

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (this "Lease") is made and entered into on July 27, 2026 by and between Landlord (defined below) and Tenant (defined below). Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises (defined below), for and subject to the terms and provisions set forth in this Lease.

1. Parties and Premises.

(A) As used in this Lease, "Landlord" means RFG HOLDINGS LLC.

(B) As used in this Lease, "Tenant" means Daniel Trazzi. The individuals comprising Tenant, as set forth below, shall be the only occupant of the Premises, unless permission is given by Landlord.

(C) As used in this Lease, "Premises" means that certain residence situated in Baltimore City, Maryland and having an address of 430 Fawcett St., Baltimore, Maryland 21211.

2. Term. Subject to the terms and provisions of this Lease, Landlord leases the Premises to Tenant from twelve o'clock noon on July 27th, 2026 until 11:59 p.m. on July 31st, 2027 (the "Term"). Subject to Tenant's performance of all obligations under the Lease, including, without limitation, payment of Rent (defined below) and other amounts due to Landlord, Tenant shall enjoy quiet possession of the Premises, without hindrance from Landlord or any party claiming by, through, or under Landlord, subject to the terms and conditions of this Lease.

3. Rent.

(A) Rent for the Premises shall be paid in monthly installments of \$1,970.00 per month payable in advance, on or before the first day of each calendar month during the Term of the Lease ("Rent"). When applicable, Tenant shall also pay such additional fees, charges, and amounts ("Additional Rent") as provided herein.

(B) Rent (including any Additional Rent) for any partial month during the Term shall be prorated on a per diem basis. The first (1st) payment of Rent shall be paid to the Landlord contemporaneously with the execution of this Lease. It shall be in the amount of **\$317.74**, representing prorated Rent for the period commencing July 27, 2026, through July 31, 2026. Thereafter, beginning August 1, 2026, Tenant shall pay monthly Rent for **\$1,970.00**, due on the first (1st) day of each month during the Term.

(C) Rent is due on the first (1st) day of each calendar month. Any Additional Rent shall be due on the first (1st) day of the calendar month following the date in which it was originally incurred. If the Rent and/or Additional Rent is not paid by or on the due date, the Landlord may assess a late fee in the amount of five percent (5%) of the Rent, per occurrence, for each month's payment that is received after the fifth (5th) day of the month.

(D) Payments shall be deemed received when actually delivered to, and received by, Landlord. Dishonored checks and any checks received late in the mail will be treated as late payments. A fee of \$35 shall be applied by Landlord to any dishonored check, which fee shall be deemed "Additional Rent." Any additional bank and handling charges that are assessed in the event of a dishonored check shall also be deemed Additional Rent. Landlord may require Tenant to replace any dishonored check with a money order, cashier's check, or bank check. Landlord may further require that all subsequent payments after a dishonored check be paid with a money order, cashier's check, or bank check.

(E) Acceptable forms of payment of Rent (including Additional Rent) are personal check, cashier's check, bank check, money order, and electronic payment methods acceptable to Landlord. No other forms of payment will be accepted by Landlord.

4. Security Deposit. As a condition to this Lease, Tenant shall pay Landlord a security deposit in the amount of \$1,970.00 ("Security Deposit"), which will be held as faithful performance by the Tenant of the covenants, conditions, rules, and regulations contained herein. The Security Deposit or any portion thereof, may be withheld for unpaid Rent (including Additional Rent), other unpaid expenses including attorneys' fees, damage due to breach of lease, damage to the Premises by the Tenant, Tenant's family or guests in excess of normal wear and tear and any other reason permitted by law. Damage by pets is not considered normal wear and tear and repairs for any such damage will be added as Rent, or deducted from the security deposit upon Tenant vacating the premises.

(A) The Tenant shall have the right to be present when the Landlord inspects the Premises after the Tenant quits and surrenders the Premises, if the Tenant notifies the Landlord by certified mail of Tenant's intention to be present, the requested date of the inspection, and the Tenant's new address. The Tenant's notice to be present shall be sent by certified mail to the Landlord at least fifteen (15) days prior to Tenant's move out. Upon receipt of the notice, the Landlord shall notify the Tenant of the date and time the Premises are to be inspected. The date of inspection shall occur within ten (10) days after the date of moving, as designated in the Tenant's notice. In the event of a sale of the Premises by Landlord, the Landlord shall have the right to transfer the Security Deposit to the purchaser, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant 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 Tenant without the prior written consent of Landlord and any attempt to do so shall be void and without effect.

(B) Upon Tenant satisfactorily satisfying all obligations, duties, commitments, and costs under this Lease, any remaining Security Deposit will be mailed to the Tenant, to an address provided by Tenant, within 45 days.

(C) Tenant may not use the security deposit in lieu of paying Rent or other obligations.

(D) The Security Deposit shall bear interest in accordance with Maryland law.

(E) The Tenant shall receive a signed copy of this Lease along with a security deposit receipt in the form attached hereto as **Exhibit A**, which shall serve as a receipt for the Security Deposit.

5. Utilities. Tenant shall be responsible for paying all the utilities for the Premises which includes, without limitation, water, gas, oil & electric, and cable/internet. Tenant shall arrange and pay for such utilities directly from the applicable service providers, and Landlord shall have no liability for any such utilities whatsoever. Tenant must transfer all utilities to be paid by Tenant into Tenant's name, besides water, before moving into the Premises and maintain service throughout the Term of the Lease.

6. Furnishings and Appliances. 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.

7. Use of Premises. The Premises shall be used solely for residential purposes. The individuals named as "Tenant" in Section 1 of this Lease and any of their children named in such Section 1 are the only individuals who may occupy the Premises, and the Premises may be used only as a private residence for those individuals. Tenant may permit guests to stay with Tenant in the Premises for up to two (2) weeks. Any guest staying with Tenant for longer than two weeks shall be considered an occupant of the Premises. Any guests of Tenant must abide by the applicable terms and provisions of this Lease, and Tenant shall be liable for any acts or omissions of Tenant's guests. Landlord must approve any change to those listed as Tenants in the Lease. If Tenant desires any change or increase to those shown as Tenants in the Lease, and provided any increase is not in violation of applicable occupancy codes, those individuals desiring tenancy must complete any application and approval process required by Landlord, in advance of any change, and after Landlord's approval must execute a new Lease. If Tenant fails to obtain Landlord's approval in advance of any change in occupancy, Tenant understands that this failure constitutes a Default as described in the Lease. Tenant agrees to comply with and abide by all federal, state, county and municipal laws and ordinances in connection with the occupancy and use of the Premises. No alcoholic beverages shall be possessed or consumed by Tenant, or Tenant's licensees or invitees, unless the person possessing or consuming alcohol is of legal age. No illegal drugs or controlled substances (unless specifically prescribed by a physician for a specific person residing or present on the Premises) are permitted on the Premises. Tenant agrees to refrain from using the Premises in any way that may result in an increase of the rate or cost of insurance on the Premises. No hazardous or dangerous activities are permitted on the Premises. Tenant shall not use the Premises in a manner that may endanger the person or property of Landlord, co-tenants, or any person living on or near the Premises. Tenant agrees to limit use of the Premises to those uses consistent with the Premises' clean, safe, sanitary, and habitable condition. Neither Tenant nor Tenant's licensees or invitees shall be a nuisance or act in any manner that would interfere with the quiet enjoyment by adjacent property owners. This prohibition includes, but is not limited to, loud noises, loud music, noxious or unpleasant odors, and disruptive behavior or actions.

8. Pets. Pets are not allowed to reside in the Premises, unless Landlord grants permission before the pet(s) is/are moved in, which permission may be granted or withheld in Landlord's sole and absolute discretion. **The landlord will allow a Yorkie dog on the premises.** If allowed, Tenant shall be responsible for any and all damage or loss caused by Tenant's pets. This provision shall not limit the right of a tenant to keep service animals covered by American with Disabilities Act (ADA).

9. Surrender of Premises. Tenant will return the Premises to Landlord at the expiration of the Term in as good condition as when Tenant took possession of the Premises, normal wear and tear excepted. Any deterioration or damage caused by accident, abuse, carelessness, or negligence shall not be considered normal wear and tear. If Tenant fails to re-deliver the Premises in appropriate condition, Landlord may restore the Premises to appropriate condition, including repair, replacement and cleaning. Tenant will surrender any keys and garage door openers for the Premises prior to the expiration of the Term. The cost of any work necessitated will be deducted from the Security Deposit, and if the Security Deposit is insufficient to cover work performed, Tenant will be obliged to pay the additional balance.

10. Check-In Inspection; Check-Out Procedure.

(A) Landlord (or a representative of Landlord) and Tenant may conduct an inspection of the Premises at the time of possession. All systems and appliances on the Premises, including refrigerators, stoves, microwaves, dishwashers, washers, dryers, water heaters, furnaces, etc., will be deemed to be in

working condition at the commencement of the Term, unless specifically noted to the contrary. As of the commencement of the Lease, Tenant acknowledges that Tenant has examined the Premises and is satisfied with the condition of the Premises, including all systems and appliances on the Premises. Taking possession of the Premises by Tenant is conclusive evidence to the fact that the Premises are in good order and satisfactory condition.

(B) Landlord (or a representative of Landlord) may, at its discretion, conduct a check-out/walk-through of the Premises when, or immediately before, Tenant re-delivers the Premises at the end of the Term.

11. Subletting; Assignment. Tenant shall neither sublet any part of the Premises nor assign the Lease, nor any interest in the Lease, without Landlord's prior written consent. Consent to a sublease or assignment shall be in the sole and absolute discretion of Landlord.

11a. Airbnb and Other Similar Sharing Services. Tenant may not list the Premises on Airbnb (or similar service).

12. Tenant's Maintenance and Care of the Premises.

(A) In addition to the duties imposed upon Tenant by this or other provisions of this Lease, Tenant shall at all times maintain the Premises in good condition and in a reasonably clean and safe manner. In addition, Tenant shall not knowingly, intentionally, deliberately, or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person within Tenant's control to do so. Tenant shall use felt pads, rugs or similar scratch prevention materials under all furniture items or other items placed upon any hard surface flooring in the Premises. Bathmats or rugs shall be used on the floors in all bathrooms in the Premises to help prevent standing water on such floors. Tenant shall not place any additional locks on the Premises, including, but not limited to, exterior and interior doors. Landlord shall provide a key to the Tenant for the Premises and Landlord shall keep a duplicate key for access. Tenant shall not cause any of the locks or cylinders in the locks to be changed or re-keyed in any manner. Tenant must keep the Premises free and clear of all debris, garbage and rubbish.

(B) Except as may otherwise be permitted by applicable law, Tenant shall not perform or contract with third parties to perform any repairs of any kind on the Premises without the prior written consent of Landlord. If any repair which is the responsibility of either Tenant or Landlord becomes necessary, Tenant shall notify Landlord, in writing, as soon as possible and allow reasonable time for the work to be completed. Any unauthorized work performed or contracted for by Tenant will be at Tenant's sole expense and no deductions or offsets in Rent or Additional Rent will be permitted.

(C) Tenant shall not make any additions, improvements, or alterations to the Premises unless prior written consent is given by Landlord, which may be given or withheld in Landlord's sole and absolute discretion. Any additions, improvements, or alterations made by Tenant must be completed in compliance with all local, state, and federal laws. As used herein "additions, improvements, or alterations" includes, without limitation, lock changes, painting, replacing fixtures, installing wallpaper, attaching shelves, installing curtains or shades, or other permanent or semi-permanent changes to the Premises. Additionally, no trampolines, pools, satellite dishes, TV antennas, air conditioners, spas, swing sets, or other similar features shall be added to the Premises by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

(D) Tenant shall be responsible for all costs related to any repair or maintenance of any plumbing stoppage or slow-down caused by Tenant, whether accidental or purposeful. Tenant agrees not to

place into any drain lines of the Premises any non-approved substances, such as cooking grease, sanitary napkins, diapers, children's toys or other similar object that may cause a stoppage. Tenant shall notify Landlord of any plumbing leak or slow drainage within twenty-four (24) hours. Landlord shall use reasonable efforts to remedy the plumbing problem. Tenant shall only use a plunger to attempt to fix a slow or stopped drain, and shall not pour chemical or other drain cleaners into any stopped or slow drains. Tenant shall also be responsible for any plumbing system freeze-ups occasioned by Tenant's negligence.

(E) It is generally understood that mold spores are everywhere and that mold can grow in almost any moist location. Landlord has informed Tenant of the need for prevention of moisture in the Premises and on good housekeeping and ventilation practices. Tenant acknowledges the necessity of housekeeping, ventilation, and moisture control (especially in kitchens, bathrooms, and around outside walls) for mold prevention. In signing this Lease, Tenant has examined the Premises and certifies that Tenant has not observed mold, mildew or moisture within the Premises. Tenant agrees to immediately notify Landlord if it observes mold/mildew and/or moisture conditions (from any source, including leaks), and allow Landlord to evaluate and make recommendations and/or take appropriate corrective action. Tenant relieves Landlord from any liability for any bodily injury or damages to property caused by or associated with moisture or the growth of or occurrence of mold or mildew on the Premises. In addition, execution of this Lease constitutes acknowledgement by Tenant that control of moisture and mold prevention are an important part of Tenant's Lease obligations.

(F) Tenant shall keep the Premises free of all pests, including without limitation, rodents, fleas, bed bugs, ants, cockroaches, gnats, flies, and beetles. Tenant shall pay for all costs associated with remediating pests from the Premises and shall inform Landlord at first sighting of any pests in order to avoid any infestation of pests. In signing this Lease, Tenant agrees that Tenant has examined the Premises and certifies that it has not observed any pests in the Premises.

(H) Tenant is responsible for grass cutting and snow removal and shall promptly remove snow and ice from the sidewalks and walkways serving the Premises.

(I) If Tenant changes the locks without supplying Landlord with a key, and Landlord is prevented from entering the Premises due to the lock change, Tenant shall be responsible for all costs of Landlord to enter the Premises by force, including, without limitation, any damage to the Premises. If Tenant is locked out of the Premises, and Landlord must unlock the door for Tenant, then Tenant will be charged a service charge to be determined by Landlord.

(J) The Premises has been equipped with powered smoke detectors and carbon monoxide detectors. Tenant agrees these detectors are in working order and agrees to periodically test and maintain the smoke detectors and keep them in working order.

13. Landlord's Maintenance of the Premises. Landlord agrees to maintain the structure, roof and foundation of the Premises, and the heating, plumbing and electrical systems of the Premises unless the repairs required are a result of any act or omission of Tenant (excluding normal wear and tear). In such case that the damage is a result of the act or omission of Tenant, Tenant will be responsible for all costs to repair such damage. Landlord will carry out all required repairs in as reasonable time as possible in accordance to applicable laws, but will not be liable to Tenant for any disruptions or inconvenience to Tenant as a result of damages or repairs or any claim that the Premises is uninhabitable (except to the extent of any non-waivable warranty of habitability provided by applicable laws).

14. Default. If Tenant is late in the payment of any installment of Rent or Additional Rent, or in violation of any other covenants or agreements set forth in the Lease (a "Default"), then Landlord may

recover possession as provided by law and seek monetary damages. If possession is terminated by reason of a Default before the Term expires, Tenant shall still be responsible for the Rent and Additional Rent occurring for the remainder of the Term, subject to Landlord's duty to use reasonable efforts to mitigate such damages.

15. Abandonment. The Premises will be deemed abandoned if Tenant Defaults in Rent payment, appears absent from the Premises, and there is reason to believe that Tenant will not be returning to the Premises, as determined by Landlord in its reasonable discretion.

16. Re-Entry. If Landlord re-enters the Premises as a result of abandonment by Tenant:

(A) Tenant shall be liable for damages to Landlord for all loss sustained, including, without limitation, the balance of the Rent and Additional Rent due for the remainder of the Term subject to landlord's duty to use reasonable efforts to mitigate such damages, court costs and reasonable attorneys' fees;

(B) Tenant's personal property and the personal property of any guest, invitee, licensee or occupant may be removed from the Premises and left on the street or alley or, at Landlord's option, it may be removed and stored or disposed of at Landlord's sole discretion. Any expense related to storage of Tenant's personal property is the sole responsibility of Tenant. Landlord shall not be deemed a bailee of the removed property, and Landlord shall not be held liable for either civil or criminal action as a result of the removal. Tenant shall defend, indemnify, and hold harmless Landlord for any expense in defending against any claim by Tenant or third-party and for any legal expense, cost, fine or judgment awarded to any third-party as a result of Landlord's actions pursuant to this Section of the Lease;

(C) Landlord may attempt to re-let the Premises for such rent and under such terms as Landlord believes appropriate;

(D) Landlord may enter the Premises, clean and make repairs and charge Tenant accordingly;

(E) Any money that Landlord receives from Tenant shall be applied first to Rent, Additional Rent, and other payments due; and

(F) Tenant will surrender all keys and peacefully surrender and deliver up possession of the Premises.

17. Default by Landlord. In the event of any alleged default in the obligation of Landlord under this Lease, Tenant will deliver to Landlord written notice specifying the nature of Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within a 30-day period, to commence action and proceed diligently to cure such alleged default.

18. Renewal Term. This Lease does not include any Renewal Term.

19. Rent Increases. After the initial term of this Agreement, Landlord may increase the rent up to the maximum amount permitted by law.

20. Indemnification; Insurance.

(A) Tenant shall indemnify, defend, and hold Landlord harmless from all injury, loss, claim or damage to any person or property while on the Premises, or arising in any way out of Tenant's use or

occupancy of the Premises. Landlord and Landlord's agents, contractors, and employees shall not be liable for, and Tenant waives all claims for, damage to person or property sustained by Tenant, resulting from any accident or occurrence in, on or about the Premises, including, but not limited to, claims for damage resulting from: (i) any equipment or appurtenances becoming out of repair; (ii) Landlord's failure to keep the Premises in repair; (iii) injury done or occasioned by wind, water, or other natural element; (iv) any defect in, or failure of, plumbing, heating or air-conditioning equipment, electric wiring or installation thereof, gas, water and steam pipes, stairs, porches, railings or walks; (v) broken glass; (vi) the backing-up of any sewer pipe or downspout; (vii) the bursting, leaking or running of any tank, tub, sink, sprinkler system, water closet, waste pipe, drain or any other pipe or tank in, on or about the Premises; (viii) the escape of steam or hot water; (ix) water, snow, or ice being on or coming through the roof, skylight, doors, stairs, walks, or any other place on or near the Premises; (x) the falling of any fixtures, plaster or stucco; (xi) fire or other casualty; (xii) any act, omission or negligence of Tenant or of other persons or occupants of the Premises; and (xiii) any hazardous materials or conditions on the Premises.

(B) Landlord, in its sole discretion and for its sole benefit, shall cause the Premises to be insured as it deems appropriate. Landlord does not carry insurance on any of the Tenant's personal possessions. Tenant shall have no right or claim to any insurance or insurance proceeds of Landlord. Tenant understands and agrees that Landlord has no obligation to obtain insurance for Tenant including, but not limited to, liability, hazard, or contents insurance. Tenant may 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.

21. Holdover. Tenant must vacate the Premises and remove all of Tenant's personal property from the Premises before 11:59 p.m. on the date the Term expires. If Tenant fails to so vacate the Premises, Landlord may immediately commence eviction proceedings at its sole discretion. If Tenant holds over (fails to vacate) the Premises after proper notice, Landlord may hold the Tenant accountable for rent for the period of the holdover and for consequential damages due to an incoming tenant's inability to enter the premises because of Tenant's holdover occupancy. This Lease shall serve as notice of a rent increase of 15% of the last rent charged if Tenant holds over after proper notice.

22. Entry by Landlord. Landlord may enter the Premises (or cause its agents or contractors to enter the Premises) at reasonable hours for reasonable purposes (such as repairs, inspections or re-letting to prospective new tenants), after giving reasonable notice to Tenant. Landlord may also enter the Premises in the event of an emergency, without notice, or in the event of Tenant's abandonment of the Premises. Tenant's request for service or repairs shall be considered Tenant's approval of all necessary access to the Premises by Landlord or Landlord's agents or contractors, in connection with such service or repairs. If Tenant does not allow access to the Premises when Landlord or Landlord's agents or contractors have agreed to perform any services or repairs to the Premises, Tenant will be assessed a reasonable service charge.

23. Subordination. The Lease is subordinate to all existing and future mortgages, deeds of trust and other security interests on the Premises. Tenant agrees that from time to time it will deliver to Landlord or Landlord's mortgagee or designee within ten (10) days of the date of Landlord's or Landlord's mortgagees or such other designee's request documentation confirming the subordination of this Lease to any current or future mortgage or mortgages placed on the Premises by Landlord and Tenant's agreement to attorn to any party acquiring rightful possession of the Premises by or through any such mortgage.

24. Lead-Based Paint. 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 Premises 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 Premises.

If the Premises was built prior to 1979, the Premises is also subject to the Maryland Lead Paint Poisoning Prevention Program Act. If the Premises was constructed prior to 1950, all provisions of the Maryland Program will apply to the Premises. If the Premises 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) that (check all that apply):

The Federal Program (check one)

☐ the Premises was built during or after 1978; the Federal Program does not apply.

☒ the Premises was built before 1978; the Federal Program applies.

The Maryland Program (check one)

☐ the Premises was built prior to 1950, the Maryland Program applies fully.

☒ the Premises was built after 1949 but BEFORE 1979, the Maryland Program applies at Owner's option.

Age Classification Unknown (check, if applicable)

☐ Landlord is uncertain as to age classification; therefore, Landlord acknowledges that, for the purposes of this Lease, the Premises will be treated as though it had been constructed prior to 1950, and agrees that the Premises 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 Premises may be subject to federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

Tenant understands and acknowledges that compliance under federal and Maryland law is the sole responsibility of the Landlord, and the Tenant will read and become familiar with the requirements of federal and Maryland law.

25. Legal Compliance. Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Lease.

26. Retaliation. Landlord is prohibited from taking retaliatory action against the Tenant(s), including, but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, or any other type of action that could be considered unjustified.

27. Fair Housing. If Tenant(s) possess(es) any disability, Landlord shall provide reasonable accommodations and modifications to the Premises, unless such requests amount to an undue financial and administrative burden. It is the policy of the Landlord to comply with Title VIII of the Civil Rights Act of 1968, as amended, (commonly known as the Fair Housing Act) by ensuring that all units are available to all persons without regard to race, color, religion, national origin, disability, familial status, and sex. The Landlord will also comply with local ordinances that ensure all units are available to all persons without regard to sexual orientation, gender identity or expression, marital status, age, ancestry or source of income. These laws mean that, among other things, the Landlord must not discriminate against any qualified applicant or tenant with respect to the rental of dwellings.

28. Miscellaneous.

(A) All notices required to be sent under the Lease must be in writing and either be: (i) delivered as provided by applicable law; (ii) personally delivered, with proper proof of service; or (iii) sent via U.S. certified mail, postage prepaid, return receipt requested. All notices required to be sent to Landlord must be sent or delivered to 7107 York Road, Baltimore, Maryland 21212, and all notices required to be sent to Tenant may be sent or delivered to the Premises.

(B) In the event that Landlord commences legal action against Tenant to enforce any part of this Lease or applicable laws, Landlord shall be entitled to recover all costs and reasonable attorneys' fees incurred by Landlord in connection therewith.

(C) The Lease is governed by and construed in accordance with the laws of the State of Maryland. Venue is proper in the County in which the Premises are located.

(D) This Lease and any attached exhibits or addendums constitute the entire agreement between parties. Unless otherwise provided in this Lease, this Lease may be amended, modified, or terminated only by a written instrument executed by Landlord and Tenant.

(E) The Section titles or captions in the Lease are for convenience only and shall not be deemed to be part of this Lease.

(F) Whenever the terms referred to in this Lease are singular, the same shall be deemed to mean the plural, as the context indicates, and vice versa. All references to "Tenant" mean each and every person comprising Tenant or an individual person or combination of persons comprising Tenant as may be required by the specific context.

(G) No right under the Lease may be waived except by written instrument executed by the party who is waiving that right. No waiver of any breach of any provision contained in the Lease shall be deemed a waiver of any preceding or succeeding breach of that provision or of any other provision contained in the Lease. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

(H) If any term, covenant, condition, or provision of the Lease or the application thereof to any person or circumstance is found, at any time or to any extent, to be invalid or unenforceable, a legally valid provision as similar as possible to the invalidated provision will be substituted therefor, and the remainder of the Lease, or the application of that term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of the Lease shall be valid and shall be enforced to the fullest extent permitted by law.

(I) It is understood that if Tenant leaves personal property within the Premises after move-out, then Landlord can determine that such property has been abandoned. If Tenant abandons any personal property, then it shall be deemed that Tenant has specifically and irrevocably waived all title and interest in such property and grants Landlord the full authority to dispose of such property without notice, a court order, or accountability.

(J) Any partial payment made by Tenant will be allocated first to the payment of Additional Rent and second to unpaid rent. Landlord's acceptance of any partial payment does not waive Landlord's right to require immediate payment of the unpaid balance of Rent, or waive or affect Landlord's rights to institute legal proceedings including, without limitation, an eviction action.

(K) No assent, express or implied, to any Default of any one or more of the agreements in the Lease will be deemed or taken to be a waiver of any succeeding or other Default. The covenants set forth in the Lease are independent. Tenant shall have no right to withhold or set off any Rent due to Landlord.

(L) If more than one person comprises Tenant, it is expressly understood and agreed that each person comprising Tenant is jointly and severally liable for any and all obligations of Tenant in the Lease. This means that each and every person comprising Tenant are each, together and separately, responsible for all of Tenant's obligations.

(M) Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to smoke in the Premises.

(N) If any individual comprising Tenant dies before the end of the Term, any remaining individuals comprising Tenant shall continue to carry out the terms of the Lease. If the deceased individual is the sole Tenant under the Lease, a representative of the deceased Tenant may terminate this Lease by providing verified written documentation testifying to such Tenant's death.

(O) In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

(P) Landlord may assign this Lease in its sole and absolute discretion.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year provided with their respective signatures below.

TENANT:

<i>Daniel Trazzi</i>	dotloop verified 07/07/26 1:11 PM EDT XHWZ-LNCG-JXPB-KCWL
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Daniel Trazzi

Daniel Trazzi

Print Name

Date: _____

LANDLORD: RFG Holdings LLC

<i>Richard Gans</i>	dotloop verified 07/06/26 11:57 PM EDT VWQK-HNC3-CAKZ-G5VK
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By: Richard Gans, Managing Member

Richard Gans

Print Name

Date: 07/06/2026

EXHIBIT A
Security Deposit Receipt

Landlord: _____

Tenant: _____

Premises: _____

In accordance with Maryland Code 8-203.1, Tenant is being provided with this receipt for the payment of a security deposit along with a list of the tenant's rights concerning security deposits. Agent has received from the tenant a security deposit in the amount of \$_____. Tenant has the following rights:

1. Tenant has the right to have the Premises inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
2. The Tenant has the right to be present when the Landlord inspects the Premises at the end of the tenancy in order to determine if any damage was done to the Leased Property, if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address.
3. The Landlord is obligated to conduct a move-out inspection within 5 days before or after the Tenant's stated date of intended moving.
4. The Landlord is obligated to notify the Tenant in writing of the date of the inspection.
5. The Tenant has the right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the security deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy.
6. The Landlord is obligated to return any unused portion of the security deposit, by first class mail addressed to the Tenant's last known address within 45 days after the termination of the tenancy.
7. Tenant understands that the failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.
8. The Landlord will retain a copy of the receipt for a period of 2 years after the termination of then tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be.
9. The Landlord shall be liable to the Tenant in the sum of \$25.00 if the Landlord fails to provide a written receipt for the security deposit to the Tenant.

Landlord Signature: _____

Date: _____