

## **Apartment Lease Agreement for 1252 Battery Ave, Baltimore, MD 21230**

### **A1. Definitions used in this lease agreement**

"Lease Agreement" means this lease agreement.

"Apartment" means the real property located at 1252 Battery Ave, Baltimore, MD 21230.

"Occupant Lessee" means the person or persons who will occupy the Apartment during the term of the Lease Agreement and who is/are responsible for making financial payments relative to this Lease Agreement.

"Non-occupant Lessee" means the person or persons who will not occupy the Apartment during the term of this Lease Agreement but who is/are responsible for making financial payments relative to this Lease Agreement.

"Lessee" means the person or persons who is/are defined above as either Occupant Lessee or Non-occupant Lessee.

"Additional Occupant" means the person or persons who will occupy the Apartment during the term of the Lease Agreement and who is/are not responsible for making financial payments relative to this Lease Agreement.

"Resident" means the person or persons who is/are defined above as either Occupant Lessee or Additional Occupant.

"Lessor" means the person to whom lease payments will be made by Lessee.

"Management" means the person or persons who provide(s) day-to-day contact and support to Lessee and Resident.

"Landlord" means the person or persons who is/are defined above as either Lessor or Management.

"Lease Acceptance Dates" are the dates on which the various parties to this Lease Agreement have indicated agreement and acceptance of the terms of this Lease Agreement.

"Effective Lease Acceptance Date" is the latest of the various Lease Acceptance Dates.

"Lease Begin Date" is the first date on which Resident may occupy the Apartment per the terms of this Lease Agreement.

"Lease End Date" is the last date on which Resident may occupy the Apartment per the terms of this Lease Agreement.

"Rent" means the recurrent monthly Apartment rental fee that is paid by Lessee to Lessor.

"Late Charges" means additional amounts that are owed by Lessee to Lessor due to monthly Rent payments being made at a later date than is agreed to in this Lease Agreement.

Initials: Lessee 1 KK ; Lessee 2 CP ; Management AN

## A2. Summary information:

Information for each person who is an Occupant Lessee as defined above:

|            | Occupant Lessee 1        | Occupant Lessee 2         |
|------------|--------------------------|---------------------------|
| Name       | <u>Katherine Kracov</u>  | <u>Christina Penafiel</u> |
| Address    | <u>10010 Fleming Ave</u> | <u>10110 Summit Ave</u>   |
| City       | <u>Bethesda</u>          | <u>Kensington</u>         |
| State, Zip | <u>MD 20814</u>          | <u>MD 20895</u>           |

Information for each person who is a Non-occupant Lessee as defined above:

|            | Non-occupant Lessee 1 | Non-occupant Lessee 2 |
|------------|-----------------------|-----------------------|
| Name       | <u></u>               | <u></u>               |
| Address    | <u></u>               | <u></u>               |
| City       | <u></u>               | <u></u>               |
| State, Zip | <u></u>               | <u></u>               |

Information for each person who is an Additional Occupant as defined above:

|                                  | Additional Occupant 1 | Additional Occupant 2 |
|----------------------------------|-----------------------|-----------------------|
| Name                             | <u></u>               | <u></u>               |
| Address                          | <u></u>               | <u></u>               |
| City                             | <u></u>               | <u></u>               |
| State, Zip                       | <u></u>               | <u></u>               |
| Relationship to Occupant Lessee: | <u></u>               | <u></u>               |

Lessor name and current address: William E. Morton; 290 Vernal Ct.; Los Altos, CA 94022

Management name and current address: Amy Morton; 601 S. Columbus St; Alexandria, VA 22314

Initials: Lessee 1 KK; Lessee 2 CP; Management AM

Lease term:

18 KK CP \*  
X months X  
X 15 KK CP X  
X August 2026 X

Lease Begin Date:

Lease End Date:

1 August 2027 February 2028 X

Monthly rental amount (Rent)

Base monthly rental amount \$ 2,200.00

Additional monthly rental amount \$

Total monthly rental amount \$ 2,200.00

Applicable one-time charges and deposits (to be paid in the form of cashier's check, certified check or money order, unless otherwise agreed to by Landlord).

Administrative fee \$ 0.00 (non-refundable)

Application fee per Lessee \$ 0.00 (non-refundable)

Security deposit \$2,275.00 (refundable)

Pet deposit \$ 00.00 (refundable)

Total \$2,275.00

Total refundable deposits \$2,275.00

Total non-refundable deposits \$ 0.00

Utilities:

- Electricity - paid by Lessee
- Gas - paid by Lessee
- Water/Sewer- paid by Lessee
- Trash - paid by Lessee
- Alarm monthly base fee - paid by Lessee  
Alarm false alarm charges – paid by Lessee
- Renter's insurance – paid by Lessee
- Lock-out and key replacement fees – paid by Lessee

Number of keys provided by Lessor to Lessee

2 - key(s) to front door (same key work on back door)

key(s) to

key(s) to

Initials: Lessee 1 KV; Lessee 2 CP; Management X

### A3. Lease agreement and acceptance

This Lease Agreement is a lease agreement between the above-named Lessee and the above-named Management and/or Lessor for the Apartment described above. This Lease Agreement (and any contemporaneously executed additional agreement(s)) is the entire agreement between Lessee and Management and/or Lessor and may be modified only in writing. If there is more than one person indicated above as a Lessee, all such persons are jointly and severally liable for any payments due to Lessor. UPON EXECUTION OF THIS LEASE AGREEMENT, EACH PERSON WHO IS A LESSEE ACKNOWLEDGES THAT HE OR SHE HAS READ AND AGREES TO ALL OF THE PROVISIONS OF THIS LEASE. This Lease Agreement was executed by the Lessee and Management and/or Lessor on the below "Lease Acceptance Dates".

Accepted By:



Lessee 1

7/12/2026

Lease Acceptance Date



Lessee 2

7/12/2026

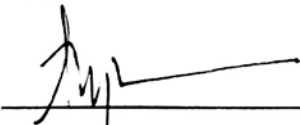
Lease Acceptance Date

Lessee 3

Lease Acceptance Date

Lessee 4

Lease Acceptance Date



Management

14 July 2026

Lease Acceptance Date

Initials: Lessee 1 KX; Lessee 2 CP; Management [Signature]

In consideration of the mutual agreements and covenants contained herein, Lessee and Management and/or Lessor agree as follows:

This Lease Agreement is governed by Maryland Code, Section 8-101 et seq.

Landlord and Lessee agree to the following terms and conditions:

1. **OCCUPANTS:** The Apartment will be occupied by Resident and only Resident. No one else may occupy the Apartment unless the person is designated as an Additional Occupant and approval is obtained in writing from Landlord. Persons not listed as a Resident must not stay in Apartment for more than seven consecutive days without Landlord's prior written consent, and no more than twice that many days in any one month.
2. **POSSESSION:** If there is any delay in delivery of possession of the Apartment to Resident that is caused by Landlord, rent shall be abated on a daily basis until possession is granted and keys are received by Resident. If possession is not granted within seven (7) days after the beginning day of the initial term of this Lease Agreement, then Resident may void this Lease Agreement and will be entitled to receive a full refund on any deposit that has been paid by Resident to Landlord. Landlord shall not be liable for damages caused by any delay in delivering possession of the Apartment to Resident.
3. **RENT:** Rent is due in advance during the term of this Lease Agreement on the first day of each month and must be sent to the address provided above for Lessor or to such other place as Landlord may designate.
4. **LATE CHARGE:** If Landlord elects to accept Rent payment after the close of business on the 3rd day of a calendar month, a Late Charge equal to 10% of the base rental charge of this Lease Agreement will be immediately due as additional rent for the particular month. Unless otherwise waived by Landlord in the sole discretion of Landlord, Lessee agrees to tender all late payments of rent to Landlord in the form of cashier's check, certified check or money order. Landlord's failure to collect said late charge during any month shall not be deemed a waiver of the same, but shall accrue to the next calendar month at which time it will be due and payable in full as additional rent owed by Lessee.
5. **RETURNED CHECKS:** In the event that Lessee's check is returned for any reason, Lessee agrees to pay Lessor the amount of \$100.00 as a handling charge in addition to any applicable Late Charge. Unless otherwise waived by Landlord in the sole discretion of Landlord, returned checks must be redeemed by cashier's check, certified check or money order. In the event more than one check is returned during the term or extension of this Lease Agreement, unless waived by Landlord in the sole discretion of Landlord, Lessee agrees to pay all future rents and charges by cashier's check, certified check or money order.
6. **RENEWAL TERM:** Either Lessee or Landlord may terminate this Lease Agreement at the end of the term by giving the other party sixty (60) days written notice prior to the end of the term as provided in paragraph 7, but if such notice is not given, then this Lease Agreement will be extended on a month-to-month basis under the same terms and conditions contained in this Lease Agreement; provided, however, that Landlord reserves the right to increase the rental rate or modify other terms of this Lease Agreement as of the end of the initial term or at the end of any extended term, as long as Landlord gives written notice of the increase or modification no less than thirty (30) days before the effective date of the increase or modification. Notice from one Lessee constitutes notice for all Lessees and Residents pertaining to this Lease Agreement. After renewal of this Lease Agreement, Lessee has the right to terminate this Lease Agreement as of the last day of a calendar month, by giving written notice to Landlord sixty (60) days prior to the expiration of the then current month-to-month term. Notice of a rental increase or modification of other terms shall not terminate the Lease Agreement, which shall continue until a proper termination notice is given. In the event of such termination by Lessee, Lessee shall pay all monies due through the date of termination and shall return the Apartment to Landlord in good and clean condition less reasonable wear and tear.

Initials: Lessee 1 KK ; Lessee 2 CL ; Management AL

7. **EARLY TERMINATION:** Provided Lessee is not in default hereunder at the time of giving notice, strictly complies with of the provisions of this paragraph, and termination is as of the last day of the calendar month, Lessee may terminate this Lease Agreement before the expiration of the initial term by:

- (a) Giving Landlord sixty (60) days prior written notice; plus
- (b) Paying all monies due through the date of termination; plus
- (c) Paying an amount equal to one month's rent as liquidated damages; plus
- (d) Returning the Apartment in good and clean condition less reasonable wear and tear.

Resident's exercise of this provision shall not affect or diminish Lessee's responsibility and obligations regarding any damage to the Apartment.

8. **EARLY TERMINATION BY ARMED SERVICES PERSONNEL:**

(a) If Lessee is a member of the armed forces of the United States or a member of the National Guard serving on full-time duty or as a Civil Servant technician with a National Guard unit, (i) who has received permanent change of station orders to depart thirty five (35) miles or more (radius) from the location of the Apartment, (ii) who has received temporary duty orders in excess of three (3) months' duration to depart thirty five (35) miles or more (radius) from the location of the Apartment, (iii) who is discharged or released from active duty with the armed forces of the United States or from full-time duty or technician status with the National Guard or (iv) who is ordered to report to government-supplied quarters resulting in the forfeiture of basic allowance for quarters, Lessee may terminate this Lease Agreement by written notice of termination to Landlord to be effective on the date stated in such a notice, which date shall not be less than thirty (30) days after receipt of such a notice by Landlord and no more than sixty (60) days prior to the date of departure necessary to comply with official orders or any supplemental instructions or interim training or duty prior to the transfer. Prior to the termination date, Lessee shall furnish Landlord with a copy of the official notification of the orders or a signed letter, confirming the orders, from Lessee's commanding officer. The final rent due by Lessee shall be pro-rated to such a date of termination and shall be payable at such a time as would otherwise have been required by this Lease Agreement, together with any liquidated damages due pursuant to subparagraph (b) of this paragraph 8.

(b) In consideration of such early termination of this Lease Agreement, Lessee shall pay to Landlord as liquidated damages: (i) the amount of one month's rent for the Apartment, if less than six months of the initial term of this Lease Agreement shall have elapsed as of the effective date of termination, or (ii) the amount of one-half of one month's rent, if more than six months of the initial term of this Lease Agreement shall have elapsed as of the effective date of termination; provided, however, nothing in subparagraph (b) of this paragraph 8 shall effect any other obligations of Lessee under this Lease Agreement.

(c) Upon a termination under this paragraph 8, Resident shall vacate the Apartment and shall remove all items of personal property, and the Apartment shall be left in good and clean condition, reasonable wear and tear excepted.

9. **SUBLETTING AND ASSIGNMENT:** Lessee shall not assign or transfer all or any portion of his/her interest in this Lease Agreement or addenda, or sublet all or any portion of the Apartment or premises, without Landlord's prior written consent. Any assignment or subletting without Landlord's prior written consent shall be voidable by Landlord and, at Landlord's election, shall constitute a default by Lessee under this Lease Agreement. Consent by Landlord to one or more assignments or subletting shall not operate as a waiver of Landlord's rights with respect to any subsequent assignment or subletting. If this Lease Agreement is assigned, or if the Apartment or any part thereof are sublet or occupied by anyone other than Resident during the term of this Lease Agreement (with or without Landlord's consent), the Landlord shall be entitled to all rents, fees and other considerations paid by such subtenant, assignee or occupant with respect to the Apartment, including, but not limited to, all amounts paid in excess of the rental amount specified on page 1 of this Lease Agreement. Notwithstanding any permitted assignment or subletting, Lessee shall at all times remain fully responsible and liable for payment of rent herein

Initials: Lessee 1 KL ; Lessee 2 CR ; Management [Signature]

specified and performance of all of Lessee's other obligations under the terms and provisions of this Lease Agreement.

10. DISCLOSURE: Amy Morton, Barbara Morton and William Morton are authorized to manage the premises.

11. UTILITIES: Lessee must obtain electric, gas, trash/recycling and any other elected services for the Apartment. Lessee agrees to pay for electric, gas, trash/recycling, and any other elected services in addition to the monthly rent and the costs for the above shall not be considered a reduction or offset of rent but shall be considered additional cost associated with living in the Apartment. In the event that any of the foregoing charges are not made when due, it shall be considered a material noncompliance under this Lease Agreement, and the Landlord may bring summary proceedings for eviction as if the Rent were not paid. Landlord is not liable for damages as a result of a failure to supply electric, gas or sewer nor for interruption or malfunction in service or any utility due to any cause, and may only be liable for abating the rent if such service is not restored within a reasonable time and Landlord is responsible for the interruption or malfunction. No one may occupy the Apartment without electric, water and sewer service. If the Apartment is not separately metered for water and sewer, Landlord may install separate meters and Lessee accepts responsibility for charges incurred thereafter. Lessee acknowledges that continued occupancy of the Apartment when any utility services have been cut off creates a dangerous hazard. Lessee agrees not to terminate or cause to be terminated, cut off or discontinue any utility services to the Apartment, including, but not limited to, electricity, natural gas and water. Lessee is forbidden to use and agrees not to use candles, lanterns, or other easily flammable materials or items to light or heat the Apartment. Resident's breach of this provision shall give Landlord the right to immediately terminate this Lease Agreement and the right to demand immediate possession of the Apartment while still holding Lessee liable for the balance of rent or other damages and charges due under this Lease Agreement.

12. SECURITY DEPOSIT: Landlord hereby acknowledges the receipt of Security Deposit(s) in the amount indicated in Section A2 of this Lease Agreement, as security for the full and faithful performance by Lessee of every provision, covenant and condition of this Lease Agreement. Upon termination of this Lease Agreement, such Security Deposit(s), plus any interest accrued according to applicable law, held by the Landlord may be applied solely by the Landlord (i) to the payment of such accrued rent and any other charges incurred under this Lease Agreement, (ii) to the payment of the amount of damages which the Landlord has suffered by reason of the Resident's noncompliance with this Lease Agreement or applicable law; or (iii) to other damages or charges as provided in this Lease Agreement. Upon the termination of this Lease Agreement, such Security Deposit(s), plus any accrued interest required by law, and less all or any portion used, applied or retained by Landlord, shall be returned to Lessee within thirty (30) days after the termination of tenancy and delivery of possession back to Landlord. Landlord also shall, within thirty (30) days after termination of tenancy and delivery of possession, give Lessee a written notice itemizing the Security Deposit(s), any accrued interest, and any deductions, damages, charges, and other amounts to which the Security Deposit(s) is/are to be applied, along with the amount due to the Lessee. In order to receive the written notice and remaining Security Deposit(s), Lessee shall provide Landlord with a forwarding address or arrange to pick up the written notice and any remaining Security Deposit(s) due Lessee. If the portion of the premises on which the Apartment is located is sold by Landlord during the term of this Lease Agreement or any continuation of such term, Lessee consents to the transfer of such Security Deposit(s) by Landlord plus any accrued interest required by law, to the purchaser. Upon termination of this Lease Agreement, Lessee is NOT entitled to credit the Security Deposit(s) against any delinquent rent. The entire monthly rent, plus any charges due, shall be paid on or before the first of each month during the term of this Lease Agreement, including the final month of occupancy.

13. CONDEMNATION: If all or any portion of the Apartment or premises shall be condemned or acquired for any public use by right of eminent domain, or by private purchase in lieu of such right by a public body vested with the power of eminent domain, this Lease Agreement and all rights of Lessee and Resident under it shall immediately terminate, and the rent shall be adjusted as of the time of such acquisition, but Lessee and Resident shall have no claim against Landlord for any value of the unexpired term nor shall Lessee or Resident be entitled to any part of the condemnation award or purchase price in lieu of such award. If Resident fails to vacate the Apartment upon such

Initials: Lessee 1 KL; Lessee 2 OR; Management AL

termination, Landlord may, in addition to all other remedies provided by the Lease Agreement and applicable law, obtain possession of the Apartment in accordance with this Lease Agreement and/or applicable law.

**14. DESTRUCTION BY CASUALTY:** In the event of damages by fire or other casualty to the Apartment, Landlord shall repair same with reasonable dispatch after notice of such damage; provided, however, that if such damage affects all or a substantial part of the Apartment or such building in which the Apartment is located, Landlord may elect within thirty (30) days after such damage not to repair such damage, and upon such election, Landlord shall notify Lessee in writing that this Lease Agreement shall terminate on a date not less than thirty (30) days from the date of such an election unless sooner terminated by Lessee. Such right to terminate shall be in addition to the Landlord's other termination rights under this Lease Agreement and applicable law. If Resident fails to vacate the Apartment upon such termination, Landlord may, in addition to all other remedies provided by this Lease Agreement and applicable law, obtain possession of the Apartment in accordance with this Lease Agreement. Provided such election and termination by Landlord is made in good faith, Landlord may, subsequent to such election and termination, repair such damage and Lessee and Resident shall have no rights or interest in the Apartment as repaired. If the Apartment or such building is damaged by fire or other casualty to such an extent that the enjoyment of the Apartment is substantially impaired, Resident may immediately vacate the Apartment and within fourteen (14) days thereafter, Lessee may serve on Landlord a written notice of the intention to terminate this Lease Agreement, in which case this Lease Agreement will terminate as of the date of vacating. If, however, damage to the Apartment or such building by fire or other casualty was caused by the deliberate or negligent act of Resident, or occupants, agents, servants, employees, visitors or other persons on the premises with Resident's consent, no option to terminate by Lessee shall exist and Lessee shall be liable for the total rent during the unexpired term of this Lease Agreement, without abatement, unless and until Landlord elects to terminate this Lease Agreement, a right which Landlord hereby reserves in such contingency. In addition, Lessee will be liable for any damages to the Apartment or premises caused by such deliberate or negligent act.

**15. HOLD OVER:** Lessee shall deliver possession of Apartment in good order and repair to Landlord upon termination or expiration of this Lease Agreement. Should Resident fail to vacate in a timely manner as required hereunder, Lessee will be liable for all actual damages sustained by Landlord in addition to being subject to dispossession procedures in accordance with this Lease Agreement and applicable law. In addition, if Resident fails to vacate in a timely manner as required hereunder, Lessee shall be responsible for a total monthly rent in the amount of 1 ½ times the total monthly rent charged for the most recent month of occupancy.

**16. RIGHT TO ACCESS:** Landlord shall have right of access to the Apartment for inspection, maintenance, and other building repairs during reasonable hours without notice. Except in the case of emergency or when it is impracticable to do so, Landlord shall give Resident at least twenty-four hours notice of intent to enter Resident premises to perform routine maintenance that has not been requested by Resident.

**17. USE:** The Apartment and premises shall be used for residential purposes only and shall be occupied only by the persons named herein as Resident. Resident shall not disturb the rights, comfort, health, safety or convenience of others on the premises, including Landlord's agents and representatives. Resident shall not commit or permit any illegal conduct in the Apartment or anywhere in the apartment community. Resident(s), their children, occupants, employees, guests and invitees shall comply with this Lease Agreement and all federal, state and local laws or regulations. Lessee is responsible under this Lease Agreement for the conduct of other occupants, family, friends, relatives, invitees, visitors, agents, or any other person on the premises with the Resident's consent, whether known by the Resident or not, and Lessee shall be liable for all actions of such persons that violate the covenants of this Lease Agreement and/or applicable law.

**18. RECREATIONAL FACILITIES AND COMMON AREAS:** In consideration of the right to use the recreational facilities, if any, located on the premises, Resident acknowledges and agrees that neither Lessor nor Management, nor their affiliates, agents, employees, successors, or assigns shall be liable for claims, demands, costs or expenses arising out of personal injury, property damage or loss which may be sustained by the Resident or any person whom the Resident or occupants allow to use these facilities, whether or not caused in whole or in part by the active or passive actions of Landlord, or Landlord's affiliates, agents, employees, successors or assigns. In this regard, Lessee hereby agrees to assume all risk of such occurrences and to hold Lessor and Management, and their affiliates,

Initials: Lessee 1 KK; Lessee 2 CP; Management AL

agents, employees, successors, or assigns harmless and indemnify and defend same against any and all claims, liabilities, damages, liens and expenses (including without limitation, attorney's fees) arising from directly or indirectly from any such occurrences. All persons using the recreational and health facilities on the property should receive approval from their physician in order to utilize all facilities and participate in any exercise programs.

**19. PACKAGE RELEASE:** Lessee releases the Landlord, agents, managers, employees, and insurers from any claims arising from their signing for packages on behalf of Residents from any delivery service, such as, but not limited to, US Postal Service, United Parcel Service, and General Parcel Service. Furthermore, by signing this Lease Agreement, Lessee gives Landlord permission to leave packages in or at the Apartment in Resident's absence.

**20. CONFIDENTIALITY OF ACCESS CODES/KEYS:** On properties where it becomes necessary for the Resident to receive an access code or access card in order to enter the property or buildings, Lessee acknowledges that he/she and all other occupants realize that this code is for their personal use only and should in NO CIRCUMSTANCES be passed along to anyone else. Lessee shall be held responsible for any damage or injury, personal or otherwise, that might occur as result of Resident's or occupants' negligence in passing along their access code or access card. Lessee has received the number of keys set forth at the beginning of this Lease Agreement. Lessee understands and agrees that any duplicate keys or entry devices must be made by Landlord, and that all keys or entry devices issued must be returned upon move-out. If keys or entry devices are not returned, there will be a charge of \$25.00 per key/entry device upon move-out. If lost or stolen, a replacement fee of \$25.00 per key or entry device will be charged. Should Resident require a new lock, Lessee shall request Landlord to re-key or change the lock in writing and, thereafter, Landlord shall re-key or change the lock, and Lessee shall pay the cost as additional rent. Lessee agrees that there will be no addition or deletion of locks of any kind to the doors or windows, and that existing locks will not be changed in any manner. In the event Landlord releases a key to a person listed at the beginning of this Lease Agreement, the Resident will provide the individual receiving a key their entry code, if any. Lessee understands it is the responsibility of Lessee to notify the Landlord office in writing should any person(s) set forth above no longer have permission to obtain or use a key to the Apartment. Lessee agrees to hold harmless from all responsibility Lessor and Management, and their affiliates, agents, employees, successors, or assigns.

**21. ACCEPTANCE AND CONTROL:** Lessee has inspected the Apartment and noted any deficiencies. Lessee understands and agrees that the Apartment, equipment and fixtures will be under the control of Resident and agrees to keep said Apartment, together with the fixtures therein, in good and clean condition less reasonable wear and tear. If any damage to the Apartment or adjacent premises, equipment or fixtures therein is caused by Resident, or Resident's family, agents, occupants, servants, employees, guests, licensees or pets, Landlord may, at its option, repair or pay for the repair of such damage, and Lessee shall immediately reimburse Landlord for the total cost of such repairs and for replacement cost of all property destroyed or irreparably damaged. Such costs are to be considered as additional rent hereunder and shall be due and payable on the next rental date succeeding Landlord's demand therefore. Lessee agrees to immediately notify Landlord in writing of any repairs needed to the Apartment, equipment and the fixtures herein.

**22. PROPERTY LOSS:** Resident is responsible for insuring and shall insure Resident's personal property and the contents of Resident's Apartment, with Resident's own insurance, in an amount equal to the property's replacement value. Landlord shall not be liable for damage to Resident's property of any type for any reason or cause whatsoever. Resident releases Landlord and all agents from any type of damage, destruction or loss to Resident's property. Landlord shall not be obligated to provide Resident storage, nor shall be responsible for any loss or damage to Resident's property which may have been placed in a storage area.

**23. SECURITY POLICY:** Landlord does not promise, warrant, or guarantee the safety and security of Residents, occupants, guests, agents or invitees or their personal property against the criminal actions of other residents or third parties. (For purpose of this security policy, "Landlord" includes Lessor, Management and other Lessor or Management representatives.). Each Resident and occupant has the responsibility to protect himself or herself and to maintain insurance to protect his or her belongings. If security systems, security devices, or walk-through/drive-through services are utilized in the context of this Lease Agreement, no representation is made that they will prevent injury, theft or vandalism. Companies or individuals monitoring the premises on behalf of the Landlord are unarmed independent contractors and have no greater authority under the law to restrain or arrest criminals or to

Initials: Lessee 1 KX ; Lessee 2 CR ; Management JH

prevent crime than the ordinary citizen. Therefore, Landlord does not warrant that any security systems, security devices, services or persons at the premises will discourage or prevent breaches in security, intrusions, thefts or incidents of violent crime. Landlord reserves the right to reduce, modify or eliminate any security system, security devices, or services (other than those statutorily required) at any time without notice to the Resident; and such action shall not be a breach of any obligation or warranty on the part of the Landlord. If controlled access gates or intrusion alarms are provided, Residents will be furnished written operating instructions. It is the Residents' responsibility to read such instructions and bring any questions to the attention of the Landlord. Further, it is the Residents' responsibility to promptly notify the Landlord in writing of any known problem, defect, malfunction, or failure of door locks, window latches, lighting, overgrown shrubbery, fences, controlled access gates, intrusion alarms, and other security-related devices. Each Resident is responsible for reporting to Landlord any crime that he or she is aware of and that occurs in the Apartment or the premises. If the Apartment is equipped with an intrusion alarm, the resident is responsible for all fines and other charges resulting from or attributable to the alarm, including false alarm charges. It is a fact that no security system, patrol or electronic security device can provide protection against crime at every location at every moment of the day or night. Even elaborate security systems are subject to mechanical malfunction, tampering, human error or personnel absenteeism, and can be defeated or avoided by clever criminals. Therefore, Residents should not rely on such systems and should always proceed on the assumption that no security systems exist. The best safety measures are those precautions that can be performed as a matter of common sense and habit. Protecting Residents, their families, occupants, guests and invitees from crime is the sole responsibility of Residents, occupants, and law enforcement agencies. Residents are required to call the police or 911 first, if a crime occurs or is suspected. Lessee acknowledges that he or she has read, understood, and agrees to the above security policy. Lessee and other Residents have received no representations or warranties, either expressed or implied, regarding security or security systems before or during the lease term. Landlord has not stated or implied to Lessee of other Residents in any way that security of personal property will be provided, promised, or guaranteed. Landlord has not represented that the premises has been or will be free of crime or that the premises has had little or no history of crime. Lessee further acknowledges that Landlord is not obligated under any circumstances to respond to any signal from an intrusion alarm system. Lessee releases and holds harmless Landlord from claims arising out of criminal acts of other residents and third parties. Subject to Landlord's compliance with this Lease Agreement and statutes regarding security devices, Lessee and other Residents agree that Landlord shall not be liable to Lessee or other Residents based upon claims that insufficient security was provided. Lessee acknowledges that Landlord's representatives have no authority to make changes or modifications to the Lease Agreement unless they are in writing and signed.

24. PETS: No animals, birds or pets of any kind shall be permitted in the Apartment without prior, written, discretionary consent of Landlord.

~~25. PARKING ACCESS: This section 25 does not apply to this Lease Agreement. If a parking permit is issued by Landlord, it must be affixed above the state inspection sticker or in such other place as Landlord may designate. Unregistered, unauthorized or illegally parked vehicles will be towed at owner's expense. Car washing or vehicle repairs are not permitted on the premises unless in designated areas. Parking spaces are provided for handicapped and are for these approved vehicles only. Visitors may not park in any numbered or assigned spaces. Any vehicle without a current issue parking sticker will be towed at the owner's expense. There are NO TEMPORARY PASSES AVAILABLE. One parking sticker per leaseholder is the standard issue process, when applicable.~~

26. INDEMNIFICATION: Lessee and other Residents release Landlord from liability for and agrees to indemnify Landlord against all losses incurred by Landlord as a result of (i) Lessee and other Resident's failure to fulfill any condition of this Lease Agreement; (ii) any damage or injury happening in or about the Apartment or premises to Resident's guests, family, agents or invitees or such person's property, (iii) Lessee' or other Resident's failure to comply with any requirements imposed by any governmental authority; and (iv) any judgment, lien or encumbrance filed against the Apartment or Landlord as a result of Lessee's or other Resident's action or omission.

27. FAILURE OF LANDLORD TO ACT: Failure of Landlord to insist upon strict compliance with the terms of this Lease Agreement shall not constitute a waiver of any violation of the terms of this Lease Agreement.

Initials: Lessee 1 RL ; Lessee 2 CL ; Management R

28. REMEDIES CUMULATIVE: All remedies under this Lease Agreement or allowed by law or equity shall be cumulative.

29. NOTICES: Any notice required by this Lease Agreement to be given to Lessee or other Resident shall be in writing and shall be deemed to be given if delivered, posted or mailed by first class mail to the address of the Apartment or Lessee or other Resident's last known address with the sender retaining sufficient proof of such mailing or posting. Any notice required by this Lease Agreement to be given to Landlord shall be in writing and shall be deemed to be given if delivered or mailed to the Landlord with sender retaining sufficient proof of mailing or delivery.

30. ABANDONMENT: Lessee must provide Landlord notice in writing if Lessee anticipates an absence in excess of seven days. If Lessee fails to provide such notice, Landlord may recover damages. If Landlord is unable to determine whether the premises have been abandoned, Landlord shall provide written notice to Lessee requiring that Lessee provide notice back to Landlord within seven days of Lessee's intent to remain in possession of the Apartment. If Landlord enters and retakes possession, the duration of the Apartment lease is deemed terminated as of that date. In said event, Lessee remains liable for all damages, including loss of Rent. Lessee agrees that Landlord shall have no liability for any actions taken by Landlord to secure and obtain possession of the Apartment, or store or dispose of any personal property or possessions found in the Apartment when Landlord deems the Apartment to have been abandoned. Lessee acknowledges and agrees that Landlord's acts or failure to act with regard to securing or obtaining possession of the Apartment, or storing or disposing of any personal property or possessions found in the Apartment under circumstances which are or may indicate an abandonment is a contractual matter to which Lessee has given his or her consent, and any alleged breach shall not give rise to a claim in court nor to a claim for punitive damages whatsoever.

31. MORTGAGEE'S RIGHTS: Resident's rights under this Lease Agreement shall, at all times, be automatically junior and subject to any deed to secure debt, mortgage or other type of financing arrangement which is now or shall hereafter be placed on the premises of which the Apartment is part. If requested, Lessee shall promptly execute any estoppel certificate or other type of agreement that Landlord may request to implement specifically the subordination of Lessee's and other Resident's rights hereunder.

32. TIME: Time is of the essence in this agreement, unless the contrary is provided for by a specific provision herein.

33. SEVERABILITY: In the event any provision of this Lease Agreement is deemed by any court of competent jurisdiction unenforceable, invalid, void or otherwise not binding for any reason whatsoever, all other provisions of this Lease Agreement shall not be affected by such finding, and shall remain of full force and effect.

34. DEFAULT BY LESSEE: Lessee agrees that, upon Lessee's or other Resident's breach of this Lease Agreement, and/or the violation of applicable law, Landlord has the right to proceed against Lessee in accordance with the "Maryland Code, Section 8-101 et seq." to (i) terminate this Lease Agreement, (ii) recover any rent, damages or other amounts owed by Lessee to Landlord under this Lease Agreement, and/or (iii) recover possession of the Apartment and all other portions of the premises that Lessee leases from Landlord. These rights shall be in addition to, and not in lieu of, all rights provided under this Lease Agreement and the applicable law. If a suit for any breach of this Lease Agreement establishes a breach of Lessee's or other Resident's obligations under this Lease Agreement and/or applicable law, Lessee shall pay to Landlord all expenses incurred in connection therewith, including but not limited to warrant charges, court costs, filing fees and attorney's fees of twenty-five percent (25%), but not less than \$150.00, or such other reasonable attorney's fees incurred by Landlord.

35. WAIVER OF EXEMPTIONS: Lessee hereby waives and renounces for self and family any and all homestead rights and exemption rights he/she may have now, under or by virtue of state or federal laws as against the payment of said rental or any portion thereof.

36. ENTIRE AGREEMENT: This Lease Agreement constitutes the sole and entire agreement between the parties relating to the Apartment and premises and no representations or inducements of any nature by any person

Initials: Lessee 1 KK ; Lessee 2 CP ; Management [Signature]

whatsoever shall be binding unless contained herein except for any written addenda executed by all parties to the Lease Agreement.

37. DISCRIMINATION: Lessor and Management are equal opportunity housing providers and comply with all federal, state, and local fair housing laws and regulations. Landlord does not discriminate in any way based upon race, color, creed, religion, sex, national origin, elderliness, familial status or handicap.

38. ADDENDA: In the event of a conflict between this Lease Agreement and any written addenda thereto, the terms of the addenda will control.

Initials: Lessee 1 KK ; Lessee 2 CR ; Management 

## Addendum to Apartment Lease Agreement for 1252 Battery Ave, Baltimore, MD 21230

This document is an Addendum to and is part of the "Apartment Lease Agreement for 1252 Battery Ave, Baltimore, MD 21230" (Lease Agreement), by and between the Lessee and the Lessor and/or Management as defined in the Lease Agreement. The Effective Lease Acceptance date of the Lease Agreement is August 2026 <sup>IS KK CP</sup>

All definitions described in Section A1 of the Lease Agreement have the same meanings in this Agreement.

In consideration of their mutual promises, Lessee and Landlord agree as follows:

1. The unfinished basement shall be deemed unliveable space and therefore should not be inhabited or occupied by persons or animals.
2. Nails and other potentially hazardous objects, some visible, some not, have been found in the floor of the unfinished basement. Therefore animals shall not be allowed in the basement under any circumstances, and humans shall not be allowed in the basement without proper closed-toed shoes and adequate protection. The below signed Lessee(s) are responsible for his/her own safety and the safety of his/her pets in this regard.
3. The unfinished floor of the basement may be uneven and could cause a tripping hazard, therefore the below signed Lessee(s) is responsible for his/her own safety in this regard.
4. The fireplaces in the property are not functioning. At no time shall any fireplaces on the premise be used. No wood, paper, flammable or unflammable material may be place or burned in the fireplace under any circumstances.
5. The placement of the microwave in the kitchen could potentially pose a tipping hazard to small children. No children are to use the microwave without adult supervision.
6. All lessees and occupants of the property acknowledge that he/she has been alerted to the potential danger of the main staircase between the first and second floors. The lessees and occupants should proceed with caution when ascending or descending the staircase, especially in stockings and socks.
7. This property conveys in "as is" condition; no additional customization will be made.

By signing in the signature block below, each person who is a Lessee acknowledges that he or she has read and agrees to all of the provisions of this Agreement for the Apartment.

Accepted By:

  
Lessee 1

7/12/2026  
Agreement Acceptance Date

  
Lessee 2

7/12/2026  
Agreement Acceptance Date

Initials: Lessee 1 KK ; Lessee 2 CP ; Management [Signature]  
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\_\_\_\_\_  
Lessee 3

\_\_\_\_\_  
Agreement Acceptance Date

\_\_\_\_\_  
Lessee 4

\_\_\_\_\_  
Agreement Acceptance Date

  
\_\_\_\_\_  
Management

14 July 2026  
\_\_\_\_\_  
Agreement Acceptance Date

Initials: Lessee 1 KK ; Lessee 2 CR ; Management   
Addendum\_Apt\_Lease\_Agreement\_1252\_2026 (7/11/2026 5:40:00 PM) — Confidential

## Animal Agreement for 1252 Battery Ave, Baltimore, MD 21230

This document (Animal Agreement) is an addendum and is part of the "Apartment Lease Agreement for 1252 Battery Ave, Baltimore, MD 21230" (Lease Agreement), by and between the Lessee and the Lessor and/or Management as defined in the Lease Agreement. The Effective Lease Acceptance date of the Lease Agreement is

7 August 2026  
15 KK CR

All definitions described in Section A1 of the Lease Agreement have the same meanings in this Animal Agreement.

In consideration of their mutual promises, Lessee and Management and/or Lessor agree as follows:

1. The Lease Agreement provides that without Landlord's prior written consent, no animals whatsoever shall be allowed in the Apartment or on the grounds of the Apartment. Resident agrees to not keep or feed stray animals in the Apartment or anywhere on the grounds of the Apartment. Resident agrees to not allow an animal to be in the Apartment or on the premises even temporarily without securing advance approval from Landlord. Resident agrees to advise Resident's guests of this policy regarding the presence of animals in the Apartment or on the grounds of the Apartment.

2. Resident desires to keep the following described animal(s) (see attached photo(s)), herein after referred to as "Pets", and represents that each Pet is a domesticated dog, cat, bird, fish or \_\_\_\_\_

Each Pet is described below:

Pet 1 Harold

Breed: Blue Heeler

Current approximate size (height and weight) 40 lbs

Expected approximate size as an adult animal (height and weight) 40 lbs

Color: grey / black / brown fur

\*\*\*\*\*

Pet 2

Breed: \_\_\_\_\_

Current approximate size (height and weight) \_\_\_\_\_

Expected approximate size as an adult animal (height and weight) \_\_\_\_\_

Color: \_\_\_\_\_

\*\*\*\*\*

Lessee represents that each and every Pet is not vicious, and has not bitten, attacked, harmed, or menaced anyone in the past.

Initials: Lessee 1 KK ; Lessee 2 CP ; Management A  
Animal\_Agreement\_1252\_2026 (7/11/2026 5:42:00 PM)

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Page 1 of 3

3. Resident agrees to comply with all applicable ordinances, regulations, and laws governing pets.

If the Pet is a cat, it must be spayed or neutered and Veterinary proof is required. Resident agrees to provide and maintain an appropriate litter box and not dispose of litter in toilets.

If the Pet is a bird, it shall not be let out of the cage.

If the Pet is a fish, the water container shall not exceed \_\_\_\_\_ gallons and will be placed in a safe location in the Apartment.

Resident agrees that Pet will not be fed directly on the carpet or on any floor covering in the Apartment. Resident agrees to prevent any fleas or other infestation of the Apartment. Resident shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints from, any other Resident or neighbor.

4. Resident acknowledges and agrees that Landlord may, at any time and in Landlord's sole and absolute discretion, revoke its consent for Pet to occupy Apartment by giving Resident written thirty (30) day notice, if Landlord receives complaints from neighbors or other Residents about Pet, or if Landlord, in Landlord's sole discretion, determines that Pet has disturbed the rights, comfort, convenience, or safety of neighbors or other Residents. Resident agrees to permanently remove Pet from Apartment within thirty (30) days of receiving written notice that consent for Pet to occupy Apartment is revoked.

5. If any rule or provision of this Animal Agreement is violated, Landlord shall have the right to demand removal of Pet from occupying the Apartment upon three (3) days written notice. Any refusal by Resident to comply with such a demand shall be deemed to be a material breach of the Lease Agreement, in which event Landlord shall be entitled to all the rights and remedies set forth in the Lease Agreement for violations thereof, including but not limited to eviction, damages and attorneys fees.

6. Lessee shall be strictly liable for the entire amount of any wrongful death, or injury to the person or property of others, caused by Pet, and Lessee shall indemnify Landlord for all costs resulting from the same, including but not limited to litigation costs and attorneys fees.

7. Resident agrees that Pet will not be permitted outside the Apartment unless restrained by a lease, cage or other appropriate animal restraint. Resident shall not tie Pet to any object outside the Apartment. Use of the Apartment grounds or premises for sanitary purposes is prohibited and Resident agrees to promptly clean up after Pet, if necessary. ~~Pet shall be allowed or walked only in the exterior area(s) designated by the Landlord. Resident shall not permit Pet in swimming pool areas, laundry rooms, management offices, clubrooms, playgrounds, other recreation facilities, and other dwelling units.~~

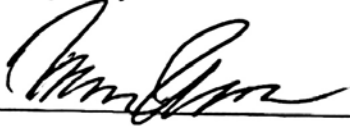
Initials: Lessee 1 KK ; Lessee 2 CP ; Management AL  
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Confidential

Page 2 of 3

Upon execution of this Animal Agreement, each person who is a Lessee acknowledges that he or she has read and agrees to all of the provisions of this Animal Agreement. This Animal Agreement was executed by Lessee and Management and/or Lessor on the below "Animal Agreement Acceptance Dates".

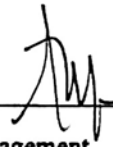
Accepted By:

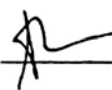
  
\_\_\_\_\_  
Lessee 1  
7/12/2026  
\_\_\_\_\_  
Animal Agreement Acceptance Date

  
\_\_\_\_\_  
Lessee 2  
7/12/2026  
\_\_\_\_\_  
Animal Agreement Acceptance Date

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Lessee 3  
\_\_\_\_\_  
Animal Agreement Acceptance Date

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Lessee 4  
\_\_\_\_\_  
Animal Agreement Acceptance Date

  
\_\_\_\_\_  
Management  
14 July 2026  
\_\_\_\_\_  
Animal Agreement Acceptance Date

Initials: Lessee 1 KK ; Lessee 2 CP ; Management   
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