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APARTMENT / ROOM RENTAL DWELLING LEASE AGREEMENT

This Lease Agreement is made and entered into this 29th day of September 2026, between Aidan Ortega Garcia, ("Tenant"), and Yanir Gvirtzman, 628 Portland LLC, ("Owner"). Owner leases to Tenant Room #3 in Unit B located at 628 Portland Street., Baltimore, Maryland 21230 and containing 1 bedroom, 1 bathroom and common areas, ("Premises"). The term of this agreement is 10 months, beginning on the 3rd day of October 2026 and ending on the 31st day of July 2027.

RENT and PAYMENTS

1. First month's prorated rent is One Thousand and Fourty Five Dollars ($1,045.00) and thereafter the monthly Rent will be One Thousand and Two Hundred Dollars ($1,200.00), payable on or before the 1st day of each month.
2. Tenant will set up a (free) account with 'Zillow.com' for Rent and other payments.
3. Failure to pay Rent or any installment thereof within Five (5) days of the due date will incur in addition to the Rent a late charge of five percent (5%) of the unpaid Rent then due. The Five (5) days is NOT a grace period, and the Rent is due and payable on the 1st of each month.
4. Failure to pay Rent at the specified time is a default of this Agreement and the Owner may use any remedy available under the terms of this Lease and/or applicable law.

RECEIPTS

5. Owner agrees to provide Tenant a written receipt for payments of Rent upon Tenant's request. This Lease shall serve as a receipt for the below-mentioned security deposit.

SECURITY DEPOSIT

6. In accordance with the Annotated Code of Maryland, Real Property Article, Tenant will deposit with the Owner the sum of One Thousand and Two Hundred Dollars ($1,200.00).
7. Owner has offered Tenant 6 monthly installments of Two Hundred Dollars ($200) each.
8. This money will be held as collateral security and applied on any Rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension or hold-over period. The money may also be applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant or other damages and expenses suffered by Owner caused by a breach of any covenant or provision of this Lease.
9. Tenant may not use the security deposit as Rent and cannot apply the security deposit as last month's Rent.
10. Within 45 days of the end of the tenancy, the Owner shall return the security deposit to the tenant plus simple interest as required by Maryland law, less any unpaid utility bills and damages rightfully withheld.

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ACCEPTANCE OF PROPERTY

11. Tenant has examined the Premises and found them at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.
12. Tenant may submit to Owner a list of requested repairs within 10 days of move-in date. Repairs will be made at the discretion of Owner.

USES/AUTHORIZED OCCUPANT

13. The Premises will be used solely for residential purposes and will be occupied on a regular basis by no one else but Tenant ("Single Occupancy").
14. Tenant shall comply with all laws, ordinances, rules and orders of the City of Baltimore or other authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

ASSIGNMENT AND SUB-LETTING.

15. Tenant shall not assign this Agreement nor sub-let nor grant any license to use the Premises or any part thereof without the prior written consent of Owner. An assignment, sub-letting or license without the prior written consent of Owner shall be absolutely null and void and shall, at Owner's discretion, terminate this Agreement immediately.

ALTERATIONS AND IMPROVEMENTS.

16. Tenant shall make no alterations or improvements to the Premises without prior written consent of Owner.

MAINTENANCE

17. Tenant shall maintain the room, public and shared areas in a clean, sanitary, and safe condition.
18. Tenant will regularly maintain and clean all appliances and will promptly report to Owner any problem/s requiring repairs or replacement.
19. Tenant will clean AC unit filter upon a notice from Owner, typically once every season.
20. Tenant shall not order repairs or replacements without prior approval from the Owner.

UTILITIES

21. Tenant shall pay a proportional share of Water, Sewer, and Electric utilities based on occupancy (e.g., 1/3 if three tenants or 1/2 if two etc.).

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22. Electric payments and Water/Sewer payments are due via Zillow.com after Owner posts the bill and notifies the Tenant.

SMOKE DETECTORS AND FIRE ALARM

23. Owner certifies that Smoke Detectors have been installed prior to Tenant's occupancy and are in proper working condition in accordance with applicable law.
24. 628 Portland St. is a nonsmoking building and is NOT “420 friendly” (See Addendum 2).
25. Disabling, disconnecting or removing smoke detectors for any reason is prohibited.

OWNER ACCESS TO PREMISES

26. Owner and Owner's agent/s shall have the right to enter the Premises for the purpose of inspection, repairs, additions or alterations, showing to potential Renters or other purposes as may be deemed appropriate by Owner.
27. Except for emergency cases Owner must provide advance notice of at least 24 hours and may enter the Premises only during normal business hours, including weekends.
28. Tenant hereby agrees to receive Owner’s entry notices electronically via text.

TERMINATION / EXTENSION / HOLD OVER

29. Either Owner or Tenant may terminate this Lease at its expiration or any extension thereof by giving the other 60 days written notice of termination.
30. This lease will be extended by a signed “Lease Extension” agreement.
31. If Tenant holds-over after the expiration of the term of this Lease, or any extension of, Tenant shall, with the Owner’s consent and in the absence of any written agreement to the contrary, become a Tenant from month to month at the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

MOVE-OUT INSPECTION / SURRENDER OF PREMISES

32. Tenant will, upon termination of this Lease, return the Premises in good and clean condition, ordinary wear and tear accepted. Tenant will leave the Premises in broom-clean condition, free of trash and debris, walls should be free of nails and any holes created by Tenant plastered and painted over. Upon vacating the premises, Tenant must deliver all keys to the Owner.
33. Any personal property left on the Premises after termination of the tenancy shall be considered abandoned and Owner may dispose of it at Tenant's expense. Owner shall not be liable to Tenant or any other person for the loss of property so abandoned and discarded.
34. At the termination of the tenancy, the Tenant has the right to be present at the time of inspection. Owner shall notify Tenant of the time and date when the Premises will be inspected.

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The inspection date shall occur within five (5) days before or five (5) days after the Tenant's intended move-out date.

INDEMNIFICATION

35. Owner shall not be liable, and Tenant agrees to indemnify and hold Owner harmless for any damage or injury to Tenant or Tenant's guests, or to Tenant's property, occurring within the Premises, except to the extent caused by the gross negligence or willful misconduct of Owner.

GOVERNING LAW

36. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

ENTIERTY / ADDENDUMS

37. This Lease contains the final and entire agreement between the parties and neither party is bound by any terms, conditions, statements, warranties or representations, oral or written, not contained in this Lease and its addenda (1 and 2).

The parties agree to abide by all the terms and conditions in this lease agreement.

X 

Owner

Date: 09/29/2026

X 

Tenant

Date: 09/29/2026

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ADDENDUM 1

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

LEAD WARNING STATEMENT

1. 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.

OWNER DISCLOSURE

2. In accordance with *42 U.S.C. 4852d* and with *Maryland's Reduction of Lead Risk in Housing Act*, Landlord hereby declares he has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
3. 628 Portland Street is LEAD FREE certified, and the certification will be available to the tenant upon request.

TENANT ACKNOWLEDGEMENT

4. Tenant hereby acknowledges that he/she has received a digital copy of the pamphlet "Protect Your Family from Lead in Your Home". The brochure can be found on https://www.epa.gov/sites/production/files/2017-06/documents/pyf_color_landscape_format_2017_508.pdf

X _____
Owner

Date: 09/29/2026,

X _____
Tenant

Date: 09/29/2026,

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ADDENDUM 2

Welcome to your new home at 628 Portland Street!

Below are a few house guidelines to make your move-in and stay more comfortable:

1. *628 Portland* is a historic building, part of the *Ridgley's Delight* historic neighborhood – it has gone under extensive renovation and was brought up to current building codes.

2. Please take special care during move-in and move-out not to damage the walls and the stairs.

3. Main door has a WiFi entry lock – Please do not share **your** code with anyone, and do not open the main door to strangers. Tenants can enter or open the door remotely via an app or punch-in their unique entry code. Temporary codes for guests, cleaners etc. are available upon request.

4. Do not drill, nail, glue, paint or in any other way alter or damage exposed brick walls (Unit A only).

5. Keep toilets clean and use them only for what they were intended! No hygiene products should be flushed and no dirt, garbage etc. should go down those pipes! Any plumber-call that will result in "fishing" such and other unintended item(s) will be charged to tenant.

6. *628 Portland* is a smoke-free building. Smoking, including the use of marijuana, and any other form of smoking, is strictly prohibited within the leased premises, including all interior areas and the shared common areas.

7. *628 Portland* is over 180 years old building. We installed sound proofing materials between the floors and the rooms; however, wood floors and wood stairs will carry sound far away. Be nice to your fellow roommates and use common sense when playing music, having guests over or just going up and down the stairs.

Thank you and **ENJOY** your new home!

X _____

Tenant

09/29/2026

Date