shall retain a copy of this Security Deposit receipt for the period required by Maryland law.

POSSESSION:

7. Resident may take possession of the Premises anytime on the first date of the Lease Term. In the event Landlord cannot deliver possession on that date, Landlord agrees to the abatement of rent for the period of time from the first date of the Lease Term until the date it offers Resident possession of the Premises. In the event possession cannot be delivered to Resident as a result of a previous Resident holding over after the end of his term, Landlord may join Resident as a party to any cause of action to effect the eviction of such previous Resident. Landlord shall not be liable to Resident for any damages or expenses caused by previous Resident wrongfully holding over after the end of his full term. Further, in the event Resident is unable to take possession on the first date of the Lease Term because of a reason attributed to Landlord or to a prior resident holding over, Resident may, upon written notice, prior to delivery of possession of the Premises, terminate cancel and rescind this Lease.

CONDITIONS AND ACCEPTANCE OF PREMISES:

8. The Premises will be reasonably safe for habitation when delivered to Resident, and the taking of possession by the Resident shall be conclusive proof that the Premises were in such a condition and that no other promise by Landlord to Resident with respect to the Premises other than as contained in this Lease remains unfulfilled.

JOINT AND SEVERAL LIABILITY:

9. Each Resident is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease Agreement and for compliance with all applicable laws.

DAMAGES, REPAIRS TO PREMISES, NOTICE OF REPAIRS:

10. a. Resident shall be responsible for all damages and repairs necessary to repair the Premises, its fixtures, mechanical systems, plumbing and appliances whenever they have been damaged by the misuse or negligence of Resident or person on or about the Premises because of Resident. Resident agrees to pay the costs of those repairs and damages as Additional Rent. Light bulb replacement shall be the responsibility of the Resident. Upon vacating the Premises, Resident shall return the Premises in as good order as when Resident took possession except for ordinary wear and tear.

b. Resident shall give Landlord prompt notice of any needed repairs, apparent defects in or damages to the Development or Premises and its plumbing, electrical wiring, roof, structural walls, heating and air conditioning equipment, or any other part of the Premises. Landlord shall only be responsible for any loss or damage to any personal property of the Resident on the Premises if it is caused solely by Landlord's negligent act, fault or omission. Resident ACKNOWLEDGES THAT LANDLORD IS NOT AN INSURER OF RESIDENT PERSONAL PROPERTY AND THAT IT IS THE RESPONSIBILITY OF THE RESIDENT TO OBTAIN RENTER'S INSURANCE.

c. Landlord agrees to maintain and repair with due diligence, the leased Premises and Common Areas, upon notice by the Resident as provided by paragraph b of this section. Resident shall only be responsible for the costs of said maintenance and/or repairs in accordance with (a) above.

d. Resident acknowledges that the Landlord is not liable in any manner for any acts, omissions, or criminal acts of third parties.

SUBLEASING:

11. Resident shall not sublet, transfer or assign this Lease or permit any part of the Premises to be used by any other person other than the Resident or Occupants identified above without Landlord's prior written consent.

PETS:

12. No animals, reptiles, insects or pets of any kind shall be permitted, kept or harbored in the Development by the Resident without Landlord's prior written consent. A Pet Addendum must be executed if Resident has a pet(s). Any breach of this provision or the Pet Addendum may result in the Resident receiving pet violation notices, fines, notice of lease termination and/or 24 hour notice to remove the pet from the property. Pet fees and fines are considered Additional Rent.

ALTERATIONS, ADDITIONAL APPLIANCES:

13. Other than reasonable interior decorations, Resident shall not, without prior written consent of the Landlord, remodel, make structural changes, alterations or decorations (including painting or papering) of any nature to the Premises or Development or erect, attach, remove, install additional major gas or electrical appliances (including washing machines and/or dryers and ceiling fans) in the Premises. Upon vacating the Premises, Resident shall remove all interior decorations

made by Resident and restore the Premises to its condition as of the first date of the Lease Term except for ordinary wear and tear. Resident shall insure that the Premises are clean and free of all personal property and trash, upon vacating the Premises.

SPRINKLER SYSTEM:

14. In units equipped with fire sprinkler systems, no portion of the system is permitted to be changed, altered, or tampered with. Sprinkler heads must not be painted, covered, or obstructed, nor must anything be hung from them.

SMOKE DETECTORS:

15. The Landlord certifies that smoke detectors have been installed in the Premises and are in proper working condition in accordance with applicable law prior to Resident's occupancy. It is the responsibility of the Resident to check the smoke detectors periodically during the tenancy and replace batteries as necessary to keep the smoke detectors in proper working condition and to report any malfunctions to the Landlord in writing.

KEYS AND LOCKS

16. a. To respond to emergencies and fire, police and health matters, Landlord shall retain an extra set of keys to the Premises. Landlord shall grant access to fire, police and health officials only when they are acting under color of authority. **No additional locks of any kind shall be installed** in the Premises nor shall any locks be changed without the Landlord's prior written consent and delivery to the Landlord of a key for each changed or additional lock. Resident shall pay all expenses related to changing or adding of locks. Upon termination of this Lease, Resident shall surrender all keys to the Premises.

b. Showing of Premises: Landlord shall have the right during the last thirty (30) days of the Term to show the Premises to prospective Residents upon reasonable notice (24 hours) and at reasonable hours, including weekends.

c. Upon reasonable notice to Resident and at reasonable hours, Landlord shall have the right to inspect the Premises for any reasonable purpose, including, but not limited to, repairs, maintenance, modification of Premises, inspection for repair and condition of the Premises and over-occupancy.

FIRE HAZARDS:

17. Resident shall not keep gasoline, paint or other flammable material in the Premises, nor do or permit any hazardous act which might cause fire or which may increase the rate of insurance on the Premises or Development. Only battery-powered lighting may be used for light if electricity is terminated or interrupted. If the Premises become uninhabitable by reason of a natural disaster or because of fire not caused by the act or omission of Resident, Resident children, guests, agents or servants, the Rent shall be suspended until the Premises have been restored to a habitable condition. Landlord is not obligated to rebuild or restore the Premises and in the event Landlord elects not to rebuild or restore the Premises, this Lease shall terminate as of the date the Premises became uninhabitable due to fire or natural disaster.

DELINQUENT PAYMENTS & RETURNED CHECKS:

18. The Monthly Rent Payment is due on the first (1st) day of each month. If any portion of the Monthly Rent Payment remains unpaid for more than ten (10) days after the date it is due, Resident shall pay a Late Charge equal to five percent (5%) of the unpaid portion of the Monthly Rent Payment, not to exceed the maximum amount permitted by applicable law. The Late Charge shall be collectible by Landlord as Additional Rent.

Notwithstanding the foregoing, if Resident has previously provided Landlord with written notice demonstrating that Resident receives a regularly scheduled government benefit after the date on which rent is due, any Late Charge shall not be imposed until after Resident has received such regularly scheduled government benefit, as required by applicable Baltimore City law.

In the event Resident makes payment of rent or any other amount due under this Lease by check and the check is returned unpaid for any reason other than documented bank error, Resident shall pay the Bad Check Charge set forth in Section 1.d., to the extent permitted by applicable law.

ENFORCEMENT EXPENSE PAYMENTS-ADDITIONAL RENT:

19. Resident agrees to pay any and all administrative, professional and attorney's fees and expenses, filing fees for litigation, and any other cost and expense incurred by Landlord in enforcing the provisions of this Lease against Resident for any breach of this Lease by Resident or for any act or omission by Resident or any person in the Development because of Resident. All such costs and expenses shall be paid as Additional Rent. Resident's obligation to pay such fees, expenses

and/or costs continues regardless of initiation or conclusion of any legal proceedings.

TERMINATION, BREACH OF LEASE:

20. a. All covenants and provisions of this Lease are material and independent. Should the Resident or anyone on or about the Premises because of Resident at any time breach any of the covenants, agreements, undertakings and/or provisions of this Lease or should the Resident or anyone on or about the Premises because of Resident engage in conduct that is unreasonable, annoying, objectionable or improper or interferes with the rights, comfort, quiet and convenience of neighbors or the property rights of the Landlord, then the Landlord shall have the right to terminate this Lease by giving to the Resident a 30 day written notice demanding that Resident vacate the Premises. The notice shall state the nature of the breach, and the Term of this Lease shall terminate as provided in such notice in accordance with the laws of the State of Maryland. The notice shall be delivered to the Resident personally, by registered or certified mail (return receipt requested) or by leaving it at the Premises. If after delivery of said notice, the Resident fails to vacate the Premises on the date specified, Landlord shall then be entitled without any further notice to Resident to exercise the remedy provided by law against Resident.

b. If Resident fails to pay the Monthly Rent Payment when due, Landlord may, without notice to Resident, institute any appropriate court action for any or all of the following: (i) repossession of the Premises; (ii) all Rent then due; (iii) all other damages sustained by Landlord. In the event the Resident's right to occupy the Premises is terminated by court action, or if Resident vacates the premises voluntarily, Landlord may re-enter and re-let the Premises for such rent and upon such such terms as the Landlord, in its sole discretion, believes reasonable. Resident shall remain liable for any deficiency in Rent or for any other amounts due the Landlord pursuant to the Lease, including, but not limited to court costs and attorneys' fees, all other costs directly or indirectly incurred by the Landlord in re-letting the Premises, and any other damages sustained by the Landlord because of Resident use, occupancy and vacation of the Premises. After totaling all said amounts through the end of the Lease Term, the Rent paid by the replacement resident(s) shall be credited to said total amount. Resident shall then pay to the Landlord any remaining balance after application of the aforesaid credit.

NOTICE END OF TERM:

21. a. All notices required of the Resident by this Lease shall be sent by the Resident to the Landlord at the following address:

Jonathan Gray and Laura GRAY
516 Beach Drive
Annapolis, MD 21403

Willful refusal to accept a notice provided for by this Lease shall be a breach of this Lease.

b. Unless otherwise terminated as provided herein, this Lease shall be automatically renewed for successive terms of one month each, except that either the Landlord or Resident reserves the right to terminate this Lease at the end of the initial term by providing a written notice at least sixty (60) days in advance. Landlord reserves the right to increase the rent at the end of the initial term but agrees to provide written notice at least thirty (30) days before the new rent is to go into effect. If this Lease has been renewed for successive terms for one month each, either the Landlord or the Resident may terminate this Lease by providing a written notice at least thirty (30) days in advance of the termination date or the date for the rent increase.

c. If resident fails to provide proper advance written notice of termination, as described above, Landlord will charge to Resident's account an amount equal to the daily rent amount (monthly rent divided by 30 days) multiplied by the number of days of insufficient notice.

MILITARY CLAUSE:

22. In the event you are a member of the Armed Services at the time you enter into this lease, and you subsequently receive permanent change of station orders or temporary change of station orders for a period in excess of 3 months, including release from military service, your liability to pay rent may not exceed: (1) 30 days' rent after written notice and proof of the assignment is given to the Landlord/Agent; and (2) the cost of repairing damage to the premises caused by the Resident. This clause also applies to those persons who receive orders releasing them from military service.

WAIVER OF BREACH - NOT GENERAL: WAIVER:

23. No waiver of any breach of the covenants, provisions or conditions of this Lease shall be construed as a waiver of any

subsequent breach and; if any breach shall occur and afterwards be compromised, settled or adjusted this Lease shall continue in full force and effect as if no breach, compromise, settlement or adjustment had occurred. Receipt by Landlord of any sums due under this Lease with knowledge of the breach of any covenant or condition hereof shall not be deemed in any manner a waiver of such breach. Landlord's failure to insist upon a strict performance of any covenant, condition right or option and upon any future breach of any covenant or condition herein contained, all past breaches shall be expressly revived and shall constitute grounds for termination of this Lease Agreement in accordance with Section 23.

____ REPRESENTATIONS, BINDING, TIME:

24. Resident agrees that Landlord has relied upon the representations made in Resident's Application for Residency and in the event that any of them shall be found to be misleading, incorrect or untrue, Landlord shall have the right to cancel this Lease, recover the Premises and recover any and all damages, lost rents, expenses, including attorney's fees and court costs incurred as a result of thereof. This Lease represents the complete agreement between Resident and Landlord and supersedes all prior agreements and representations except Resident representations set forth in the application. No subsequent alterations, amendments, changes or additions to this lease shall be binding upon Landlord or Resident unless reduced to writing and signed by the parties.

____ CAPTIONS, HEADINGS AND CONTEXT:

25. The captions and headings throughout this Lease are for convenience and reference only and shall not affect the interpretations, meaning, scope or intent of this Lease. Where the context requires, the singular shall be substituted for the plural and vice versa and words in the masculine shall be substituted for any gender.

____ SEPARABILITY:

26. If any covenant, provision or portion of this Lease as applied to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such covenant, provision or portion to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected.

____ MOLD:

28. The Premises is located in an area where climate and other environmental and hygienic conditions can lead to the amplification (excessive growth) of naturally occurring mold, mildew, and other microorganisms within the Premises. If not addressed, excessive mold growth can lead to problems with indoor air quality. When this occurs, it can cause damage to your apartment home and your personal property and may affect your health.

Your assistance is requested in a joint effort to eliminate conditions in your apartment home that may allow mold to grow. In that respect, the Landlord requires the following of the Resident:

- Immediately report to the Landlord any evidence of a water leak or excessive moisture in the Premises, storage room, garage or any common area.
- Open windows frequently to allow an exchange of air and permit the introduction of sunlight throughout the Premises.
- Maintain a temperature of 60 – 85 degrees Fahrenheit (seasonal extremes) within the Premises at all times.
- On a daily basis, wipe down and dry areas that accumulate moisture like countertops, windows and windowsills.
- Use a pre-installed bathroom fan and open any available bathroom windows when bathing (allow fan to run until all excess moisture has vented from the bathroom).
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is on its “dry” cycle (allow the fan to run until all the excess moisture has vented from the kitchen).
- Limit houseplants to a reasonable number to keep the moisture level in the Premises to a minimum.
- Ensure that your clothes dryer vent is properly connected and clear any obstructions; also clean the lint screen after every use (if applicable).
- When washing clothes in warm or hot water, watch to make sure that any condensation does not build-up within the washer and dryer closet; if condensation does gather, dry the surfaces.
- After using the bathtub, shower or lavatory sink, dry excess moisture that has gathered on the fixtures. Routinely use a household-cleaning product to ensure a sanitary environment.
- Periodically, clean and dry the walls around the bathtub and shower, using a household-cleaning product.
- Because it is important to maintain air circulation, do not overfill closets and storage areas.

- Do not allow damp or moist stacks of cloth material to lie in piles for an extended period.
- Keep windowsills and / or balcony areas free of bird droppings.
- Immediately report to the Landlord any evidence of mold or mildew like growth that cannot be removed by simply applying a common, reliable, household cleaner and wiping the area.
- Immediately report to the Landlord any failure of malfunction with your heating, ventilation or air conditioning system.
- Immediately report to the Landlord any inoperable window or door.

Please understand that if mold is detected in the Premises at a level that renders the Premises uninhabitable, the Landlord may require you to relocate while we evaluate the problem. Regular cleaning of your apartment home will assist in maintaining a healthy indoor environment. Therefore, thoughtful housekeeping is important. *By initialing above, you acknowledge and agree to clean and dust your entire apartment home on a regular basis.* This will inhibit the growth of mold, mildew and other microorganisms.

Resident acknowledges, understands and agrees that Resident can and will assist the Landlord in its effort to eliminate conditions that are conducive to mold and/or mildew growth by taking the aforementioned actions on a regular basis within the Premises. Further, Resident acknowledges, understands and agrees that if mold is detected in the Premises, at a level that renders the apartment home uninhabitable, the Landlord may require Resident to relocate.

_____EXCULPATION OF LANDLORD:

29. Landlord shall not be liable to Resident or to family members, agents, guests or employees of Resident for, and Resident expressly releases and discharges Landlord from, all injury, loss, damage or liability not arising from any omission, fault, negligence or other misconduct of the Landlord, its representatives, agents and employees on or about the premises. In addition, Resident agrees to indemnify and hold harmless Landlord from and against all liabilities, obligations, damages, costs, charges and expenses (including attorney's fees) which may be imposed upon or incurred by Landlord as a result of a claim against Landlord with respect to any of the matters, and made by any persons, referred to in the preceding sentence.

_____LEASE SUBORDINATE TO LIEN:

30. This lease and the tenancy hereby created shall be subordinate and inferior to the lien of any Mortgage or Deed of Trust given by Landlord unless the mortgage or note holder makes an election that this lease and the tenancy hereby created shall have priority over its lien and shall have executed and recorded among the land Records of Baltimore County a subordination agreement. Resident recognizes the right of the mortgagee, note holder or trustee, under any deed of trust, to effect such subordination and consents thereto. Further, Resident agrees within ten (10) days after receipt of same to execute, acknowledge and deliver any and all documents or instruments required to evidence Resident's consent to such subordination.

Resident shall attorn to the lender under any such Mortgage or Deed of Trust, such attornment to be effective upon such lenders acquisition of title to the Development, and agrees to execute such further evidences of attornment as such lender may from time to time request. Resident attornment shall not be terminated by foreclosure and such lender may, at lenders option, accept or reject such attornments.

_____ACKNOWLEDGEMENT:

31. Resident ACKNOWLEDGES THAT HE/SHE HAS READ, OR HAS HAD EXPLAINED TO HIM/HER BY A COMPETENT PERSON OTHER THAN LANDLORD, EACH PARAGRAPH OF THIS LEASE AND THAT ANY FAILURE BY Resident TO INITIAL ANY PARAGRAPH WITH A BOX FOR SUCH PURPOSE DOES NOT CONSTITUTE AN EXCEPTION TO SUCH PARAGRAPH FROM THE COVENANTS TO WHICH Resident AGREES.

_____NON-DISCRIMINATION POLICY:

32. The Landlord and its managing agent strictly adhere to a non-discrimination policy and do not discriminate in any way on the basis of any protected class as identified by federal, state or local fair housing and/or anti-discrimination laws.

_____DECORATION AND HANGINGS:

33. Resident shall not use adhesive materials for hanging or affixing anything to the walls of the Premises. If holes are cut into the walls, Resident will be responsible for spackling and sanding wall prior to vacating the Premises. Resident

shall not be required to spackle small or normal size nail holes. Painting and wall-papering are not permitted without prior written consent from the Landlord.

RENTER'S INSURANCE

34. Resident shall obtain and maintain, at Resident's expense, a renter's insurance policy throughout the Term of this Lease. The policy shall provide coverage for Resident's personal property and personal liability arising from Resident's occupancy of the Premises.

Resident shall provide Landlord with evidence of such insurance prior to taking possession of the Premises and, upon reasonable request, during the Term of the Lease.

Resident acknowledges that Landlord's insurance does not provide coverage for Resident's personal property or personal liability. Resident is responsible for determining the amount and type of insurance coverage appropriate for Resident's needs.

RESIDENT:

DocuSigned by:

26B6AFF3B7CB44C...

Signature

Print Name: Diana Lyga

Date: 8/26/2026

Signed by:

EF459946361A479...

Signature

Print Name: Emily Cress

Date: 8/26/2026

LANDLORD:

Signed by:

C255198060BA48B...

Signature

Print Name: Jonathan Gray

Date: 8/27/2026

Signed by:

1B3A6AD3225C47B...

Signature

Print Name: Laura Gray

Date: 8/27/2026