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RESIDENTIAL LEASE

This Lease, made this day of **July 16, 2026**, is between **Paradise City Properties LLC,** managing agent for the Owner, hereinafter referred to as "Landlord" and **Matthew Fournier and Leigh Middleditch**, referred to as "Tenant" or "Tenants"

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

AGREEMENT: Landlord and Tenant(s) have entered into a Lease Agreement (hereinafter referred to as "Lease" or "Lease Agreement" for the real property known as **2219 Maryland Ave, #3, Baltimore MD 21218**, hereinafter referred to as "Premises." Landlord agrees to lease and transfer possession to Tenants. NO other persons over the age of 18 are allowed to live at the property. Please list any children under the age of 18 with name and date of birth here: N/A**.** Each Tenant agrees that he/she is individually and wholly responsible for payment of the full amount of the rent to the Landlord each month. Each Tenant agrees to be responsible for the entire rent if, for ANY reason, another Tenant is unwilling or unable to pay the rent, is seeking legal separation and/or abandons the Premises. This includes couples who are married, single and/or living together.

LEASE TERM: The term of the Lease shall begin on **September 1, 2026** and end on **August 31, 2027** hereinafter referred to as the "Initial Term". Upon expiration of the Initial Term the term shall automatically renew on a month-to-month basis. During such month-to-month term, either Tenants or Landlord may terminate this Lease upon 60-day notice to the other, however, such termination shall only become effective on the last day of a month (e.g. to terminate on May 31st, notice would have to be provided on or before April 1st, otherwise termination would be effective on June 30th).

Automatic month-to-month renewal clause

Upon expiration of the Initial Term the term shall automatically renew on a month-to-month basis. During such month-to-month term, either Tenants or Landlord may terminate this Lease upon 60-day notice to the other, however, such termination shall only become effective on the last day of a month (e.g. to terminate on May 31st, notice would have to be provided on or before April 1st, otherwise termination would be effective on June 30th).

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RENT: Upon signing this Lease for the first month of the term of this Lease and on or before the first day of each calendar month during the lease term thereafter, Tenant shall pay to Landlord the sum of **$995.00** (collectively with any additional rent hereinafter referred to as "Monthly Rent") as rent in advance for the following month. Rent and other charges shall be paid without demand, setoff or deduction of any kind. Rent payments shall be paid directly to the Landlord. Tenant shall be responsible to pay directly to Landlord water and sewer utilities charged to Landlord which will be

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posted to the tenant's ledger each month, during the Initial Term and any renewal or extension thereof.

SECURITY DEPOSIT: Upon signing this Lease, Tenant shall pay to Landlord a security deposit in an amount equal to **$995.00** hereinafter referred to as "Security Deposit", as a deposit to secure Tenant's performance of its obligations under this Lease. This Security Deposit may be applied by the Landlord at the termination of this Lease for the non-payment of rent or utilities, or damages to the premises beyond reasonable wear and tear. In the event there has been no damage or non-payment of rent or utilities, the Security Deposit shall be returned to the Tenant within 45 business days after the termination of this Lease. The Security Deposit shall not be used as last month's Monthly Rent payment.

SECURITY DEPOSIT, OR ANY PORTION THEREOF, MAY BE WITHHELD FOR UNPAID RENT, UNPAID UTILITIES, DAMAGE DUE TO BREACH OF LEASE OR FOR DAMAGE BY THE TENANT OR THE TENANT'S FAMILY, OCCUPANTS, AGENTS, EMPLOYEES, GUESTS, OR INVITEES IN EXCESS OF ORDINARY WEAR AND TEAR TO THE LEASED PREMISES, COMMON AREA, MAJOR APPLIANCES, AND FURNISHINGS. IT IS UNDERSTOOD AND AGREED, HOWEVER, THAT IRRESPECTIVE OF SAID SECURITY DEPOSIT, RENT SHALL BE PAID WHEN DUE, IN ACCORDANCE WITH THE TERMS HEREOF. UNDER MARYLAND LAW, IT IS REQUIRED THAT THE TENANT BE NOTIFIED OF THE FOLLOWING:

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.

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 Premises 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 Tenant's new address;

The Landlord has an obligation to conduct the inspection within 5 days before or after the Tenant's stated date of intended moving;

The Landlord has the obligation to notify Tenant of the time and date of the inspection;

The Tenant's 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;

The Landlord has the obligation 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; and,

In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security

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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.

APPLICATION OF PAYMENTS: All payments made by Tenant to Landlord will be applied to the oldest, longest outstanding balance (excluding security deposits). Tenant is aware that Landlord may report past rent, damages, utilities or other costs owed by Tenant to credit reporting agencies. Tenant understands this reporting could affect Tenant's ability to obtain credit or future housing.

PAYMENT OF RENT: Rent shall be paid via your RentVine tenant portal or CashPay barcode printed from your portal or provided by the Paradise City Properties LLC office. Rent can be paid using CashPay at the following establishments: 7-Eleven, CVS Pharmacy, Walmart and possibly Walgreens and ACE Hardware.

LATE FEES: Tenant will pay, as additional rent, a charge of five (5%) percent of the monthly rent as a late charge in the event that Tenant shall fail to pay in full, both while occupying the Premises and after vacating same, an installment of the rent after a period of ten (10) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent. Any late charges which remain unpaid shall become due and payable as rent and shall be considered rent for purposes of summary proceedings. In addition, Landlord shall have the right to charge Tenant an additional $40.00 for checks returned for insufficient funds as additional rent. Such late charges shall not impair or diminish Landlord's rights and remedies upon default of Tenant.

PARTIAL PAYMENT: It is agreed that the acceptance by the Landlord of less than the full amount of rent due and owing shall not serve to prevent the Landlord from filing a summary ejection action for any balance still due and owing. In the event summary ejectment proceedings has commenced and the Tenant(s) tender partial rent after a judgment for possession has been entered, this will not void the continuation of the eviction since the full amount of the judgment for possession has not been paid prior to the actual eviction. Tenant further agrees that Landlord's acceptance of a partial payment of any outstanding balance shall not constitute a waiver of any remaining amount due.

HOLDOVER (TENANTS IN SUFFERANCE): Should a holdover in tenancy occur, there will be a $100.00 per day charge assessed from the date the holdover begins until such time as the occupant/holdover tenant moves out and the keys are returned to the Landlord.

COURT COSTS: Tenant agrees to pay all court costs, Landlord fees, and Attorney's fees, collectable as rent, incurred by the Landlord in enforcing legal action or any of the Landlord's other rights under this agreement or any federal, state, or local law. In the event any portion of this Agreement shall be found to be unsupportable under the law; the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception.

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DELIVERY DATE OF PREMISES: The Landlord has NOT guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant.

TENANT'S COVENANTS:
Tenant shall keep the Premises attractive, clean and safe.

Tenant shall use the Premises only for residential purposes, and not for any commercial or other purposes, and Tenant shall not conduct any yard sales or other similar activities at the Premises. Tenant shall use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances on the Premises in a careful and proper manner.

Tenant of a single-family home shall properly maintain the lawn, hedges, flower beds, shrubbery and garden, if any, keeping all watered and weeded. **This does not apply to multi-family properties.**

Tenant shall keep property free of pet feces.

Tenant shall not remodel or make any structural changes, alterations or additions to the Premises without Landlord's prior written consent. This prohibition includes no wallpapering or painting, no vinyl wall hangings, no installation or removal of appliances or equipment, no driving nails or other fasteners into the walls or woodwork (except for a reasonable number of picture hooks), no changing of locks, and no refinishing any woodwork or floors. If Landlord allows Tenant to make any changes, Tenant shall do so at Tenant's own expense. Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted.

Tenant shall not make, or permit, or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, occupants, employees, agents and/or guests; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other residents or Landlord. Landlord's determination with respect to any disturbances or nuisances shall be final and binding on the parties. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice in any way that disturbs neighbors.

Tenant shall not keep or allow any pets of any kind on the Premises without the Landlord's prior written consent. **Landlord gives Tenants express permission to have two pets.** Landlord shall have the right to require, as a condition to the giving of any such consent (if given), that Tenant provides and pays for thorough sanitizing of the Premises periodically and at the end of the lease term as additional rent. A refundable pet deposit of **$200.00** shall be paid to Landlord which shall be returned with the Security Deposit in the event there is no damage. Pet Rent of **$25.00 per month** shall be paid to Landlord as part of Monthly Rent.

Tenant shall remove, or cause to be removed, snow and ice on sidewalks, walkways and steps on the Premises. Tenant shall take the necessary steps, including keeping the temperature in the

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Premises at sufficient levels, to prevent the freezing or cracking of pipes and faucets. **This does not apply to multi-family properties.**

Tenant shall purchase renter's insurance to protect Tenant's personal property from theft and damage. Tenant expressly acknowledges that Landlord shall have no responsibility or liability for any damage to any of Tenant's personal property and effects regardless of the cause, fault or reason.

Tenant shall not install or bring into the Premises any wood stoves, kerosene or other space heaters, waterbeds or any other appliances or furniture which present any risk to the Premises or the safety of its occupants.

Tenant shall not hunt or discharge firearms for any other reason anywhere on the Premises or the larger property of which the Premises is a part.

Tenant acknowledges that Landlord shall have no responsibility or liability for infestation of the Premises by insects, rodents or other vermin. **This does not apply to multi-family properties.**

Tenant shall secure all doors, windows and other points of access to the Premises against intruders at all times during which Tenant is not present.

Tenant shall not deliberately or negligently damage the Premises or knowingly allow any other person to do so.

Tenant shall pay for the repair of any damage to the Premises, damage to the plumbing on the Premises (including stoppage of drainpipes and the sewage line, and bursting of pipes by freezing), and damage to the appliances which occurs during the lease term **if the damage is caused by Tenant or by Tenant's negligence.**

Tenant shall notify Landlord promptly of any defects, leaks or breakage in the Premises, including appliances and equipment, including damage by fire, storm or flood.

Tenant shall comply with all federal, state and local housing, health, fire, and police statutes, ordinances, and regulations applicable to the Premises or to the Tenant's use of the Premises. Tenant shall make any improvements to the Premises which may be required by such laws.

LANDLORD'S COVENANTS:
Landlord shall deliver possession of the Premises to Tenant on the first day of the term of this Lease. If Landlord does not deliver possession of the Premises to Tenant on the first day, Tenant is not required to pay the Monthly Rent payments due under this Lease until Landlord delivers possession to Tenant.

Landlord shall not interfere with Tenant's use of the Premises during the term of this Lease, provided such use is in accordance with the terms of this Lease.

Landlord shall repair, as and if necessary, the foundation, walls and roof at the Premises, as well as any electrical, plumbing, heating or other mechanical systems and equipment at the Premises, to the extent Landlord is advised of the need for such repair. Tenant shall pay and maintain all minor

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repairs costing less than $25.00 in parts and 1 hour of labor. Landlord may charge the Tenant, as additional rent, for repairs when the repairs are necessary due to negligent, wrongful or malicious acts or omissions of Tenant or Tenant's family, agents, guests or contractors.

LEAD PAINT REQUIREMENT: Tenant(s) acknowledge receipt of "Notice of Tenant's Rights" which is incorporated into this Lease. For rental dwellings built before 1978, Tenant hereby acknowledges by signing this Lease Agreement that they can access the lead-based paint disclosure pamphlet (EPA) "Protect Your Family from Lead in Your Home" at: https://www.epa.gov/sites/default/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf and the Lead Certificate for this property at: https://mde-lrca.maryland.gov/Certificates.aspx#certificate.

UTILITIES: Tenant shall continuously maintain, in Tenant's name, gas and electricity and/or oil service (as may be applicable) for the Premises. If at any time during the term of this lease and any renewal or extension thereof, the Premises does not have gas and electric service in good standing with the utility provider, it shall be deemed a substantial and material breach of lease and Landlord may take all legal actions available, including but not limited to eviction. Tenant will pay all charges for heat, gas, electricity and oil used in the Premises during the term of this Lease, and any renewal or extension thereof, and in the event Tenant fails to make such payments, then the amount thereof, in the sole discretion of the Landlord, may be added to and deemed additional Rent.

Tenant shall be responsible to pay to Landlord the sum of (as posted on ledger each month) per month for water, sewer and other utilities charged to Landlord, during the term of this lease and any renewal or extension thereof. **This does not apply to multi-family properties. For multi-family properties, water/sewage is included in monthly rent.**

SMOKE DETECTORS: At least one smoke detector has been installed in the Premises, and all installed smoke detectors are operable at the time of move in. It's the Tenant's responsibility to maintain all smoke detectors including testing periodically and replacing batteries as recommended by the manufacturer, or as otherwise may be required, at Tenant's sole expense. Tenant shall be responsible to maintain all smoke detectors in Premises in fully operable condition. In the event the detector is missing or inoperative, and the Tenant cannot repair or replace said smoke detector, the Tenant has an affirmative duty to notify the Landlord immediately via Certified Mail or in person and shall pay for the repair or replacement to be collected as additional rent. If the Tenant notifies the Landlord in person, the Landlord must provide a written receipt acknowledging the notification. Tenant agrees not to disconnect a smoke detector or allow anyone else to disconnect it or otherwise render it inoperable. Tenants are responsible for any injuries, damages or loss suffered because smoke detector was disconnected or rendered inoperative for any reason.

CARBON MONOXIDE DETECTORS: Landlord has supplied and installed one or more carbon monoxide detectors in a central location outside of, and audible in, each sleeping area in the Premises. Tenant hereby acknowledges receipt from the Landlord of written manufacturer's guidelines on the testing and maintenance of the carbon monoxide detector installed in the Premises. The Tenant hereby agrees to comply with the following conditions and regulations: (1) To

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test and maintain the carbon monoxide detector installed in the Premises on a regular basis during the tenancy according to the manufacturer's guidelines, at Tenant's sole expense; (2) To report immediately to the Landlord in writing any and all defects or test failures in the carbon monoxide detector so that the Landlord may promptly repair or replace the detector; if Tenant is unable to do so (3) Except as needed for repair or routine maintenance of the carbon monoxide detector; (a) Not to remove or disconnect the carbon monoxide detector; (b) Not to remove batteries from the carbon monoxide detector; and (c) Not to in any way render the carbon monoxide detector inoperable: (4) Tenant agrees to permit the Landlord's prompt access to the Premises to repair or replace the carbon monoxide during the term of the Lease or any extension thereof, when necessary; (5) In the event the Tenant violates any of the conditions or regulations contained in this paragraph, such violation shall constitute a material and substantial breach of the Lease, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto. Any damage to the Premises or to the carbon monoxide detector as a result of action or inaction by the Tenant will be paid by the Tenant, as Additional Rent, upon demand of the Landlord including damage caused by any attempts to remedy said damage; and (6) With regard to the Tenant's obligation under the law and this paragraph, the Tenant will indemnify and save harmless the Landlord against all liability, including arising from death or injury to person or Premises during the term of this Lease and any renewal or extension thereof caused by any act or omission of the Tenant, or of the Tenant's family, guests, agents, invitees or employees.

ACCEPTANCE OF PREMISES: Tenant accepts premises in its current state of cleanliness and agrees to return it in a like condition. Tenant agrees to notify Landlord immediately of any defects. Tenant further agrees to indemnify Landlord against any loss or liability arising out of Tenant's use of the property, including those using the property with Tenant's consent.

KEYS/LOCKS: Landlord may change locks from time to time. Landlord will inform Tenant prior to change and make a key available at the time of change for Tenant. If Tenant is not present, keys will be left in a "lockbox" outside the property and Tenant will be provided with the access code. No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without Landlord's prior written consent. Tenant may install an alarm system if it can be disabled remotely by Tenant in the event of an emergency that requires entry by Landlord or its agents. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any keys lost or damaged by Tenant, or due to Tenant, Tenant's family, guest, employee, agent, or invitee's act or omission. **A $125 lockout fee will be charged as additional Rent to Tenant in the event that Landlord needs to unlock the door and/or provide new keys to Tenant**.

SUBLEASE/ASSIGNMENT: Tenant will not assign this Lease Agreement, nor sublet said Premises or any part thereof, nor allow the Premises to be occupied by anyone other than Tenant and the following additional persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or allow the Premises to be used for any purpose other than that of a private dwelling: If Landlord consents to one assignment, sublet or transfer, Landlord does not waive the right to deny a subsequent

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assignment, sublet or transfer, nor does any sublease, assignment or other transfer relieve Tenant from any of Tenant's obligations or liabilities hereunder.

USE AND OCCUPANCY: Tenant agrees to use the Premises in a careful manner and not to use or permit the use of any portion of the Premises for any purpose other than as a private residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Premises in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Premises and all covenants and restrictions applicable to Tenant's use of the Premises. Tenant and all other occupants and/or invitees on the Premises, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Premises to be used for any improper or illegal purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Premises. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, Tenant's family, agents, employees, guests, or invitees.

MILITARY SERVICE: Tenant is not currently enlisted in the United States Armed Forces OR any other Military Service. Tenant shall promptly notify Landlord in writing if Tenant enlists in the United States Armed Forces OR any other Military Service or is discharged from the United States Armed Forces OR any other Military Service. Failure to do so shall be deemed a material breach of this Lease Agreement.

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PERSONAL PROPERTY: No rights of storage are given by this agreement. The Landlord shall not be liable for any loss, damage or injury to person or property caused by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the Premises resulting from electrical failure, water, rain, windstorm, or any act of God or by any other cause, whatsoever. Tenant covenants and agrees to make no claim for any such damages or loss against Landlord, but to purchase required Renters Insurance policy in adequate amounts to offset any risk.

INSURANCE: During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renters' insurance coverage on the Premises providing for personal liability (bodily injury and property damage) coverage with a limit of not less than $300,000.00 each occurrence and $5,000.00 in medical payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis. In

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addition, Tenant must name Paradise City Properties LLC as either an “Interested Party” or an “Additional Interest” under the policy(ies). Tenant shall provide a copy of a certificate of insurance of the policy(ies) required by this Section. Should Tenant fail to comply with the provisions of this Section of this Lease Agreement, Tenant shall pay to Landlord an additional $25.00 (TWENTY FIVE DOLLARS) per month, to be collected as additional rent, until Tenant purchases and maintains the insurance coverage required by this Section. Collection of such fee shall be in addition to, and not in Lieu of, any other remedies which Landlord may have as a result of Tenant’s failure to comply with this Lease provision.

INTERRUPTION OF SERVICE: The Tenant will receive no rent reduction, credit, nor any other form of compensation, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances, or equipment in or about the Premises or due to defects in the; or due to the inability of Landlord to obtain proper fuel, utilities or repair / replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so.

RIGHT TO ENTRY: Landlord has the right to enter the Premises at any time by key or, if necessary, by force, to inspect the Premises, to allow access to inspectors, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants, purchasers, inspectors, and insurance company representatives without being held liable to prosecution therefore, or damages by reason thereof. Tenant’s refusal to allow entry after 24-hour notice has been given shall be deemed a material breach of this Lease Agreement and may result in eviction. Tenant’s request for maintenance or repairs to be performed by Landlord or Landlord’s agent or appointee shall be deemed notice to tenant that Landlord or Landlord’s agent or appointee will be entering Premises at a reasonable time.

REPAIRS & MAINTENANCE: Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the premises, is due to the Tenants, Tenant’s family, guest’s, agent’s or invitee’s act or omission. Tenant shall immediately notify Landlord of any defective condition that comes to Tenant’s attention. Tenant shall indemnify Landlord for any liability, loss or damage incurred by Landlord as a result of Tenant’s failure to so notify Landlord of such defective condition. **Tenant acknowledges specific responsibility to pay for, or otherwise repairing, replacing and/or cleaning filters on a/c and heating units, light bulbs, smoke detector batteries, CO detector batteries, and any additional trash cans that Tenant may need.** Any and all items that are Tenant’s responsibility to maintain and replace, including but not limited to: HVAC filters, light bulbs, smoke detector batteries, CO detector batteries, and trash cans, Landlord at Landlord’s sole discretion, may repair and/or replace on behalf of Tenant and charge Tenant for the cost of that repair, to be collected as Additional Rent. Any damage caused to HVAC equipment due to failure to properly change and clean filters will be paid for by the Tenant. Tacks, nails, or other hangers nailed

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or screwed into the walls or ceilings will be removed by Tenant at the termination of this agreement. Holes caused by tacks, nails, or other hangers nailed or screwed into the walls or ceilings must be filled in by tenants at the termination of this lease. Damage caused by rain, snow, sleet, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, caused by abuse or neglect is the responsibility of the Tenant. Tenant agrees to provide pest control in the event it is needed. Tenant will be expressly liable for any damage or excessive wear and tear to the premises and only normal wear and tear from normal use of the property in a reasonable and prudent fashion will be deemed acceptable. **Sewage drains on Premises will accept only normal household waste and toilet paper for which they were designed; they will not accept items such as disposable wipes (they are NOT disposable except by trash can) disposable diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps, clothing, rags, sand, dirt, newspapers, or other such items**. Tenant agrees to pay all expenses associated with clearing all drain lines of all stoppages except those that the technician, who was dispatched to clear said stoppage, will attest in writing was caused by defective plumbing, tree roots, or an act of God. The cost of that repair will be due from Tenant on demand and will be collectable as additional rent.

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TENANTS MUST SUBMIT ALL maintenance requests through their RentVine Tenant Portal. Whenever appropriate and possible, such requests MUST be accompanied by photos.

TRASH CANS: Tenant must keep trash cans and lids on premises in proper working order at all times. Bags of trash must be stowed inside trash cans with the lid covering. Trash cans must be neatly stowed and covered with lids at all times. If a citation is issued regarding debris, trash cans, non-tight-fitting lids, or any other trash related violation, Tenant will be solely responsible for the payment of the citation and it is to be collectable as rent.

COMPLIANCE WITH RULES AND REGULATIONS: The Tenant, Tenant's family, employees, agents, guests, and invitees, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is deemed a substantial and material breach of the Lease Agreement and may result in termination of Tenant's occupancy of Premises.

ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Premises. Further, abandonment of the Premises shall also be deemed to have occurred if the Tenant's Gas and Electric utility has been turned off for non-payment or the Tenant, either through this non-payment or by an act of the utility company returns this service into the name of the Landlord. Any such abandonment as previously stated in this paragraph will be considered a material breach of the Lease and will therefore allow

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the Landlord to re-enter the Premises as if it was the end of the term and take possession without Court proceedings.

RE-ENTRY OF PREMISES: In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated and/or if Landlord is given possession of the Premises by Court Order.
DEFAULT/REMEDIES: Pursuant to Maryland law and court process, Tenant may be evicted from the Premises if Tenant violates any term, covenant or condition of this Lease, including but not limited to non-payment of rent or other charges. Landlord may ask the court to return control of the Premises to Landlord pursuant to Maryland law if Tenant does not fulfill Tenant's obligations under this Lease or if Tenant violates one of Tenant's duties under this Lease. Tenant, in the event of default requiring commencement of summary proceeding or an action to recover unpaid rents or utilities or damages to the premises shall pay unto the Landlord reasonable attorney's fees and disbursements, together with the statutory costs arising therefrom, and these costs once incurred shall be considered as additional rent and may be recovered in a summary proceeding. If Landlord has to institute legal proceedings against Tenant for non-payment or violations listed above or other conditions of this Lease, Landlord may charge Tenant actual legal expenses plus all court costs Landlord actually incurs as additional rent.

LIST OF ANY EXISTING DAMAGE/MOVING OUT: Upon written request of Tenant (sent in accord with NOTICES section of this Agreement) within fifteen (15) days of occupancy, Tenant shall have 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 Tenant fails to exercise Tenant's right stated herein for this inspection and within the time stated herein, Tenant waives Tenant's right to claim that these conditions existed at the commencement of this Lease. Tenant shall have the right to be present when Landlord inspects the Premises in order to determine if any damage was done to the Premises during the term of this Lease, if Tenant notifies Landlord by certified mail of Tenant's intention to move, the date of moving, and Tenant's new address. Tenant must mail Landlord this notice at least 15 days prior to Tenant's date of moving. After Landlord receives this notice, Landlord will notify Tenant of the date and time when Landlord will inspect the Premises. The date of Landlord's inspection will be within 5 days before or 5 days after the date of moving specified in Tenant's notice. In the event that one or more Tenant(s) move out before the end of the term set forth in Section 1 of this lease, each Tenant shall remain liable for the Monthly Rent due hereunder until the end of such term.

CONDITION OF PREMISES: The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to life, health or safety of occupants. If such a condition exists, Tenant is responsible to immediately notify

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Landlord. Tenant shall be held responsible for any death, damage, or injury to persons or property resulting from Tenant delaying or neglecting to notify Landlord of any such conditions.

PEST CONTROL: Tenant is responsible for all pest control unless otherwise required by applicable Law, Statute, or Code. If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the Premises and other dwelling units in said building. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease.

In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Tenant’s clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Tenant. Tenant shall be obligated, at Tenant’s expense, to immediately have the Premises and Tenant's furniture, mattresses or other effected property prepared for treatment, including but not limited to the installation of mattress covers and, if applicable, removed from the Premises and have the infested area cleaned. In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Landlord may at Landlord’s sole discretion, prepare Premises for treatment including but not limited to installing mattress covers, Tenant acknowledges that Tenant will be liable and reimburse Landlord for any expenses, damages or losses sustained by Landlord as a result thereof, to be collected as additional rent, and that Tenant will have materially and substantially breached this Lease.

If Tenant vacates the Premises and a bed bug infestation of the Premises is subsequently discovered prior to another resident moving in, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas, and it is determined that the infestation began in the Premises, whether adjacent to, above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

MOLD AND MOISTURE: Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, to keep the Premises clean and take other measures to retard and prevent mold and mildew from accumulating in the Premises. Tenant agrees to clean the Premises on a regular basis and to remove visible moisture accumulation as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation, or air conditioning ducts in the Premises. Tenant also agrees to immediately report to Landlord: (1) any evidence of water leak, water spillage, water damage or excessive moisture in the Premises, as well as any storage room, garage, or other common area; (2) any evidence of mold, mold-like, mildew, or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (3) any failure or malfunction in the heating, ventilation, or air conditioning system in the Premises; and (4) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the Premises and to the Tenant’s property, as well as injury or death to Tenant and any other

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occupants resulting from Tenant's failure to comply with the terms of this paragraph. A default under the terms of this paragraph shall be deemed a material breach of Lease and a default under the terms of this Lease Agreement and Landlord shall be entitled to exercise all rights and remedies at law or in equity. Tenant agrees to hold Landlord harmless in the event any mold contaminants are discovered in the Premises, and from any injuries or damages caused by said mold, except for damages caused by Landlord's negligence.

ENVIRONMENTAL CONTROL: Tenant shall take affirmative action to ensure that Premises is in compliance with all applicable housing, building, environmental and health laws and codes, such as proper storage of waste, maintaining grass and weeds, and preventing rodent infestations. If any fines, fees, penalties, violations, or citations are issued during tenancy, the Tenant will be held responsible and upon demand, shall reimburse Landlord the cost of such, to be collected as additional rent, in addition to any actual expenses incurred by Landlord as a result of or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the said fine, fee, penalty, violation, or citation is a result of any act or omission of the Tenant or the Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord. If the Landlord is notified that the Premises will receive, or has received a violation or citation for something that is the responsibility of the Tenant, including but not limited to trash, or high grass and weeds, the Landlord may at Landlord's sole discretion take the necessary action to resolve said issue, and the Tenant will be responsible to reimburse the Landlord and said expense will be collectable as additional rent.

VEHICLES: Parking is on street. Tenant will obey all parking and speed regulations which Landlord may promulgate or post and to park only properly tagged and functioning passenger motor vehicles or trucks not in excess of ¾ ton GVW, whose appearance, in Landlord's sole opinion, does not detract from the Premises or community, in designated parking areas and will not permit nor maintain any commercial vehicles or trucks in excess of ¾ ton GVW, trailers, campers or boats in or about Premises. Tenant shall not use any parking area on Landlord's property for the storage or repair of any motor vehicle or other property and will remove any unauthorized vehicles or other property from said parking areas promptly at the request of Landlord. If Tenant shall fail to do so, Tenant agrees that Landlord, at its option, may have said unauthorized vehicles or other property towed away, or otherwise removed, and stored at Tenant's risk and expense. Tenant does hereby further irrevocably constitute and appoint Landlord as Tenant's attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Lease, and to store the same at the expense of Tenant in such place or places as Landlord, in its sole discretion, may deem proper. Any vehicle or other property parked or stored so as to block or inhibit access to any dumpster or fire lane, will be towed, or otherwise removed, at its owner's risk and expense.

JOINT AND SEVERAL LIABILITY: If more than one person is listed as the Tenant in this Lease, then each Tenant shall be jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law. Furthermore, Tenant acknowledges that Tenant shall have full responsibility for the Premises, and Tenant hereby indemnifies and releases Landlord from and against any and all claims, suits, damages, expenses and liabilities arising in any connection with any accidents, injuries or other occurrence on the Premises.

CRIMINAL ACTIVITY AND SEXUAL OFFENDERS: Tenant may contact the State, county or municipal police departments in which the Premises is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the

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vicinity of the Premises or the presence of registered sexual offenders who live or work within the vicinity of the Premises. Tenant acknowledges that Tenant is solely responsible for inquiring of such matters before signing this Lease Agreement. Tenant shall have no right to cancel this Lease Agreement based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Premises.

ILLEGAL DRUGS AND CRIMINAL ACTIVITY: If Tenant, Tenant's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related, or any other criminal activity on or about the Premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance. Criminal activity is defined by the Annotated Code of Maryland.

LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage, or loss to person or property caused by other Tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other Tenants shall not be deemed an omission, fault, negligence, or other misconduct on the part of the Landlord. Tenant shall indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

INSPECTIONS: Tenant acknowledges that Landlord and/or Landlord's representative has the right to be present at any and all inspections in and about the Premises, and agrees to notify Landlord prior to any inspection.

SUBORDINATION OF LEASE: This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a Tenant's part and is subject and subordinate, also, to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises are hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the Tenant of such successor in interest.

NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at P.O. Box 50214, Baltimore, MD 21211 or to such other location as Landlord shall designate to Tenant. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

WAIVER OF BREACH: Receipt by Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall NOT be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain

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in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other resident. No statement or promise of Landlord or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless specified in writing.

TENANT INDEMNIFICATION: Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement or any extension or renewal thereof, required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

INDEMNIFICATION: Tenant agrees to indemnify and save harmless Landlord against all liability, including liability arising from death or injury to person or property (including Premises) during the term of this Lease Agreement, and any renewal or extension thereof, caused by an act or omission of the Tenant, or the family, employees, agents, guests, or invitees of Tenant. Tenant further agrees to indemnify and save harmless Landlord from all liability including liability arising from death or injury to person or property (including Premises) caused by Tenant's failure to fulfill any condition of this Lease Agreement, and any renewal or extension thereof, or from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against Tenant as a result of Tenant's act or omission.

SEVERABILITY: If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

CONDEMNATION: In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

LEASE CORRECTIONS: If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease Agreement and / or to otherwise correctly reflect the intent of the parties hereto, the parties agree to initial and / or sign, where applicable, any modification or correction of this Lease Agreement.

SURRENDER OF PREMISES: If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will indemnify the Landlord for all damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding resident against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding resident, so far as such delay is caused by the failure of Tenant to surrender the Premises.

HOUSING ASSISTANCE PROGRAM: Any Tenant that participates in the Housing Assistance Program must continue to comply with all the rules and regulations stated in this Lease Agreement, as well as comply with all Housing directives, rules and regulations Tenant's termination and/or revocation from said program shall be deemed a material and substantial breach of the Lease, and the Landlord shall be entitled to the speedy

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recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto.

RULES AND REGULATIONS: These Rules and Regulations have been incorporated into the Lease Agreement. Failure to abide by these Rules and Regulations will be considered a substantial and material breach of the Lease Agreement and may result in termination of Tenant's occupancy of Premises, or any other action available to Agent by law.

TENANT AGREES NOT TO:

PETS: Keep any pets in or about Premises without prior written consent of Landlord.

FURNITURE: Keep any water containing furniture, such as waterbeds, in the Premises.

APPLIANCES: Install any bidets, washing machines, dryers, dishwashers, air conditioners other than window units, or other appliances in the Premises without prior written consent of Landlord.

WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises, except that Tenant may use standard picture hangers for hanging pictures, mirrors and the like. No adhesive hangers may be used.

WALLPAPER, PAINT, AND MIRRORS: Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.

PORTABLE HEATERS: Store, install or operate, in or about Premises, unvented, portable kerosene-fired heaters.

LOCKS: Change the locks or install additional locks, chains, or other fasteners on any exterior door, entry door to individual unit or storm door on Premises.

PERSONAL BELONGINGS: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators, lawn areas, or any other common areas.

APPLIANCES AND UTILITIES: Misuse or overload appliances or utilities furnished by Landlord.

OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways, and halls.

ADVERTISING: Display any advertisement, sign, or notice, inside, or outside the Premises.

HAZARDOUS SUBSTANCES/ FIRE RISK: Store in or about the Premises or any storage area, or place into any dumpster, any material or substance of any kind or description that is dangerous, toxic, combustible, volatile or harmful and/or subject to regulation under Federal, State, or local law, regulation or ordinance, or would increase the risk of fire.

LITTER: Litter or obstruct the halls or grounds

LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises is situated.

THROWING OF ARTICLES: Throw or allow anything to be thrown out of the windows or doors or down the passages of the building, or from the balconies or patios.

WINDOWSILLS: Place anything on the outer edges of the sills of windows.

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COMMON AREAS: Permit Tenant or Tenant's family, employees, agents, guests, or invitees to play, or otherwise loiter in public areas, stairways, elevators, laundry rooms, or storage areas.

OBSTRUCTION OF WINDOWS: Cover or obstruct the windows, doors, or skylights that reflect or emit light into passageways, or into the common areas of any of Landlord's buildings.

CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers or other matter which if discarded would tend to litter such areas. Canvassing, soliciting, and peddling in the apartment community is prohibited. The forgoing shall not prohibit Tenant from using direct mail solicitation or advertising in the regular communications media.

CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.

DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.

CLOTHES LINES: Install, erect or utilize exterior clothes lines in any common or public area.

REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.

WADING POOLS: Maintain any wading pools.

SKATEBOARDS: Use a skateboard in any common or public area managed by Landlord .

ODORS: Permit any unusual or objectionable odors to permeate or emanate from the Premises.

TOBACCO PRODUCTS: Carry or smoke a lit tobacco product or smoke any other substance in any interior space or common area managed by Landlord.

VIOLENCE: Engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the Premises.

TENANT AGREES TO:

GARBAGE AND RUBBISH: Place Tenants' and Tenants' families, employee's, agent's, guest's, or invitee's garbage and rubbish for disposal only as Landlord directs.

USE OF FACILITIES: Use all facilities which Landlord provides for Tenant's comfort (if any), such as playground equipment, laundry, swimming pool, and parking areas, (none of which facilities are included in the rent) solely at Tenant's own risk, and Tenant agrees that shall not be responsible for any injury to person or loss or damage to property arising out of Tenant's use thereof, unless the same is caused solely by Landlord's fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by the Landlord without affecting the remainder of this Lease.

CONDITION OF PREMISES: Keep the dwelling clean, and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc.

BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

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LOCK OUT: Pay a service charge of $125, to be collected as additional rent, each time Tenant locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises.

LIGHT BULBS: Replace, at Tenant's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

SMOKE AND CARBON MONOXIDE DETECTORS: Replace, at Tenant's sole cost and expense, all batteries of the prescribed size and voltage, for smoke and carbon monoxide detectors in the Premises.

APPLIANCES: Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.

CONDUCT: Conduct himself/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Tenant warrants that he/she will meet the above conditions in every respect and acknowledges that failure to do so will be deemed a substantial and material breach of lease and may result in termination of Tenant's occupancy of Premises.

PREJUDGMENT INTEREST: If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, the Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, which at this time is ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

LEASE VIOLATIONS: If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a material and substantial breach of this Lease which could result in Tenant's possession of the Premises being terminated. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises is ended, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not have ended due to Tenant's breach; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's subsequent eviction from the premises; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant shall also be liable for actual costs incurred by Landlord in scheduling or affecting a Court ordered eviction of Tenant.

BREACH OF LEASE: In the event Landlord files a Breach of Lease action under the Annotated Code of Maryland Real Property, Article 8-402.1 as amended from time to time, Tenant shall be responsible for any and all costs actually incurred by Landlord in pursuing this Breach of Lease action including, but not limited to the costs for filing said Breach of Lease, as well as actual attorney's fees incurred by Landlord as a result of legal representation resulting from the necessity of the Landlord for filing the complaint against a Tenant in breach of his/or her Lease Agreement and any Court appearance by Landlord's attorney.

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ADMINISTRATIVE AND ATTORNEY FEES: In the event Tenant, Tenant's family, agents, employees, guests, or invitees violate any term or provision of this Lease, or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of ten percent (10%) of Tenant's then current monthly rental, to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

ACKNOWLEDGMENT: In this agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Landlord will include Agent, Lessor, and the term Tenant will include Resident, Lessee. The below-signed parties acknowledge that they have read and understand all of the provisions of this Lease. This Lease is bound by all heirs, executors, successors and/or assigns.

ENTIRE AGREEMENT: Landlord has made no promises or representations except those stated in this Lease Agreement and Tenant and Landlord agree that this Lease Agreement contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

HEIRS AND ASSIGNS: This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved, and named in this Lease.

RIGHT TO SIGN: The individual(s) signing this Lease Agreement as to Tenant stipulates and warrants that he/she/they have the right to sign for and to bind all occupants.

LEGAL CONTRACT: This Lease is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.

SEAL: Tenant(s) have read or have had read this Lease Agreement to them, understand same, have received a copy of this Lease Agreement, and both Landlord and Tenant(s) by their signatures hereby accept and agree to be bound by all the terms and conditions set forth herein. The parties to this Lease Agreement and any attachments or addendums thereto, which are part of this Lease Agreement are intended to establish this Agreement, and those attachments and addendums under seal as evidenced thereof and the signing of this Lease Agreement, and the attachments and addendums thereto are intended to be a specialty, governed by the Annotated Code of Maryland, Courts and Judicial Procedure Article 5-102(a)(5) as amended from time to time. This Lease Agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

OWNER'S NAME Avas Real Estate LLC c/o Mary@ParadiseCityProperties.com

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, the parties hereto have set their signatures the day and year below written.

WITNESS: that intending to be bound hereby, the parties have signed this Lease on the day and year set forth below with their signature.

LANDLORD/LANDLORD'S AGENT:

Signed by:
Mary Bernsten
0CC620E056804E6...

Mary Bernsten, Paradise City Properties LLC — Date: 7/16/2026

Signed by:
Matthew Fournier
D187303AA25449D...

Tenant Matthew Fournier — Date: 7/16/2026

Signed by:
848A16672EF14FE...

Leigh Middleditch — 7/16/2026

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Approved for Use by Baltimore City Department of Housing and Community Development

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead- based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). **This property was built before 1978 and has a full-risk reduction Lead Certificate.**

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☒ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below) **Lead Certificate**

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) MF LM Lessee has received copies of all information listed above.

(d) MF LM Lessee has been provided the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Mary Bernstein 0CC620E050804E6... Lessor	7/16/2026 Date	Lessor	Date
Signed by: Matthew Fournier D187303AA25449D... Lessee	7/16/2026 Date	Lessee	Date
Signed by: 5484A4852B514FE... Lessee	7/16/2026 Date	Lessee	Date

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Tenant Initials

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MARYLAND TENANTS' BILL OF RIGHTS
(EFFECTIVE JULY 1, 2025)

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)
This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.
Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.
This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than $25 in fees, outside of a security deposit.
Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.
(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.
Some local jurisdictions may require additional information in leases. A lease may not include:

- Requires you to allow the landlord to "confess judgment" on a claim arising out of the lease;
- Anything that says you give up your legal rights under the law or your right to a jury trial
- Any provision that shortens any notice period required by law
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law

An automatic renewal term in a lease must:

- Be separate from other parts of the lease
- Be signed or acknowledged by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy
- Exceptions to these provisions:

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Tenant Initials

- ○ Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
- ○ Exception #2: These provisions do not apply in Baltimore City.

If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease. Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.
(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- Your landlord may only increase your rent when your lease is renewed. In most cases, they must tell you in writing 90 days in advance of any rent increase. Some local jurisdictions may limit the amount by which rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
- Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. if you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.
A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.
Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.
The landlord must keep your security deposit in an interest-paying bank account and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.
At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.
If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

Charges a landlord may legally deduct your security deposit include

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.
(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

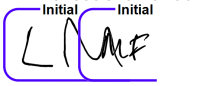
CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.
If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.
If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent).. You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.
You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

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You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.
(Real Property Article of the Maryland Code, Sections 8-204, 8-211, and 8-212)

EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.
Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution). Efforts to evict you include changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit.
You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.
If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10-day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.
If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.
In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."
However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.
(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.
In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.
If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.
Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .
If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.
If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.
Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law. (Real Property Article of the Maryland Code, Section 8-119)

PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

A landlord may not retaliate, or threaten to retaliate, against you for

a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
b. filing or participating in a lawsuit involving the landlord;

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c. participating in a tenants' organization;
d. requesting police or emergency services at the property; or
e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

RESOURCES

Office of Tenant and Landlord Affairs
Maryland Department of Housing and Community Development
Tenant and Landlord Affairs Website (https://dhcd.maryland.gov/Tenant-LandlordAffairs/Pages/default.aspx)

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program
Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers
Contact Information and Hours: District Court Help Centers
(https://www.courts.state.md.us/helpcenter/inperson/dc)

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.