

LEASE AGREEMENT

By and Between
Ridgely's Delight, R.E.P., LLC
P.O. Box 6482 Ellicott City MD 21042

NAME OF TENANT:

Name Rishwanth Vetri
S.S.#: 800-58-3100 DOB: 12/30/1994
Telephone Number: 954-405-0550
rish.vetri94@gmail.com

Current Address: 1631 Whetstone Way, Baltimore MD 21230

THIS LEASE, made on the 25th day of August 2026, by and between Ridgely's Delight R.E.P., LLC, hereinafter called "**Landlord**", and Rishwanth Vetri hereinafter called "**Tenant**".

WITNESSETH

That in consideration of the promises, rents and covenants herein expressed, Landlord leases to Tenant and Tenant rents from Landlord, upon the terms and conditions herein set forth, the certain unfurnished property known as 650 Melvin Drive, Baltimore MD 21230

for the term commencing on the 15th day of September 2026, and ending on the 30th day of June 2027.

1. RENT:

Rent is one thousand two hundred and fifty dollars. A security deposit one two hundred and fifty dollars (\$1,250) has been paid, and receipt of which is hereby acknowledged. Subsequent installments are to be paid by the first of each month until the total rent provided for is paid. Tenant is responsible for all utilities including water and sewer. All unpaid utilities, including water, are to be collected as rent.

2. SECURITY DEPOSIT:

Tenant agree to deposit with Landlord the sum of one thousand two hundred and fifty dollars (\$1,250) which is to be held as collateral security and applied on any rent or unpaid bills that

may remain due and owing at the expiration of this agreement, any extension thereof or holding over period, or applied to any damages to the premises caused by Tenant, his/her family, guests, trades people, employees, pets, or other damages to the premises suffered by Landlord as a result of a breach of covenant or provision of this lease. Upon written request from Tenant, Landlord shall promptly provide Tenant with a written list of all damages. Said request must be made within fifteen (15) days of the end of Tenant's occupancy. Landlord shall provide Tenant within thirty (30) days after the end of tenancy, by first class mail directed to the last known address of Tenant, a written list of any damages to premises together with a statement of costs actually incurred. Within forty-five (45) days after the end of tenancy, Landlord shall return the deposit to Tenant together with simple interest, which shall have accrued in the amount and calculated in accordance with the Maryland Attorney General's regulations, less any damages rightfully withheld. Tenant has the right to be present at times of inspection to determine if any damage has been done to the premises. The inspection date shall occur within five (5) days before or five (5) days after the date of moving.

Landlord acknowledges receipt of the aforesaid deposit which shall be deposited in an escrow account and which deposit shall be made within thirty (30) days after receipt of said funds in a banking or savings system within the State of Maryland.

Tenant may not use the security deposit as rent, and shall not apply the same as the last month's rent.

In the event that any part of the said security deposit shall have been utilized by Landlord in accordance with the terms hereof or applicable law, Tenant shall, upon delivery of the same, immediately deposit with the Landlord the amount so applied so that Landlord shall have the full deposit on hand at all times during the term of this lease or any renewal thereof or holding over.

3. PAYMENT, LATE CHARGE, TIME OF ESSENCE:

Rent is payable in advance by the first of the month. To any installment of rent accruing hereunder, and any other sum payable hereunder, if not paid by the fifth of the month, a late fee of 5% will be added to the rent due.

Rent is payable to the Landlord at the following address: **Ridgeley's Delight R.E.P., LLC., PO BOX 6482 Ellicott City, Maryland 21042**, and phone number **410-442-4056**. Tenant further agrees to pay a handling charge of fifty dollars (\$50.00) for each check returned by the bank for insufficient funds or any other reason. If the banking institution returns a check, Landlord may require subsequent payments to be made in cash, money order, or certified funds.

4. ATTORNEY'S FEE AND ENFORCEMENT:

Tenant further covenants and agrees in the event of their default in any installment of rent, or in the event of his breach of any covenant or condition hereof, that they will reimburse the Landlord for any money expended by Landlord for utility or other bills, damages, re-letting costs as well as other costs which may be incurred to enforce this lease, such as reasonable attorney and or collection fees being no less than 30% of any sums owed to Landlord by Tenant. Tenants are jointly and severally responsible for all amounts owed to landlord.

5. OCCUPANCY:

Tenant will use said property as a single -family residence for one (1) persons and for no other purpose or additional number of persons whatsoever, except temporary guests, without written consent of Landlord.

This lease shall not be assigned, nor any portion of the premise sublet, without prior written consent of Landlord.

6. POSSESSION OF PREMISES:

In the event that Landlord is unable to deliver possession of the premises at the commencement of tenancy, Landlord agrees to use whatever efforts are, in their determination, reasonable to secure possession of the premises for Tenant, including the recovery of possession as against a former occupant wrongfully holding over, but in no event, except for the willful and deliberate misconduct of Landlord, shall Landlord be liable to Tenant for any delay in possession.

Notwithstanding the provisions of the foregoing sentence, Tenant shall have no responsibility to pay rent for the time elapsing from the beginning of the term of this lease until the premises are available for occupancy of Tenant.

7. SUBORDINATION AND ASSIGNMENT OF LEASE:

This lease shall be subordinate to the lien of existing and future mortgages placed on the premises, and Tenant agree to execute whatever additional agreements are required to subordinate this lease. Landlord shall have the right to assign any of their rights under this agreement at any time.

8. MILITARY SERVICE:

Tenant affirms that they are neither active nor reservist members of the military and agree to promptly advise the landlord of any change in the status.

9. CONDITION OF PROPERTY:

Tenant has made an inspection of the property, and Tenant agree that the property is in a fit and habitable condition, except for such damages or malfunction as have been itemized in writing on a record made by Tenant and/or Landlord. Tenant and Landlord shall retain a copy of such record.

The property was built prior to 1978 and may contain lead. Lead testing has been performed and come back negative.

10. GOOD REPAIR:

Except as otherwise provided herein, Landlord will maintain said property in good repair and tenatable condition, and will be responsible for all major repairs not due to fault or negligence of the tenant during the continuance of this lease. Repairs or replacement of equipment provided due to normal wear and tear shall be at the expense of Landlord. Tenant also agrees to carry adequate renters insurance against any loss of or damage to their personal property.

Equipment provided: Central air, dishwasher, washer, dryer, electric range, garbage disposal

11. GENERAL MAINTANENCE:

Tenant shall, at his own expense: a) keep up and preserve any lawn, trees, vines, shrubbery and gardens, and keep any fences and walkways in good repair, natural wear and tear expected; b) remove leaves, sticks and other debris that accumulates on the property; c) promptly remove ice and snow as necessary and/or required by local ordinance; d) keep down sprouts and exterior drains cleared and clear of leaves, needles and other debris; e) furnish their own light bulbs and HVAC filters; f) replace or repair all broken or damaged glass, screens, flooring, wood, plaster, drywall and locks occurring during tenancy; g) to keep in a state of good and substantial repair and cleanliness all parts of the property, including equipment and appliance furnished therein, and keep property free from objectionable features, nuisances and hazards. Tenant shall pay for any repairs or replacements of property, equipment or appliances necessary due to the negligence by acts of commission or omission of the tenant, his family, guests or employees. Tenant will not place any heavy articles in property, including waterbeds, without the written consent of the Landlord.

12. PLUMBING AND APPLIANCES:

Tenant shall keep the premises, including all plumbing fixtures, facilities and appliances as clean and safe as condition permits and shall unstop and keep clear all waste pipes, drains and water closets thereon. Tenant expressly covenants that at the termination of lease all appliances and equipment will be in good working order and shall be operative and that premises will be in good clean condition, ordinary wear and tear expected. All utility services shall be ordered disconnected and all final bills paid by Tenant before any part of the security deposit can be returned.

Tenant are responsible for loss or damage from freezing of water pipes or plumbing fixtures or from stopping of water closets and drains which shall be repaired at the expense of the Tenant, unless the cause is beyond Tenant' control.

13. USE AND REPAIR OF FACILITIES:

Tenant shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, and other fixtures, facilities and appliances in the premises and Tenant shall be responsible to repair them at their expense, any damage caused by their failure to comply with this requirement.

14. NOTICE OF DEFECTS OR MALFUNCTION:

Tenant will give Landlord prompt notice of any known defect, breakage, malfunction or damage to or in the structure, equipment or fixtures in or on said property. This covenant, however, does not obligate, and is not to be understood, interpreted, construed, or in any way to imply that Landlord is obligated or expected to repair or correct such defect, leakage, malfunction, or damage except as provided for in paragraph - Good Repair (Paragraph #10). Moreover it is understood that any notice by Tenant for any repairs or services shall be deemed permission for the Landlord or its employees or agents to enter the premises at a reasonable time without further notice to perform such repairs or services. Every effort will be made to provide advance notice of such repairs.

15. DAMAGING PROPERTY:

Tenant shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities and appliances) or permit any person to do so whether known by the Tenant or not, and Tenant shall be responsible for any damage caused by their failure to comply with this requirement.

16. RULES AND REGULATIONS:

The rules and regulations of Baltimore City and any neighborhood association for where this property is located, are part of this lease and Tenant agree to abide by all said rules.

17. CONDEMNATION:

Landlord shall have the right to terminate this lease if the premises, or any part thereof, are condemned or sold in lieu of condemnation.

18. HEALTH AND SAFETY:

Tenant shall comply with all obligations primarily imposed upon tenant by applicable provisions of building and housing codes materially affecting health and safety.

Tenant shall abide by any and all health, safety, and environmental regulations set forth by Baltimore City as well as any neighborhood association. Tenant agrees to pay any and all citations and or fines associated with noncompliance of said regulations.

19. PETS:

Tenant is not permitted to keep any pets on the property without prior written authorization from the Landlord.

20. LIABILITY FOR PERSONAL OR PROPERTY DAMAGE:

All persons and personal property in or on said property shall be at the sole risk and responsibility of Tenant. Landlord shall not be liable for any damage or injury to said persons or personal property arising from negligence, acts or omission of acts of any persons or entity, or from roof, wall, floor, door, or window, water leaks, or from the freezing, bursting, leaking, or overflowing of water, steam, sewer, or gas pipes, or from heating and plumbing fixtures, or from electric wires or fixtures, or from or by any other cause whatever, latent or patent. In summary, neither Landlord nor their Agent shall be liable for any injury or damage whatever to the person or property of Tenant or any other person or entity in or on said property; and Tenant hereby expressly and without reservation covenants and agrees to save Landlord or Agent harmless in all such matters, unless such injury or damage is committed deliberately and with malice by Landlord or Agent.

Tenant agrees to maintain renters insurance during their occupancy of the property.

21. TERMINATION/RENEWAL:

It is agreed that this agreement, with all its provisions and covenants shall continue in force from term to term after the expiration of the term above mentioned, provided, however, that the parties hereto, or either of them, can terminate the same at the end of the term above mentioned, after giving at least one calendar month's prior notice thereof in writing. Should

Tenants wish to continue renting property on a month to month basis after lease term has ended, Tenants agree to an additional fifty dollars (\$50) per month charge for this option. Should Tenant desire to terminate the lease before the term has ended, Tenant agrees to pay an early termination fee equal to two months rent.

In the event Tenant decides to renew the lease for another term, the rent may be increased by no more than five percent (5%) from the previous year. Tenant has the first option to buy the leased premises after two subsequent years of lease.

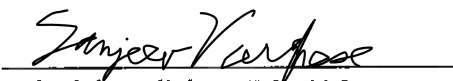
22. AGREEMENT:

This agreement is the entire agreement between the parties, and no modification or addition to it shall be binding unless signed by the parties hereto. The covenants, conditions and agreements contained herein are binding upon and shall inure to the benefit of parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns. Tenant signing this agreement shall be jointly and severally liable. Whatever the context so requires, the singular member shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

Witness the following signatures and seals:


Rishwanth Vetri

Date: 8/26/26


Ridgely's Delight R.E.P., LLC
Sanjeev Varghese

Date: 9/15/2026

Emergency Contact: Palaniswamy Kumar Senthil: 919-397-4210

