PROPERTY
INVESTMENT
MANAGEMENT
COMPANY

LEASE AGREEMENT

This Townhouse Lease Agreement (this "Lease") is made effective as of **_OCTOBER 7, 2026__**, by and between **Singh & Daughters Global Management** ("Landlord"), and (**SHERROD JENKINS)** . The parties agree as follows: (**water bill is not included in rent**)

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1. PREMISE

Landlord leases to Tenant the property located at **_423 N. EAST AVENUE BALTIMORE, MARYLAND 21224**

(the "Premises") for use and occupation as a single-family residence, including all chattels and appliances now on the Property.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents, covenants and agreements here in after reserved and contained on the part of the tenant to be paid, observed and performed, the Landlord hereby Leases unto the Tenant the Property for use and occupation as a single family residence including the chattels and appliances now on the Property , upon the following terms and conditions.

2. TERM

The lease term is for 1 years and begins on **_October 7, 2026_ , and ends on _October 31, 2027_.**

ONE YEAR LEASE: Tenant understands that this lease is for a 1-year period and receives the keys the date signed on this lease.

WJ Tenant _____ Landlord

3. RENEWAL

Tenant may renew this Lease for two-year terms by providing written notice at least 45 days prior to lease expiration. If tenant does not give notice at end of term, then the lease will become a month-to-month lease. Once the lease is month to month the tenant must give 90-day notice if tenant plans to vacate property.

4. RENTAL PAYMENTS

Tenants shall pay monthly rent of **$ 1,000.00** due on the 1st of each month. All payments must be submitted via **Zelle** to singhdaughtersglobal@gmail.com.

Rent is payable too:

Singh & Daughters Global Management
3 Eyring Rd
Hillsborough, NJ 08844

Zelle Payment Instructions:

- Log in to your bank's mobile app or online banking.
- Select "Send Money with Zelle" or "Zelle Payments."
- Enter the recipient email: singhdaughtersglobal@gmail.com.
- Enter the rent amount.
- Confirm and send the payment.
- Save the confirmation for your records.

Please ensure payments are made on time to avoid late fees.

which address may be changed from time to time by Landlord. In the event that the commencement date of this Tenancy occurs on a date other than the first day of a month, the rent shall be pro-rated until the first day of the immediately succeeding month.
All terms of this Lease shall remain the same, except for the amount of the annual rent. The annual rent shall be increased by the aggregate increase in cost of the following items over the aggregate amount paid for the same items during the previous lease year

(a) real Property Taxes
(b) HOA Fees or dues
(c) recreational association fees or dues
; and
(d) Homeowners' insurance premiums.

HOMEOWNERS ASSOCIATIONS: Landlord shall pay all mandatory fees and dues to the Homeowners Associations. Landlord reserves the right to vote at all meetings of the homeowner's Associations

5. SECURITY DEPOSIT

Tenant shall pay a security deposit of **$ 1,000.00** upon signing. Along with a pro-rated rent in the amount of **$ 799.92** This deposit will be held in trust and used for damages or defaults as permitted by law.(In words) . . . . . To be held and disbursed for Tenant damages to the Premises or other faults under this Agreement (if any) as provided by law. Tenant has the right to receive from Landlord a written list of all existing damages if Tenant makes a written request within 15 days of Tenant' occupancy.

LATE PAYMENT:

By signing below, I understand that my rent is due on the 1st of every month and late on the 5th of the month. After the 5th day of the month, I will incur 5% late fees and possibly rent court costs. I agree and understand that there will never be any discrepancies about balances owed to pay my rent-on time every month

WJ Tenant OC Landlord

By signing below, the tenant understands that they are responsible for any Late fees when paying their rent late. The tenant is also responsible for any court fees and legal fees associated with paying rent late or not paying rent at all. We do not send out notices every month. Section 8 and Singh & Daughters Global Investments LLC will both send a letter to the new tenant when you first move in informing you of what your portion is.

WJ Tenant OC Landlord

6. POSSESSION

Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of the Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good condition as when delivered to Tenant, ordinary wear and tear excepted.

7. USE OF PREMISES

The Property shall be used as a condo/townhome residential dwelling to be occupied by the Tenant and for no other purpose. The Tenant acknowledges and agrees with the Landlord that, in accordance with the Declaration, neither s/he nor any member of his/her household shall keep, shelter or permit entry into the Properly of any animal, livestock or fowl except for a single household pet as approved by the Landlord

CHATTELS Ltd. PERSONAL PROPERTY WITHIN THE PREMISES: All chattels and personal property belonging to the Tenant and located or stored in or on the Property shall be kept and stored at the Tenant risk. The Landlord shall not be liable, except in the case of the Landlords direct negligence or willful misconduct, for any injury, damage or loss resulting from any accident or occurrence in or upon the unit and/or the common elements sustained by the Tenant or any person Claiming through the Tenant. The Tenant covenants with the Landlord to keep the appliances and fixtures belonging to the Landlord on the Property at the commencement date hereof in good and clean condition, reasonable wear and tear, damage by fire or other casualty, excepted.

8. PET POLICY

Tenant may keep up to **two (2) pets** on the Premises, subject to the following:

- **Pet Deposit**: A non-refundable pet deposit of $ **300.00** per pet is required.
- **Approval**: All pets must be approved in writing by Landlord.
- **Conduct**: Pets must not damage property or disturb neighbors. Waste must be cleaned immediately. Pets must be leashed or contained when outside.
- **Prohibited**: No aggressive breeds, exotic animals, or livestock.
- **Liability**: Tenant is fully responsible for any injury, damage, or nuisance caused by pets.

Violation of this policy may result in fines, removal of pets, or lease termination.

WJ Tenant CC Landlord

PET ADDENDUM

This Pet Addendum is attached to and made part of the Townhouse Lease Agreement dated _____ between Singh & Daughters Global Management ("Landlord") and _____ ("Tenant").

Pets Covered:

1. This addendum applies to the pets listed below, which Tenant is authorized to keep on the Premises:
   - Pet 1: [Type, Breed, Name, Age] _____
   - Pet 2: [Type, Breed, Name, Age]_____
2. **Pet Deposit:** Tenant has paid a non-refundable pet deposit of $ 300.00 per pet.
3. **Pet Care and Conduct:** Tenant agrees to keep pets under control, clean up waste promptly, and prevent damage or disturbances. Pets must be leashed or contained when outside.
4. **Liability:** Tenant is responsible for any injury, damage or nuisance caused by pets.
5. **Removal:** Landlord may require removal of pets for violation of lease terms or this addendum.
6. **Approval**: All pets must be approved in writing by Landlord.
7. **Prohibited**: No aggressive breeds, exotic animals, or livestock.

Tenant acknowledges and agrees to the terms of this Pet Addendum

Violation of this policy may result in fines, removal of pets, or lease termination.

WJ Tenant CC Landlord

9. MAINTENANCE AND REPAIRS

Landlord is responsible for major structural repairs. Tenant must maintain the Premises in a clean, safe condition and handle minor repairs.

Landlord shall keep the following in good repair:

Roof, exterior walls, foundation, sewer, plumbing, heating, wiring, air conditioning, driveways, and sidewalks, except when such repairs are necessitated by the misuse or negligence of Tenant, its agents, employees or invites, and all other maintenance responsibilities required by law. Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, and except for the repairs and replacements

to be made by Landlord pursuant to the preceding sentence, shall make all repairs, replacements and improvements to the premise, including all changes, alteration or addition ordered by any lawfully constituted government authority directly related to Tenant's use of the premises.

You must let the owner/serviceman into the home to complete required inspection work. In addition, if the tenant intentionally causes the unit to fail, to commit fraud or move without notice the tenant will be responsible for all unpaid rent, remaining term of the lease or until the unit has been re-rented. Failure to allow the owner or repairman into the home to make repairs on the home is considered a breach of lease, when making a service call appointment, you must be present at the time you requested. If you miss the appointment, fail to call or fail to reschedule, you will be billed for one hour of the trades' time. Simply call and cancel if the problem no longer exists or you cannot be home at the scheduled time. There were no cracked windows at time of occupancy. Tenant will be responsible for all cracked/broken windows.

WJ Tenant CC Landlord

Tenant shall

(a) comply with all obligations primarily imposed upon tenants by
applicable provision of building and housing codes materially affecting health and safety,
(b) keep that part of the Tenant occupies and uses as clean and safe as the condition of the premises permit,
(c) dispose of all ashes, rubbish, garbage and other waste in a clean and safe manner,
(d) keep all plumbing fixtures in the dwelling unit or used by Tenant as clean as their condition permits,
(e) keep in a reasonable manner all electrical, plumbing, sanitary, heating,
ventilating, air-conditioning and other facilities and appliances,
(f) not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises, or
knowingly permit a person to do so, and
(g) conduct himself or herself in a manner that will not disturb a neighbor peacefully
enjoyment of the premise.

REPAIR CLAUSE:

If anything happens in l" **30 days** of tenant moving in, Landlord shall be responsible for repair. After that period, the tenant shall pay **$75** for every maintenance, anything
above **$75** will be paid by the Landlord.

WJ Tenant CC Landlord

RULES AND REGULATIONS:

Tenant agrees to abide by all rule, regulation, and Tenant agrees to abide by all rule, regulation, and policies of the homeowners 'association and as applicable. Tenant must, at Tenant's expense, promptly comply with all law, orders, rules, request and directives of all governmental authorities, Landlord's insurers, and similar authorities and agencies. Landlord shall be responsible for any violation that may exist prior to transfer of possession of the leased premises to Tenant. Notices received by Tenant from any authority or entity must be promptly delivered to Landlord. Tenant may not do anything on the

premises that increases the homeowner's association's insurance premiums. If Tenant violates this provision and such violation results in an increase in the amount of such premiums. Tenants will be liable for the increase in premiums.

WJ Tenant CC Landlord

INCLUSIONS/EXCLUSIONS:

Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items may be considered personal property, whether installed or stored *upon* the property, are included as follows: *** ***MUST BE CIRCLED AND INITIALED BY LESSOR***

✓ STOVE OR RANGES N/A EXISTING W/W CARPET ✓ SCREENS

✓ REFRIGERATOR ✓ WASHER and DRYER

ALTERATION

The Tenant will not remodel or make any structural change alterations in addition or decoration to the Property; will not paper, paint or decorate (provided the Tenant may repaint the Property as long as the Property is repainted to the same as the present color of the walls and ceiling within the Property at the time the Tenant returns position of the Property to Landlord); nor install, attach, remove or exchange appliance or equipment , nor change the existing locks of the Property, without the prior consent of the Land lord.

10. UTILITIES

Tenants are responsible for all utilities unless otherwise specified. Landlord shall be responsible for no utilities bill. Tenant shall be responsible electric, gas and any other utilities or services including not specifically assumed by Landlord in the instrument The obligations of Owner and Tenant with respect to the provisions of utilities shall be as follows: All Items and initialed below will be at of the cost of the Tenant:

(1) **Heating Fuel**
(2) **Cooking Fuel**
(3) **Heating of water**
(4) **Electricity**
(5) **Environmental Fines**

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within thirty (30) days of receipt of bill, such failure constitutes a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this lease. Tenants are responsible for all environmental fines and bulk trash removal during tenancy _____

WATER BILL: Tenant pays water and sewer bill. Water bills are considered **additional rent** under this Lease. The City of Baltimore will mail the water bill **directly to the Property address.** Tenants must pay the full amount of each water bill **on or before the due date listed on the bill.** Failure to pay the water bill when due is a violation of this Lease. If Tenant fails to pay any water bill, the unpaid amount will be added to the rent ledger as **additional rent,** and the Owner may file a **Failure to Pay Rent** action in the District Court of Maryland. Tenants will be responsible for the **$48 filing fee,** court costs, and any other fees permitted by law. Continued failure to pay the water bill may result in **termination of the Lease** and legal action to regain possession of the Property.

TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED:

In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, utilities are shut off for non-payment or illegal usage, tenant will be responsible for all costs if utilities are placed in Landlord's name during tenancy. Tenant will also be responsible for any damage to the loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Tenant's said property term is a direct violation of this lease and grounds for immediate eviction. If service cable or service to the home is BGE is forced to cut cable to stop illegal utility usage. Tenants may not use the stove in the property to heat the home. Proper heating devices are required. If said Tenant is caught using illegal devices or a stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted. If tenant utilities are interrupted and the owner has utilities turned on in the owner's name to protect the property, any expenses incurred for utilities from the tenant is to be considered unpaid rent and collectable as the same. BGE is the sole responsibility of the tenant, the tenant is responsible for that cost while occupying the home. Any tampering with the service cable, inverting the electric meter, or tampering with the BGE gas or electric meter is a [11] 14-day [11] (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord) breach of this lease. Owner may file in the Rent Court Division of District Court of Maryland as unpaid by filing Summary Ejectment for failure to pay rent.

WJ **Tenant** CC **Landlord**

11. INSURANCE

Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

WJ **Tenant** CC **Landlord**

TAXES.

Landlord shall pay all real estate taxes and assessments, which may be levied, against the

Premises. Tenant shall be responsible for all personal taxes or assessments that result from the Tenant' use of the Premises.

12. TERMINATION

Tenant may terminate the lease with **90 days'** written notice and a termination fee equal to three months' rent or the maximum allowed by law.

WJ Tenant CC Landlord

TERMINATION UPON SALE OF PREMISES:

Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon sixty (60) days written notice to Tenant that the Premise have been sold.

TERMINATION CLAUSE:

Tenant may, upon 90 day's written notice to Landlord, terminate this lease provided that the Tenant pay a termination charge equal to 3 month's rent or the maximum allowable by law, whichever is less. Termination will be effective as of the last day of the calendar month following the end of the 90-day notice period. Termination charge will be in addition to all rent due to the termination day.

WJ Tenant CC Landlord

Moving Out Of Property:

By signing below, the tenant understands when they are about to move from the unit, that they must contact the landlord. After the tenant moves, the tenant must call the landlord and set up a move-out walk through for damages and to return keys. DO NOT MAIL YOUR KEYS AND DO NOT LEAVE YOUR KEYS IN THE UNIT OR MAILBOX. If you do not call to schedule a walk through and return your keys, you are responsible for the full lease rental amount until the property is re-rented. By signing below, I agree that I have received a copy of the move out procedures list.

WJ Tenant_____Landlord

DESTRUCTION OR CONDEMNATION OF PREMISES:

If the Premise arc damaged or destroyed by fire or other casualty to the extent that enjoyment of the dwelling unit is substantially impaired, Landlord, in its sole discretion may elect to repair the Premises or terminate the Lease upon thirty (30) day's written notice to Tenant. If the Premises are condemned or cannot reasonably be repaired; this Lease will terminate upon twenty (20) day written notice by either party. Tenant shall give Landlord immediate notice of any damage to the Premises.

WJ Tenant CC Landlord

HABITABILITY.

Tenant has inspected the Premises and fixtures (or has had the premises inspected on behalf of the Tenant) and acknowledge that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. if the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises arc adversely affected, Tenant shall promptly provide reasonable notice to Landlord.

WJ Tenant CC Landlord

Defaults;

Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provision of law to the contrary, Intent fail to cure any financial obligation within...**30**...days(or any other obligation within...**30**...day)after written notice of such default is provided by Landlord to Tenant , Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligation under this Lease. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as **"additional rent".** The rights provided by this paragraph arc cumulative in nature and are in addition to any other rights afforded by law.

HOLDOVER:

If Tenant maintains possession of the Premise for any period after the termination of this Lease **("Holdover Period"),** Tenant shall pay to Landlord lease payment(s) during the. Holdover Period at a rate equal to **150%** of the most recent rate preceding the Holdover Period (or the maximum amount allowed by law if less) such holdover shall constitute a month-to- month extension of this Lease.

WJ Tenant CC Landlord

CUMULATM RIGHT:

The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON - SUFFICIENT FIJNDS:

Tenant shall be **charged $50.00** (or the maximum amount allowable under applicable law files) for each check that is returned to Landlord for lack of sufficient funds.

WJ Tenant CC Landlord

TENANT'S AND OWNER'S DELIVERY OF NOTICES:

All notices require to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)
NAME: Singh & Daughters Property Management LLC
ADDRESS: 3 Eyring Rd, Hillsborough, NJ 08844
PHONE: 202-256-3448

LEAD PAINT-APPLICABLE LAW:

Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner' s actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to Maryland.

WJ Tenant_____Landlord

Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that THE PROPERTY WAS BUILT BEFORE 1978; The Federal Program applies THE PROPERTY WAS BUILT PRIOR TO 1950; The Maryland Program applies fully. AGE CLASSIFICATION: The owner is uncertain of the age classification; therefore, Owner acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead - based paint and/or lead - based paint hazards.

NOTICE TO TENANT - LEAD PAINT AND LEAD - BASED PAINT HAZARDS:

The Maryland Lead Poisoning Prevention Program requires the owner of residential real estate property to deliver to a tenant before the lease signing the following two documents. Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures :

a. **The EPA booklet "Protect Your Family from Lead in Your Home" brochure.**

b. **The Notice of Tenant's Rights, Lead Poisoning Prevention as published by the Maryland Department of the Environment. Lessee has received all information listed above.**

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

WJ Tenant CC Landlord

CARBON MONOXIDE & SMOKE DETECTORS:

I understand a carbon monoxide detector and smoke detectors have been installed in my home per housing code. I have been shown how it works, its location, and what I should do if it goes off. I understand when the batteries must be changed, I must purchase the batteries and change it myself. I will not remove it or take it down under any circumstance. Tenants will be charged $65.00 for replacement of carbon monoxide detectors and $25.00 for smoke detectors. Tenant is responsible for all abated rental payments missing smoke and CO2 detectors.

WJ **Tenant** CC **Landlord**

PLUMBING PROBLEMS:

Tenant understands the house is free from all leaks and plumbing backups. If there is a leak or plumbing back up that is due to tenant's neglect, Tenant will be responsible for the costs incurred for repairing the damage. Owner will not pay for grease clogs, hair clogs, children's toys etc. The plumber who comes to the property will pull out of the drain line what has caused the problem and note it on the invoice. The plumber will provide pictures when possible. DO NOT USE PAPER TOWELS as they will clog the sewer line. The dwelling sewer drains are in good working order and will accept normal waste and toilet paper. Plumber will note on invoice what was the cause of the stoppage as well as provide pictures when possible.

WJ **Tenant** CC **Landlord**

MOLD:

If the tenant is aware of or notices anything that they believe to be mold or mildew you must inform the landlord immediately in writing, so the landlord can have the property professionally tested. Failure to give the landlord this notice is a breach of this lease.

WJ **Tenant** CC **Landlord**

ENVIRONMENTAL FINES:

tenant understands that they are supplied two (2) trash cans with tight fitting lids by the landlord. By law, the landlord is to supply only two (2) trash cans. If more trash cans or replacement trash cans with tight fitting lids are needed, this will be the responsibility of the tenant. If at any time the tenant receives an environmental fine stating that trash was not put in a

can with a tight-fitting lid, or not enough trash cans were used, the fine is the rent and shall be payable by Tenant to Owner on demand. Environmental Fines are the responsibility of the tenant. The owner will pay the Environmental Fine and then mail a copy to the tenant. The tenant then has 30 days to pay the Environmental Fine to the landlord. The owner will have the right to file a Breach of Lease Action in the District Court of Maryland. Tenants are also responsible for any fees or costs associated with the cleanup for abatement.

Lawn Maintenance & Property Cleanliness

GRASS CUTTING & EXTERIOR MAINTENANCE:

Tenants agree that they are fully responsible for cutting, trimming, and maintaining the grass and yard areas at the Property. Grass must be cut regularly and kept at a neat, safe, and sanitary height at all times. Failure to maintain the lawn is a breach of this Lease and may result in fines, charges, or corrective action by the Landlord.

WJ **Tenant** CC **Landlord**

TRASH & DEBRIS REMOVAL:

Tenant agrees to keep the exterior of the Property free of trash, debris, bulk items, and litter at all times. All trash must be placed inside proper trash cans with tight-fitting lids. Any environmental citations or cleanup costs resulting from failure to properly dispose of trash shall be the responsibility of the Tenant and payable to the Landlord on demand.

WJ **Tenant** CC **Landlord**

PEST CONTROL:

The tenant acknowledges that the unit is being accepted in a condition free from mice, roaches, rats, fleas, bed bugs, and other pest or rodents and the property has passed inspection. The landlord will provide annual pest control services. If it is determined that the tenant is responsible for a pest issue. The tenant may be billed for cost of pest control services.

WJ Tenant CC Landlord

REMODELING OR STRUCTURAL IMPROVEMENTS:

Tenants shall be allowed to conduct any construction or remodeling **(at Tenant's expense)** only with the prior written consent of the landlord. At the end of the lease term, Tenant shall be entitled to remove **(or at the request of landlord shall remove)** such fixtures and shall restore the Premises to substantially the same condition of the Premises at the commencement of this lease.

ACCESS BY LANDLORD TO PREMISES:

After providing reasonable advance notice, or with Tenant's consent, Landlord shall have the right to enter the Premises to make **yearly** inspections, provide necessary services, or show the unit to prospective buyers, mortgages, tenants or workers. However, Landlords does not assume any liability for the care or supervision of the Premises. As provided by the law, in the case of an emergency, Landlord

may enter the premises without Tenant's Consent. During the last three month of this lease, or any extension of those Lease, Landlord shall be allowed to display the usual **" to Let"** signs and show the Premises to prospective tenants.

WJ Tenant CC Landlord

TENANT ACCEPTS PROPERTY:

Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above. In the event the tenant abandons the premise or is required to vacate the premise due to the Landlord exercising its right upon Tenant's breach of Lease, the owner has the right to enter the property to secure the premise and make repairs. Landlords shall further have the right, without further notice, to dispose of any personal property left in or about the Premise by the tenant after the Tent he vacated.

WJ **Tenant** CC **Landlord**

RENT ALLOCATION-

Rent will be applied first to environmental citations, secondly to past judgements and courts costs, thirdly to water bills and outstanding utilities and lastly to base monthly rent.

WJ **Tenant** CC **Landlord**

By signing below, the tenants, or any member of the household, or guest of the tenant will not engage in, or facilitate any criminal activity on or near the property, including, but not limited to violent criminal activity, assault, handgun crimes, drug related criminal activity, nor will they allow the premise to be used for or facilitate this activity. Tenant is responsible for the home they are renting. They are responsible for all members of their household, all guests of the home and all guests of members of the household. Tenant is responsible for all conduct and damages nf'_A.-11o household members and guests of household members.

WJ **Tenant** CC **Landlord**

By signing below, the tenant understands that the landlord is not responsible for any loss or damage of foods due to the stoppage of the refrigerator. There is no way to determine who is at fault as to why the refrigerator stopped working, therefore it is the responsibility of the tenant to replace any loss of food, etc at their own expense. Landlord advice tenant to acquire renter's insurance tenant stated above.

WJ **Tenant** CC **Landlord**

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND ALL THE TERMS AND CONDITIONS CONTAINED IN TIDS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, AND IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE

LANDLORD:
Singh & Daughters Global Management
3 Eyring Rd, Hillsborough, NJ 08844
Signature: Cheryl D. Cooley (Property Manager)
Date: 10/7/2026

TENANT:
Name(s): Walter Jenkins

Signature(s): Walter Jenkins (Oct 5, 2026 17:15:06 EDT)
Date: 10/05/2026

Lease Term Statement

Lease Term:

This Lease Agreement is for a term of one (1) year, commencing on October 7, 2026 and ending on October 31, 2027. Upon expiration of the initial term, the Lease may be renewed for an additional term upon mutual agreement of both the Landlord and the Tenant, subject to the terms and conditions set forth in the renewal agreement.

Singh & Daughters Global Management
3 Eyring Rd, Hillsborough, NJ 08844
Signature: Cheryl Crosby (Property Manager
Date: 10/4/2026

TENANT:
Name(s): Walter Jenkins

Signature(s): Walter Jenkins (Oct 5, 2026 17:15:06 EDT)
Date: 10/05/2026

Singh & Daughters Global Management
3 Eyring Rd
Hillsborough, NJ 08844

Security Deposit & Receipt

Tenant Name: SHERROD JENKINS
Rental Property Address: 423 N. EAST AVENUE BALTIMORE, MARYLAND 21224
Lease Start Date: OCTOBER 7, 2026
Lease End Date: OCTOBER 31, 2027

Description	Amount ($)	Date Paid	Payment Method	Notes
Security Deposit	$1,000.00			Refundable upon move-out
Pro-rated rent if applicable	$799.92			Covers days left in move in moth if not 1st of month
First month's rent				
Total Amount Paid	$1799.92			

Received By: Amy M. Cruz
Date: 10/7/2026