MARYLAND STANDARD RESIDENTIAL LEASE AGREEMENT

This Lease Agreement, dated , January 8, 2026 , is between:

1. LANDLORD. The landlord(s), owner, and or agent(s) is/are Larry Cozart and will be referred to in this Lease Agreement as "Agent".

2. TENANT. The Tenant(s) is/are: Melvin Mathis We Are One Family Health Services of Maryland, LLC and will be referred to in this Lease Agreement as "Tenant".

3. RENTAL PROPERTY. The Agent agrees to rent to Tenant the Property described as: 2204 Cecil Avenue Baltimore, Maryland 21218.

4a. TERM OF LEASE AGREEMENT. Tenant will lease the Property from the Agent for the Initial Term of one year commencing on January 8, 2026 and ending on January 8, 2027, for the total sum of Twelve Hundred Dollars ($ 1,200), payable in equal monthly payments of 12 Dollars ($ 14,400). Rent will be due on the first day of every month.

4b. RENEWAL OF LEASE. (check one)

☐ - **NONE.** Tenant agrees to vacate the Property by the last day of the Initial Term. Notice shall not be required by either party.

☐ - **MONTH-TO-MONTH.** Lease shall continue in force from month to month after the expiration of the Initial Term. Either party may terminate the month-to-month lease provided written notice is given at least sixty (60) days prior to the last day of the desired final rental month of the tenancy.

■ - **YEAR-TO-YEAR.** This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this Lease after the Initial Term by giving sixty (60) days advance notice prior to the last day of the desired final rental month of the tenancy.

5. SECURITY DEPOSIT. A security deposit is required as a condition of this Lease. Agent acknowledges receipt from the Tenant of a security deposit in the amount of Twelve Hundred Dollars ($ 1,200) to be held in an escrow account. Upon payment of the security deposit, Agent will provide a receipt containing the security deposit information required by law. The Security Deposit is intended to protect the Owner against non-payment of rent, the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for anyunpaid charges or attorney fees suffered by the Owner by reason of Tenant's default of this Lease Agreement. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Owner by reason of Tenant's default of this Lease in accordance to state and local laws and regulations. Under no circumstances can the security deposit be used for unpaid rent and/or other charges due during the term of this Lease Agreement. The Property must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Property shall be left with all appliances and equipment in working order. Owner's recovery of damages will not be limited to the amount of the Security Deposit. Provided that Tenant has complied with the terms of this Lease Agreement, Agent will provide Tenant with an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant within 45 days.

Agent need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Agent within 45 days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within 45 days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

6. PERSONS WHO WILL OCCUPY THE PROPERTY: Melvin Mathis We Are One Family Heatlh Services of Maryland, LLC.

Agent Lc Tenant(s) MM

21. REPAIRS AND MAINTENANCE. Agent will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Agent shall maintain, and/or repair/replace the plumbing, heating, cooling, electrical systems, and the exterior walls and roof of the Property. Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Agent of any condition which is the obligation of Agent to repair or replace.

Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, his family, or any of his guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Agent, in Agent's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Agent on demand. Agent shall have the same remedies for the collection of such costs as Agent has for the non-payment of rent under this Lease. Any damage to window glass or entry doors is the sole responsibility of the Tenant. Tenant shall furnish the HVAC system filters, batteries, trash cans, janitorial services, electric light bulbs, fuses, or any other services not specifically listed as supplied in this Lease Agreement at Tenant's expense.

As of the date of this Agreement, Agent warrants that the Property sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items. Tenant agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber, who is called to clear the stoppage, will attest to in writing were caused by defective plumbing, tree roots, or act of God. Upon the failure of the Tenant to make any such repair, Agent, in Agent's discretion, may make such repair and the cost of such repair shall e added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Agent. The Agent shall have the same remedies for the collection of such costs as Agent has for non- payment of rent. Any such repairs made by Agent will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to the Tenant that a maintenance technician will be entering the property in reasonable time.

22. ALTERATIONS. Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Agent's prior written consent, and then only by contractors or those approved by Agent. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of the Owner and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the term hereof.

23. FIRES AND CASUALTY. Tenant agrees not to do or permit to be done anything on the Property in contravention of any fire insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Agent may, at its option, terminate rental agreement or repair damages within thirty (30) days. If Agent does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Agent elects to repair damages, rent shall be abated and pro-rated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing that during repairs, Tenant has vacated and removed Tenant's possessions as required by Agent. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.

24. TENANT INSURANCE. No rights are given by this Rental Agreement. Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Owner, Agent, or agent's employees. Tenant agrees to purchase insurance, at their own expense, sufficient to protect themselves and their property from, yet not limited to, fire, theft, burglary, breakage, and electrical connections. Tenant acknowledges that if he or she fails to procure such insurance, it is his or her responsibility and he or she alone shall bear the consequences.

Agent LC Tenant(s) MM

25. CONDITION OF PROPERTY. The Tenant hereby acknowledges that the Property is in good condition. Tenant will be furnished with a Move-In-Report upon commencement of this Lease. If there is anything about the condition of the Property that is not good, Tenant agrees to record it on the Move-In-Report and return said report to Agent within 5 (five) days of taking possession of the Property. Tenant agrees that failure to file any written notice of defects will be legally binding proof that the Property is in good condition at the time of occupancy.

26. MAINTENANCE BY TENANT. Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep lawns neatly mowed and landscaping in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulation, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from the Property. Tenant shall indemnify and save Agent harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

27. WATER/MOISTURE/MOLD. Tenant shall promptly notify Agent in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding and/or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage. Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Agent promptly in the event mold of any type is observed within the Property.

Upon notification from Tenant, Agent, at Owner's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Owner, to remediate and repair such water damage and removal of mold.

28. UTILITIES. Tenant will be responsible for payment of all charges for gas, electric, heat (including oil where applicable), garbage pickup, water and sewer, cable, and any other bills incurred during their residency that are not included with the rent. The cost of utilities that are to be furnished at the expense of Tenant, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Agent may, in Agent's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Agent on demand. Agent shall have the same remedies for the collection of such utility costs as Agent has for the non-payment of rent under this Lease. In the event Agent or Tenant is prevented or is unable, for reasons beyond Agent's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Agent is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.

29. TENANT AND AGENT AGREEMENT FOR REPAIRS. If, under the terms of this Lease, Agent has agreed to furnish any service or utility at Agent's cost and expense, Agent may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Agent temporarily stop or curtail the furnishing of any such service or utility, Agent shall use due diligence in restoring such service or utility.

Agent LC Tenant(s) MM

30. SMOKE DETECTORS. Smoke detectors are provided on the Property according to the laws of Maryland that dictate the number, location, and type of smoke detectors that are required. The Property contains alternating current (AC) electricservice. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. TheTenant should obtain a dual powered smoke detector or a battery powered smoke detector at their expense.

31. PETS. No pets may be kept on the Property without the prior written permission of the Agent. If pets are allowed, an addendum containing Pet provisions must be attached to this Lease. If it is discovered that there is a pet on the premiseswithout a signed pet addendum, the Tenant will immediately be billed up to a $200 additional non-refundable pet fee.This action is also considered breach of the terms of the Lease and could result in termination of the Lease.

32. CLEANING FEE. Tenant hereby acknowledges property is in a professionally cleaned condition and agrees to accept the property in its present state of cleanliness. Tenant agrees to return the property in the same condition or pay a cleaning fee if Agent needs to have the Property professionally cleaned. Property needs to be delivered to the Agent free and clear of all items and debris upon move-out. Tenant will be responsible for all charges associated with removal of any items or debris.

33. RESIDENT'S GUIDE. Tenant, and Tenant's agents, employees, invitees and family members, shall observe and complywith the rules and regulations, if any, set forth in or attached to this Lease. Agent reserves the right at any time to prescribesuch additional rules and make such changes to the rules and regulations as Agent shall, in its judgment, determine to benecessary for the safety, care, cleanliness of the Property, for the preservation of good order, or for the comfort or benefit ofresidents generally.

34. TENANT'S AND AGENT'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT. If the Property or any part thereof istaken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date titleshall vest in the condemner. Tenant waives all claims against Owner and condemner by reason of the complete or partialtaking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of theProperty, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensationfor diminution in value to the leasehold or to the fee of the Property.

35. INSPECTIONS. Tenant acknowledges that Agent has the right to be present at any and all inspections in and about the Property, and agrees to notify Agent prior to any inspection.

36. TENANT'S RESTRICTIONS CONCERNING VEHICLE PARKING. Only properly licensed vehicles in operating condition maybe parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

37. TENANT'S RESTRICTIONS CONCERNING TRASH. All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

38. JOINT AND SEVERAL LIABILITY. The liability of the Tenants shall be both joint and several.

39. APPLICABLE LAW. The laws of Maryland shall govern the validity, performance and enforcement of this ResidentialLease Agreement. Jurisdiction and venue shall be in the State of Maryland.

40. ATTORNEY'S FEES AND COURT COSTS. Should any action be brought by either party hereto to enforce any provision ofthis Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees,necessary expenses, and court costs incurred by the prevailing party in the action.

41. OWNER DOES NOT WAIVE LEGAL RIGHTS. The failure of Owner to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Agent of such term or condition or an election for future instances.

42. HEIRS AND ASSIGNS ARE BOUND BY LEASE. The terms and conditions of this Lease shall be binding upon and inure tothe benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Agent and Tenant.

Agent LC Tenant(s) MM

43. TERMS. This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this agreement the singular shall include the plural and the plural shall include the singular, the use of any genders shall be applicable to all genders, and the term Agent will include the Owner, Landlord, and Lessor, and the term Resident will include Tenant and Lessee.

44. LEAD PAINT – APPLICABLE LAW: Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property.
If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that Owner will have the option to participate in the liability limitation portion of the Maryland Program.

Age Classification of Property: Owner represents and warrants to Tenant(s), Agent, Agent(s) subagents, intending that they rely upon such warranty and representation, that (initial all that apply):
The Federal Program (initial one)
_____the Property was built during or after 1978; **the Federal Program does not apply.**
_____the Property was built before 1978; **the Federal Program applies.**
The Maryland Program (initial one)
yes_____The Property was built prior to 1950, **the Maryland Program applies fully.**
_____The Property was built after 1949 but **BEFORE** 1979, **the Maryland Program applies at Owner's option**
Age Classification Unknown (initial, if applicable)
_____Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, The Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

NOTICE TO TENANT - LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from owner/Agent.
a. The EPA "**Protect Your Family From Lead in Your Home**" brochure. (Under Federal Law-The Residential Lead Based Paint Hazard Reduction Act of 1992)
b. The "**Notice of Tenants Rights, Lead Poisoning Prevention**" published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)
c. Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner, and the Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

MM_____ **Tenant's initials**

45. INCLUSIONS /EXCLUSIONS. Included in this property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the Property, are included, as follows:

CHECK INCLUDED ITEMS

- ■ - Stove or range
- ■ - Cooktop
- ☐ - Wall Oven
- ■ - Refrigerator
- ■ - Microwave
- ☐ - Trash
- ☐ - Compactor
- ☐ - Garbage
- ☐ - Disposal
- ☐ - Central Vacuum

- ☐ - Dishwasher
- ☐ - Freezer
- ■ - Washer
- ■ - Dryer
- ☐ Pool, Equip., cover
- ☐ - Hot Tub, Equip.,cover
- ☐ - Screens #_____
- ☐ - Storm windows
- ☐ - Storm Doors #_____
- ☐ - Window A/C #_____

- ☐ - Ceiling Fan(s) #_____
- ☐ - Window Fan(s) #_____
- ☐ - Fireplace Screen/Doors
- ☐ - Furnace Humidifier
- ☐ - Electronic Air Filter
- ☐ - Water Filter
- ☐ - Water Softener
- ☐ - Curtains #_____
- ☐ - Curtain rods #_____
- ☐ - Carbon Monoxide Detector

- ☐ - Alarm System
- ☐ - Intercom
- ☐ - Storage Shed
- ☐ - Garage Opener(s) #
- ☐ - Playground Equip.
- ☐ - Wood Stove
- ☐ - Satellite Dish
- ☐ - Lawn Mower
- ☐ - Blinds/Shades #_____

Additional Inclusions:_____

_____

_____

Exclusions:_____

_____

46. FULL DISCLOSURE. The Tenant, by signing this Lease Agreement, hereby states that all questions about this Lease Agreement have been answered, that they fully understand all the provisions of the Lease Agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant further states that Tenant agrees to fulfill his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action as a violation of this agreement. Signature by the Tenant on this Agreement is acknowledgment that he or she has received a signed copy of this Lease Agreement.

By signing this Agreement, Tenant acknowledges that he/she has read and understands the terms of the Lease Agreement [illegible], all the terms and conditions of said Lease.

Signed this 8 day of January, 20 26.

Landlord or Owner's Agent

Tenant

Tenant

Tenant

Tenant

For convenience of Agent and Tenant a SECURITY DEPOSIT RECEIPT is printed on the following page.

Agent LC Tenant(s) MM