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2.3 RENTAL PROPERTY

The Landlord agrees to rent to Tenant the property described as:

2728 Winchester St, Baltimore, MD 21216

(the "Property"). Tenant hereby acknowledges that the Property is in a habitable, reasonable and safe condition. Tenant agrees to give immediate notice of any defects at the premises which constitute a serious threat to life, health, or safety.

2.4 RENEWAL OF LEASE

AUTOMATIC RENEWAL PROVISION (Please read carefully before initialing).

THIS LEASE SHALL AUTOMATICALLY RENEW ON A MONTH TO MONTH BASIS UNLESS EITHER PARTY GIVES AT LEAST NINETY (90) DAYS' WRITTEN NOTICE OF THAT PARTY'S INTENT NOT TO RENEW THE LEASE AT THE END OF THE EXISTING TERM.

The tenancy created under this Lease shall continue from month to month after the expiration of the then-existing term, subject to the same covenants, agreements, rules, and regulations as are outlined in this Lease, until either party sends written notice (in accordance with Section 2.17 of this Lease) at least ninety (90) days before the expiration date of the then existing term, of its intent not to renew the Lease. If Landlord sends written notice (in accordance with Section 2.17 of this Lease) of its intent to renew this Lease at the expiration of the then existing term, and the notice includes an offer of new lease terms pursuant to the terms and conditions contained in that notice, Tenant shall be deemed to have consented to new lease terms and conditions specified in Landlord's notice, and this Lease will be deemed to have been renewed for the following year unless at least ninety (90) days before the expiration date of the then existing term Tenant sends written notice (in accordance with Section 2.17 of this Lease) of its express intent not to renew the Lease on the terms and conditions contained in Landlord's notice.

At Landlord's sole discretion, Landlord may offer Tenant a renewal of this Lease for an additional fixed term. Such offer shall be in writing and delivered to Tenant at least ninety (90) days prior to the expiration of the existing Lease Term. The written offer may include revised lease terms, including but not limited to new rent amounts, late fee policies, or other modified lease conditions.

If Tenant does not provide Landlord with written notice of Tenant's express intention to reject the proposed renewal and vacate the Property at least ninety (90) days prior to the lease expiration date, Tenant shall be deemed to have accepted the renewal and the modified terms, and the Lease shall be renewed for the fixed term offered in the renewal notice.

Nothing in this Lease shall obligate Landlord to offer a renewal of the Lease for any additional term. Landlord may, in its sole discretion, elect not to renew the Lease or may decline to continue the tenancy on a month-to-month basis. If Landlord chooses not to renew or extend the Lease, and timely notice is provided in accordance with this section, Tenant agrees to vacate and surrender the Property on or before the lease expiration date.

Failure to respond to a renewal proposal shall constitute constructive acceptance of the terms offered. Tenant will thereafter be bound by the terms of the renewed Lease to the same extent as if the Lease had been signed in writing by both parties.

If Tenant Fails to timely reject the renewal proposal, you will be deemed to have accepted such proposal, and the lease will automatically renew on the terms in the proposal.

Tenant understands and agrees that failure to object to or reject renewal terms in writing does not waive Tenant's obligations. If Tenant remains in possession of the Property after receipt of a renewal offer without timely objection or written rejection, this Lease shall be deemed renewed on the terms proposed by Landlord.

If any provision of this Section is found unenforceable or invalid under applicable law, the remainder shall remain in full force and effect, and the Lease shall be construed to give maximum lawful effect to the intent of the parties as set forth herein.

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2.5 SECURITY DEPOSIT

1. Acknowledgment and Purpose

Tenant hereby deposits with Landlord the sum of $1,750.00 (the "Security Deposit"), which shall be held strictly in accordance with Maryland Code, Real Property Article ¬ß 8-203. The Security Deposit is not to exceed one (1) month's rent and is accepted by the Landlord solely to secure the full and faithful performance of Tenant's obligations under this Lease. This Lease, when signed by both parties, shall serve as formal written acknowledgment of receipt of the Security Deposit in compliance with ¬ß 8-203(c).

2. Escrow and Interest Requirements

Pursuant to ¬ß 8-203(d), Landlord shall hold the Security Deposit in a segregated, interest-bearing escrow account at a federally insured financial institution located in Maryland. The funds shall not be commingled with operating accounts or used for any purpose other than those authorized by law. If the tenancy exceeds six (6) months, the deposit shall accrue simple interest at the statutory rate (currently 1.5% per annum or as subsequently adjusted by the State Treasurer), and any interest due shall be returned to the Tenant as required by ¬ß 8-203(e)(4).