

STANDARD LEASE

DATE This lease prepared this 25th day of April Two Thousand
Twenty two

TENANT between Matthew
Shiroma (Tenant)

OWNER Yusang Chung (Owner)
Owner's mailing address #202 1043 S. Hanover St., Baltimore, Md
21230

Owner's phone 410-244-
8225

AGREEMENT

Witness that the said Owner does hereby lease to the said Tenant,
and the latter does hereby hire from the former the following described
property, situate and lying in

COUNTY Baltimore **OR** **CITY** City of

State of Maryland being the property known as
ADDRESS 1043 S. Hanover St., #203 Baltimore, Md
21230 Zip Code

Term With the improvements thereon and all the rights and appurtenance
thereto belonging, or in anywise there appertaining, for term of One
year

Beginning on the 5th day of May 20 22, and
ending on the 30th day of April 20
23 at a total rental of Sixteen Thousand and Eight
Hundred Dollars (\$ 16,800)

for said term, payable in equal monthly installments of
Payment Fourteen
Hundred Dollars
(\$ 1,400) or Rent in advance on the day of each month.

Where rent is to be paid #202 1043 S. Hanover St., Baltimore, Md
21230

SECURITY A security deposit of Fourteen Hundred

DEPOSIT Dollars (\$ 1,400) receipt of which is hereby acknowledged
has been paid with this lease, to be held by owner in escrow until
expiration of this lease, or any renewal thereof and returned to tenant at that
time provided property is returned to owners in same condition as received,
allowing for normal wear and tear. In event of damage in excess of normal
wear and tear, the security deposit shall be used in whole or in part to make
necessary repairs and balance refunded to tenants. (See reverse side under
"Receipt for Security Deposit")

INCLUSIONS Included in Rental:

OWNER AGREES 1. The Owner agrees that the Tenant, peaceably and quietly,

may enter on the leased premises at the beginning of the term hereof, and that the leased premises will be made available in a condition permitting habitation, with reasonable safety, except as follows: _____

TENANT AGREES

1. To pay promptly the rent herein provided without any deduction whatsoever.
2. To pay when due all charges for gas, electricity, oil (for heating or cooking of applicable), and water including metropolitan sewer service charges) used on said premises during the term of this lease, or any renewal thereof.
3. No to do or permit to be done anything on said premises in contravention of any fire insurance policy in force thereon.
4. Not to use or permit the use of any portion of said premises for any purpose other than one person residence _____ to keep all lawns, hedges, flower beds, and shrubbery in good order; to keep the said premises in a clean sanitary condition and comply with all laws, health and police regulations with respect to said premises and to indemnify and save the Owner harmless from all liability arising out of any such laws or regulations or arising out of any neglect or any violation and non-performance of any of the covenants contained herein. Regardless of the anticipated use of this property the Tenant is not in any way relying on the agent for explanations or access to restrictive covenants, zoning, or any other documents which might restrict or prohibit the use of this property for the purposes intended by the Tenant. Where the lease applies to a multi-family dwelling or the law requires a condominium provision, an appropriate addendum is attached hereto and hereby made a part of this lease.
5. Not to assign this lease or sublet all or any portion of said premises without first obtaining the written consent from the Owner.
6. That with respect to those portions of the premises within the exclusive control of the Tenant the said Owner shall not be responsible for any loss of or damage to any goods or chattels placed on, in or about said premises, nor for any personal injury to Tenant or any member of Tenant's family, or to any guest or servant, nor for security and safety of person or goods on or about premises.
7. If the dwelling on said premises is rendered totally unfit for occupancy by fire, tempest or other act of God, or by the acts of rioters or public enemies, or other unavoidable accident, the tenancy hereby created shall immediately cease upon the payment of the rent apportioned to the time of such happening; If, however, said dwelling house is only partially destroyed or damaged and the Owner deems it judicious to repair the damage, then such repairs shall be made by the Owner without unreasonable delay, this lease remaining in full force.
8. Tenant shall not keep pets on premises without written permission from Landlord or Agent. If written permission is granted. The Tenant agrees to pay the cost of having the house de-ticked by a professional exterminator

at the termination of the occupancy.

ADDITIONAL

If Tenant's monthly installments is not paid as provided above, RENT
Landlord shall be due additional rent in the amount of \$ See

back

In any event this additional rent shall not exceed 5% of the amount
of rent due (See back) If Tenant's bank account refuses; on first
demand, to pay any such rental check, there will be \$50 charge added. If
any action or lawsuit shall be brought by the Owners or agents for the
recovery of any rent due, or to enforce any right hereby conferred, or for
recovery of possession of the subject property, the Tenants shall pay to the
Owners or Owner's Agent, a reasonable attorney's fee, together with court
costs.

**CREDIT
CLAUSE**

If Tenant has authorized the Agent to order and obtain a Consumer
Report (Credit Report) from a Consumer Reporting Agency to be used in
connection with the execution of this Lease. The Tenant hereby also
authorizes the Agent to disclose to the Landlord or any other party directly
involved the credit information provided to the Agent by such Consumer
Reporting Agency or by the Tenant at the Tenant's expense. It is understood
and agreed by both Tenant and Owner that the Brokers do not guarantee not
do they have knowledge of the financial assets of the Tenant nor the
condition of the premises.

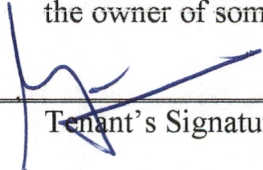
BROKERAGE FEE

All commissions on account of this lease and all renewals or
extensions thereof shall be paid by the said Owner to
N/A and in the event the tenants purchase this
property, the transaction shall be completed through
N/A and a brokerage fee of 8% of the
purchase price plus as an amount equal to one half year's ground rent. This
paragraph shall constitute a valid listing agreement in accordance with the
Maryland Real Estate Law.

**AUTOMATIC
RENEWAL OF
LEASE**

1. That this lease, with all its provisions and covenants, shall
continue in force from year to year (or N/A after the
expiration of the term above mentioned; provided, however, that
the parties hereto, or either of them, can terminate the same at the day's
prior written notice to the other party.

2. I/we have read and fully understand this provision of this lease
specifying that the lease will automatically be renewed unless I/we notify
the owner of some other intent.



Tenant's Signature

Tenant's Signature

This is a Legally Binding Contract; If Not Understood Seek Competent Advice.

The conditions on the reverse side of this contract form a part of this lease.

UTILITY

In the event that Owner agreed herein to furnish any service or utility
at owner's cost and expense, and should become necessary anytime,
because of accident, malfunction, or for the purpose of repairing or
improving the equipment furnishing such service or utility, anything

appertaining thereto, the Owner shall have the right, without liability to the Tenant for any direct or indirect damages, to temporarily stop or curtail the furnishing of any such service or utility, but, in any case, the Owner agree to use due diligence in restoring such service or utility.

In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control to obtain fuel or electricity for services which they respectively have agreed above to furnish, or in the event of the rationing or non-delivery or the same. Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect.

REPAIRS

1. The First \$50.00 per occurrence for all repairs to appliances shall be paid by Tenant and at the expiration of this lease, all appliances shall be in good working condition.

2. Except as may be provided herein, Tenant agrees to pay for all repairs and renovations to the leased premises during the term hereof, and any renewal thereof. Owner shall maintain and keep in repair the roof, exterior walls, plumbing, heating, electrical and air conditioning (Of any of the leased premises except those caused by Tenant's negligence or misuse. The replacement of any cracked or broken windows or other glass shall be the responsibility of Tenant. Any sum payable hereunder by Tenant shall be due and collectable as a additional rent for the leased premises.

ACCESS

1. That the Owner or Owner's agents shall have the right to enter upon said premises at all reasonable times for the purpose of inspection and making any repairs which Owner may be required to make by reason of other provisions of this Lease or by reason of the requirements of public authorities, and for a period of sixty (60) days prior to the expiration of the term of this lease, or any renewal thereof, Owner shall have the right to show prospective tenants or purchasers through said premises and to post "For Sale" or "For Rent" signs thereon.

2. At the end of said term or any renewal thereof, to surrender said premises to said Owner in as good condition as when received except for any damage caused by ordinary wear or use thereof.

DEFAULT

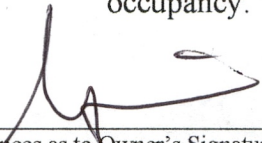
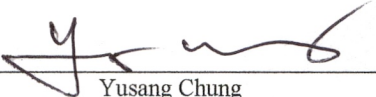
1. If the rent shall be due and unpaid, or if the Tenant shall violate any of the agreements on his part herein made, the Owner may distrain therefore and re-enter, the leased premises in accordance with the applicable provisions of law, and any such re-entry shall terminate this lease. No such termination however, shall deprive the owner of any other right of action against the Tenant for possession, for rent or for damages.

COMMISSION RATE

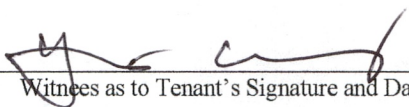
In consideration of the services rendered by the Realtor in N/A negotiating this lease, the Owner agrees to pay said Realtor commissions as follows: On month-to-month tenancies or leases and all other tenancies or leases for a period of less than one year (except seasonal or temporary tenancies or leases), the commission shall be eight-tenths (0.8) of the one month rental, and shall be payable when rent for one month has been received by the Owner or his agent. On leases of one year or more. The commission shall be eight percent of the average gross rental (for full term)

for the first year, plus six percent of said rental for each second and third years, or any part thereof, plus thereafter, said commission to be payable when lease has been signed by the tenant and accepted by the owner. Where a tenant procured under an original lease for any period of less than five year continues to occupy the leased premises as a tenant for any extended period of periods, additional commissions at the rates set forth above shall become due at end for the time of each such extended period or periods, provided the aggregate of charges for the original and such extended period or periods shall not exceed the commissions which would have Realtor negotiating the original lease been made five years. This five-year limitation on renewal commissions shall not apply to cases where the employed by the owner to negotiate a renewal or extension of any lease, commissions shall be payable in the same manner and at the same rates applicable to new leases.

NOTE: The foregoing commissions do not cover services for management and collections, nor apply to seasonal leases or leases to temporary occupancy.

		(SEAL)	
Witnesses as to Owner's Signature and Date	Yusang Chung		Date

		(SEAL)	
Witnesses as to Owner's Signature and Date	Owner's Signature		Date

		(SEAL)	
Witnesses as to Tenant's Signature and Date	Matthew Shiroma		Date

		(SEAL)	
Witnesses as to Owner's Signature and Date	Owner's Signature		Date