

DWELLING LEASE AGREEMENT

This Lease Agreement made and entered into this 5th day of June 2026, between Audrey Bishop and Skye Shterenboim, (together "Tenant"), and Yanir Gvirtzman and Ester Shterenboim Franco, (together "Owner"). The Owner leases to the Tenant a three-bedroom two and a half bathrooms townhouse located at 2324 Essex Street, Baltimore MD ("Premises"). The term of this agreement is 12 months, beginning on the 5th day of June 2026 and ending on the 31st day of May 2027. The rent is Two Thousand Five Hundred Dollars (\$2,500.00) to be paid in equal monthly installments, in advance of the 1st day of each month.

Tenant shall pay to Landlord as Rent for the Premises: (i) a prorated sum of Two Thousand One Hundred Sixty-Six Dollars (\$2,166.00) for the initial month of June 2026, payable upon execution of this Lease; and (ii) a recurring monthly installment of Two Thousand Five Hundred Dollars (\$2,500.00) for each subsequent calendar month of the Lease term. Said monthly installments shall be due and payable in advance on or before the first (1st) day of each respective calendar month, commencing on July 1, 2026, time being of the essence.

RENT and PAYMENTS

1. Tenant shall pay Owner as Rent for the Premises:
 - a. a prorated sum of Two Thousand One Hundred Sixty-Six Dollars (\$2,166.00) for the initial month of June 2026, and
 - b. a recurring monthly installment of Two Thousand Five Hundred Dollars (\$2,500.00) for each subsequent calendar month of the Lease term.
2. Rent payments will be made through "[Apartments.com](https://www.apartments.com)". Tenant agrees to set up an account with 'Apartments.com' (free).
3. Failure to pay rent or any installment thereof within Seven (7) days of the due date, will incur, in addition to the rent, a late charge of five percent (5%) of the unpaid rent then due. The Seven (7) days is NOT a grace period, and the rent is due and payable on the 1st of each month.
4. Failure to pay rent at the specified time is a default of this Agreement and the Owner may use any remedy available under the terms of this Lease and/or applicable law.

RECEIPTS

5. Owner agrees to provide to the Tenant a written receipt for payments of rent upon Tenant's request. This Lease shall serve as a receipt for the security deposit.

ACCEPTANCE OF PROPERTY

6. Tenant has examined the Premises and found it at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.

USES/AUTHORIZED OCCUPANT

7. The Premises will be used solely for residential purposes and will be occupied on a regular basis by no one else but Tenant.
8. Tenant shall comply with all laws, ordinances, rules and orders of the city of Baltimore or any other authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

ASSIGNMENT AND SUB-LETTING.

9. Tenant shall not assign this Agreement or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Owner. An assignment, sub-letting or license without the prior written consent of Owner shall be absolutely null and void and shall, at Owner's option, terminate this Agreement immediately.

ALTERATIONS AND IMPROVEMENTS.

10. Tenant shall make no alterations or improvements to the Premises and the Premises without the prior written consent of Owner.

MAINTENANCE AND REPAIRS

11. Tenant shall maintain the Premises in a clean, sanitary and safe condition.
12. Tenant will promptly report to Owner any problems requiring repairs or replacement beyond general maintenance.
13. Tenant shall not order repairs or replacements without prior approval from Owner.

UTILITIES

14. Tenant will pay the Water and Electric utility charges. Tenant will transfer BGE Electric account to tenant's name. Electric payments will be made directly by Tenant to BGE. Water/sewer payments will be made to Owner when the Owner posts the bill on Apartments.com and informs the Tenant.

SMOKE DETECTORS AND FIRE ALARM

15. Owner certifies that Smoke Detectors and Fire Alarm have been installed prior to Tenant's occupancy and are in proper working condition in accordance with applicable law. Disabling the smoke detectors or the fire alarm for any reason is prohibited.

OWNER ACCESS TO PREMISES

16. Owner and Owner's agents shall have the right to enter the Premises for the purpose of inspection, repairs, additions, or alterations or other purposes as may be deemed appropriate by Owner.
17. Owner must provide an advance notice of at least 24 hours and may enter the Premises only during normal business hours, including weekends.
18. In an emergency situation Owner may enter the Premises immediately without prior or any notice to Tenant.

TERMINATION / EXTENSION / HOLD OVER

19. Either Owner or Tenant may terminate this Lease at its expiration or expiration of any extension thereof by giving the other Sixty (60) days written notice of termination. This lease may be extended for 12 months by a signed "Lease Extension" agreement. However; If Tenant holds-over after the expiration of the term of this Lease, or any extension of, Tenant shall, with the Owner's consent and in the absence of any written agreement to the contrary, become a "Tenant from month to month" at the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

MOVE-OUT INSPECTION / SURRENDER OF PREMISES

20. Tenant will, upon termination of this Lease, return the Premises in good and clean condition, ordinary wear and tear accepted. Tenant will leave the Premises in broom-clean condition, free of trash and debris, walls should be free of nails and any holes created by Tenant plastered and painted over. Upon vacating the premises, Tenant must deliver all keys to the Owner.
21. Owner shall consider any personal property left on the Premises after termination of the tenancy abandoned and Owner may dispose of it at Tenant's expense. Owner shall not be liable to Tenant or any other person for the loss of property so abandoned and discarded.

22. At the termination of the tenancy, the Tenant has the right to be present at the time of inspection to determine if there is any damage. Owner shall notify Tenant of the time and date when the Premises will be inspected. The inspection date shall occur within five (5) days before or five (5) days after the Tenant's intended move-out date.

INDEMNIFICATION.

23. Owner shall not be liable for any damage or injury of the Tenant, Tenant's guests, or to any person entering the Premises or the Premises, or to Tenant's goods or equipment. Tenant hereby agrees to indemnify, defend and hold Owner harmless from any and all claims or assertions of every kind and nature.

GOVERNING LAW

24. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

ENTIERTY / ADDENDUMS

25. This Lease contain the final and entire Agreement between the parties and neither party is bound by any terms, conditions, statements, warranties or representations, oral or written, not contained in this Lease and its addenda (1 and if applicable – Cosigner and Pet Addendums).

The parties agree to abide by all of the terms and conditions in this lease Agreement.

X

Owner

Date: _____,

X

Tenant

Date: _____,

X

Owner

Date: _____,

X

Tenant

Date: _____,

ADDENDUM 1

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

LEAD WARNING STATEMENT

1. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.

OWNER DISCLOSURE

2. In accordance with *42 U.S.C. 4852d* and with *Maryland's Reduction of Lead Risk in Housing Act*, Owner hereby declares he has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DIGITAL BROCHURE AND MORE INFORMATION

3. Lead Information for Tenants and the "Protect your family" brochure can be found here: <https://divino.us/lead>

TENANT ACKNOWLEDGEMENT

4. Tenant hereby acknowledges recipience of a digital copy of the pamphlet "Protect Your Family from Lead in Your Home".

X

Owner

Date: _____

X

Tenant

Date: _____