

LEASE

This **April** day of **16th** of **2026**, Larcia Premo and Andrew W. Gray (Landlord, also referred to as "we" and "us") 2450 Eutaw Place, Baltimore, Maryland 21217, 410-522-0998, does rent unto

Ashia R. Caraway (Tenants, also referred to as "you"), the property known as **2016 East Baltimore Street, Baltimore, MD 21231** (Premises).

1. **LEASED PREMISES** - We shall lease the premises to you for a term beginning on the First day of June, 2026, ("First Day") and ending on the Last Day of May, 2027 ("Last Day").
2. **RENT** - You shall pay the Monthly Rent Payment on the first of each month and no later than the seventh day of each month. The Monthly Rent amount is \$1,650.00. If the entire rent amount is not paid by the seventh day of each month, you shall pay us a Late Fee of \$33.00, which is equal to 2% of the rent.
3. **SECURITY DEPOSIT** - Tenant shall pay Landlord \$1,650.00 upon signing this Lease as a security deposit. Tenant will have a right of return of the security deposit within forty five (45) days of the conclusion of tenancy, except in the event that Landlord's inspection reveals damage done by Tenant or caused to be done by Tenant. In the event of such damage, the Landlord has the right to offset the cost of repairing such damage with the Security Deposit. In the event the cost of such damage is greater than the Security Deposit, the landlord shall have the right to bring suit to collect damages to the premises.
4. **OTHER CHARGES** - If you pay your Rent by check and your check does not clear the bank for any reason whatsoever, we shall have the right to charge you \$25.00 as Additional Rent to cover our additional expenses for bookkeeping, clerical services, and fees. You shall also owe us the Late Fee as defined in paragraph 2. If we have to institute legal proceedings against you for nonpayment of Rent or for violations of other terms of conditions of the Lease and we prevail we may charge you actual legal expenses not to exceed Twenty Five Percent (25%) of the amount of Rent due or damages to the Premises plus all court costs we actually incur. All unpaid water and utility bills shall be treated as unpaid rent.
5. **DEFAULT** - Pursuant to Maryland law and court process, you may be evicted from the Premises if you violate any term, covenant, or condition of this Lease, including but not limited to, non-payment of Rent.
6. **REPOSSESSION** - We may ask the court to return control of the Premises to us pursuant to Maryland law if you do not fulfill your obligations under this Lease or if you violate one of your duties under this Lease.
7. **WHEN YOU MOVE IN** - We shall promptly provide you with a written list of all existing damage to the Premises if you request this list from us in writing within fifteen (15) days after you occupy the Premises. If we fail to supply this list after you request it, we may be liable for up to three (3) times the amount of your security deposit.*
8. **WHEN YOU MOVE OUT** - You have the right to be present when we inspect the Premises in order to determine if any damage was done to the Premises during the term of this Lease, if you notify us by certified mail of your intention to move, the date of moving, and your new address. You must mail us this notice at least thirty (30) days prior to your date of moving. After we receive this notice, we will notify you by certified mail of the date and time when we will inspect the premises. The date of our inspection will be within five (5) days before or after the date of moving specified in your notice. If we fail to comply with this requirement, we lose the right to withhold any part of the Security Deposit.*