

PMI DC Metro

PO Box 34750 • 10421 Motor City Drive • Bethesda, MD 20817
(202) 742-9797

1. LEASE AGREEMENT

1.1 LEASE AGREEMENT

This Lease, made this 09/16/2026 whereby GAM LLC dba PMI DC Metro, agent for owner
1601 S Hanover Street
Baltimore, MD 21230

, hereinafter referred to as Landlord, does hereby lease to Nicholas J. Basile, Aiden T. Spurrier, hereinafter to as Resident, the premises known as

1601 S Hanover Street - 1601 S Hanover St Apt 1R
Baltimore, MD 21230

, hereinafter referred to as the "Premises", for a period commencing on the later of the Lease Start Date or the date Landlord tenders possession of the Premises to Resident, and ending on the 09/30/2027 at rental of \$ \$18,806.67 Annual Rent Dollars, payable in equal monthly installments of, \$ \$1,550.00 Market Rent Dollars, in advance, without notice, deduction, setoff or demand, on the first day of each month. For the period 09/27/2026 to Pro-Rated End Date, Resident shall pay a pro rata monthly rental of: \$206.67

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Resident agree to keep and perform.
LANDLORD AND RESIDENT AGREE THAT:

X <u> NJB </u>	X <u> AS </u>
Nicholas J. Basile	Aiden T. Spurrier

1.2 SECURITY DEPOSIT

Landlord hereby acknowledges receipt from Resident of the sum of \$1,550.00, paid with certified funds prior hereto, to be held as security for the faithful performance by the Resident of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Resident or

the Resident's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Resident shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The notice to be furnished by the Resident shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Resident by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Resident's notice. In the event of the sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Resident for all liability for the return of such Security Deposit and Resident shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Resident without the prior written consent of Landlord and any attempt to do so shall be void.

The Resident shall have a right to receive, by first class mail, delivered to the last known address of the Resident, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Resident's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Resident for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.