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STANDARD LEASE AGREEMENT

This Agreement, hereinafter referred to as the "Agreement," dated April 7, 2026 (today's date), by and between an individual or entity known as **Olte Properties LLC**, hereinafter referred to as the "Landlord," **AND** individuals known as **Eulalia Antoinette Silver and Kortez Marc Silver-Smith** , hereinafter referred to as the "Tenant(s)," agree to the following:

A. PREMISES: Landlord hereby offers to rent housing, located at 301 Whitridge Avenue, Baltimore MD 21218_, consisting of _2_ bathroom(s) and 4 bedroom(s), hereinafter referred to as the "Premises," to the Tenant(s), subject to the following terms and conditions of this Agreement. Landlord will send a copy of all notices regarding the Premises to this address, along with another other address(es) identified by the Tenant(s).

B. OCCUPANT(S): Premises is to be strictly occupied as a residential dwelling housing by the Tenant(s). Please list any additional occupant(s) of the Premises below:

a. Kamora Ackwood_____
b. Kevin Ackwood_____
c. _____
d. _____

C. PURPOSE: Premises may not be used for storage, manufacture of any food or product, professional service(s), or for any commercial use, unless otherwise stated in this Agreement.

D. APPLIANCES: The Landlord shall provide the following appliances:
Bult-in Microwave, Gas Range, Refrigerator, garbage disposal, Dishwasher, Washer and Dryer combo, HVAC, ductless split Air conditioner & heater with remote control

All other appliances shall be provided by the Tenant(s). Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

E. LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on _**May 10, 2026 and ending on 04/30/2027,** hereinafter referred to as the "Lease Term," with the Tenant(s) having the option to continue leasing the Premises under the same terms and conditions of this Agreement under a Month-to-Month arrangement ("Tenancy at Will") with either the Landlord or Tenant having the option to cancel the tenancy with at least sixty (60) days' notice. For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term. **Pro-rated rent for May 2026 will be paid on April 22, 2026.**

F. RENT: Tenant(s) shall pay the Landlord in equal monthly installments of $_2000.00_ (Two Thousand US Dollars), hereinafter referred to as the "Rent." The Rent will be due on the first (1st) of every month and be paid via Bank Deposit, Zelle, CashApp, Venmo or Apple Cash.

Bank Information:
M&T Bank, Account Holder: Olte Properties LLC Account number: 9850821597
Zelle information: Olcan Hollister, Phone 571-296-9899
CashApp information: $OlcanHollister, Phone 571-296-9899

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Venmo Information: @Olcan-Hollister, Phone 571-296-9899
Zillow Payments (the information will be emailed to the tenant/s once the account is set-up)

G. LATE FEE: If the Rent is not paid by or on the due date, the Landlord may assess a Late Fee in the amount of five percent (5%), $100, of the Rent, per occurrence, for each month's payment that is received after the fifth (5th) day of the month.

H. SECURITY DEPOSIT: Security for the Premises in the amount of **$2000.00**_____ (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to the Tenant(s) within 45 days of the termination of this Agreement, less any damage, charges and without interest. This Security Deposit shall not be credited towards rent unless the Landlord gives written consent.
The security deposit is received as Cash Payment on 04/07/2026

I. POSSESSION: Tenant(s) has examined the condition of the Premises, and by taking possession of the Premises acknowledges that they have accepted the Premises in good order and in its current condition, except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid Rent or Fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement.

J. MOVE-IN INSPECTION: Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall perform an inspection documenting the present condition of all appliances, fixtures, furniture, and any existing damage within the Premises.

K. SUBLETTING: Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sublessee(s) including but not limited to: damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee(s). Landlord's consent to sublet shall not be deemed to be consent to any unapproved subsequent subletting.

L. RIGHT OF ENTRY: Landlord shall have the right to enter the Premises during normal working days and hours, Monday to Friday, 9:00 a.m. to 5:00 p.m., by providing notice in accordance with the minimum State requirements for inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. Landlord may also exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice to the Tenant(s).

M. UTILITIES: All Utilities will be the full responsibility of the Tenant(s).

N. SMOKE DETECTORS: Landlord/Agent certifies that Smoke Detectors have been installed and are in proper working condition in accordance with applicable law prior to Tenant's occupancy. It is the responsibility of Tenant to check Smoke Detectors periodically during the tenancy and replace batteries as necessary to keep the Smoke Detectors in proper working condition and to report any malfunctions to Landlord/Agent in writing. The Landlord agrees to replace any smoke detector that is at least ten (10) years old.

O. MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own

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expense and at all times, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant(s) may not make any alterations to the Premises without written consent of the Landlord. Landlord shall be responsible for repairs to the interior and exterior of the Premises. The air filters of the HVAC unit should be changed every 3-4 months with and tenant should buy the required air filters for the HVAC unit. Landlord will install new batteries in all battery-operated smoke detectors when the Tenant(s) moves into the Premises. After the initial installation of batteries, it will be the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursory" inspection by the Landlord shall be required for all fire extinguishers to make sure they are fully charged.
Such maintenance includes the caulking of bathtubs and sinks; replacement of HVAC filters, fuses, batteries and light bulbs, resetting of circuit breakers; clearing of gutters and downspouts, window wells and drainage areas; cleaning of carpets, chimneys, fireplaces; and cleaning of appliances including, but not limited to, stoves and microwave ovens, refrigerators and freezers, garbage disposals, trash compactors, dishwashers, washing machines, clothes dryers, window air conditioning units, humidifiers and de-humidifiers. Tenant is responsible for general control and elimination of household pests including, but not limited to, fleas, ticks, roaches, silverfish, ants, crickets and rodents. Tenant shall be responsible for replacement of broken glass and screens. Tenant shall be responsible for cutting and watering the grass as necessary. Tenant is responsible for keeping plumbing fixtures clean, sanitary and maintaining commode, drains and air gaps free of blockages, and operate all electrical and plumbing fixtures properly.

Landlord/Agent is responsible for replacement of or repairs to structural elements of the building, major appliances (including washers and dryers) and electrical, plumbing, heating and air conditioning systems. Structural elements include, but are not limited to, the roof, floor and ceiling systems; bearing walls and partitions; columns, lintels, girders and load- bearing beams; foundation systems and footings; all interior stair-carriage systems; all necessary materials required for the joining, support, fastening or attachment of the foregoing items; all components of the exterior designed to prevent infiltration of water (i.e., paint, shingles, siding and trims); and hand railings, steps, sidewalks and driveways. In the event of a bona fide emergency, and if notification to the Landlord/Agent is impractical or impossible, the Tenant may request reasonable and necessary repairs to alleviate the emergency condition at Landlord's expense; Tenant must immediately notify the Landlord in writing of such repairs.

Tenant must promptly report to Landlord any problems requiring repairs or replacement beyond general maintenance. Tenant must not order repairs or replacements without prior written approval from the Landlord/Agent. The Landlord may consider the failure of the Tenant to maintain the property in accordance with Tenant’s responsibilities as a breach of this Lease and may elect to terminate the tenancy. If a landlord fails to correct violations cited by Attorney General of Maryland’s within the timeframe prescribed, the tenant have the right to pay the rent into an escrow account established at the local District Court. Tenant is responsible for any costs incurred for repairs or replacements made necessary due to abuse or negligent acts of commission or omission (including a failure to report a problem to Landlord/Agent in a timely manner) by the Tenant, his family, guests, employees, invitees or pets.

P. EARLY TERMINATION: Tenant(s) may not be able to cancel this Agreement unless the Tenant is a victim of domestic violence, and in such case, the Tenant may do so in accordance with any local, state, or federal laws. Early termination requires landlord approval with at least 60 days advance notice.

Q. PETS: Tenant(s) is allowed pets on the Premises or in the Premises’ common areas only with the landlord’s prior written approval. Approval is granted at the Landlord’s sole discretion and

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may be subject to additional terms or fees. Dogs weighing more than 40 pounds, as well as any restricted or aggressive breeds, are not permitted on the property.
Animals that are necessary for individuals with disabilities are welcome.

R. SMOKING: Smoking in the Premises is prohibited. Medication that is necessary for individuals with disability is welcome.

S. LEGAL COMPLIANCE: Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the State of Maryland.

T. SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

U. RETALIATION: Landlord is prohibited from taking retaliatory action against the Tenant(s), including but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of action that could be considered unjustified.

V. FAIR HOUSING: If Tenant(s) possess(es) any mental or physical impairment, Landlord shall provide reasonable accommodations and modifications to the Premises, unless such requests amount to an undue financial and administrative burden. It is the policy of the Landlord to comply with Title VIII of the Civil Rights Act of 1968, as amended, (commonly known as the Fair Housing Act) by ensuring that all units are available to all persons without regard to race, color, religion, national origin, disability, familial status, and sex, as well as sexual orientation, gender identity or expression, marital status, age, ancestry or source of income as outlined by local ordinances. This policy means that, among other things, the Landlord must not discriminate against any qualified applicant or tenant with respect to the rental of dwellings. Tenants may call the Baltimore City Office of Civil Rights at (410) 396-3141 if they feel they have been discriminated against by a housing provider.

W. NOTICES: Any notice to be sent by the Landlord or Tenant(s) to each other shall use the Following via email or text message:

Landlord's/Agent's email and phone number
Olcanc@hotmail.com
571-296-9899

Tenant(s)'s emails and phone numbers
Eulalia Antoinette Silver: Email: eulaliasilver@gmail.com Phone:443-449-1351
Kortez Marc Silver-Smith: Email: mvpsilver@msn.com Phone:443-839-4142

X. AGENT/MANAGER: Landlord does not have an Agent or Manager and all contact

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regarding repairs, maintenance, or complaints should be addressed to the Landlord through the following contact information:

Landlord's Phone Number: 571-296-9899 __ Email: olcanc@hotmail.com_____

Y. PREMISES DEEMED UNINHABITABLE: If the Premises is deemed uninhabitable due to damage beyond reasonable repair, Tenant(s) may terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and loss of income due to restoring the Premises back to a livable condition, in addition to any other losses that can be proved by the Landlord.

Z. LEAD PAINT: The Premises was constructed before 1978 and therefore an authorized Lead-Based Paint Disclosure is attached to this Agreement.
The property has lead-free certification

AA. ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the Tenant(s)
and Landlord relating to its subject matter, including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord and Tenant(s) have agreed and executed this agreement on February 28, 2026.

LANDLORD(S) SIGNATURE

Landlord's Signature Olcan Hollister 4/7/2026

TENANT(S) SIGNATURE

Tenant's Signature Signed by: E.A.S. A3CE143066978471... 4/8/2026

Tenant's Signature Signed by: KJJ C6FC5BCFDF754DD... 4/7/2026

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Security Deposit Receipt

Dear Eulalia Antoinette Silver and Kortez Marc Silver-Smith,

The security deposit of $2,000 (two thousand dollars) for the property located on 301 Whitridge Avenue, Baltimore MD 21218 was received as cash payment on April 7, 2026 by Olcan Hollister of Olte Properties LLC.

The Security Deposit in the amount of $_2000.00 (two thousand)_ (US Dollars) will be deposited in Charles Schwab with the Account Number of 59385389958237511 for the full performance of the Lease Term executed on the April 7, 2026.

In accordance with § 8–203.1 of the Code of Maryland, the following terms shall apply to the Security Deposit:

(1) The right to have the dwelling unit 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;

(2) 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 the Tenant's new address;

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

(4) The Landlord's obligation to notify the Tenant in writing of the date of the inspection;

(5) 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;

(6) The obligation of the Landlord 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

(7) A statement that failure of the Landlord to comply with the Security Deposit law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the Security Deposit withheld, plus reasonable attorney's fees. (b) The Landlord shall retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be. (c) The Landlord shall be liable to the Tenant in the sum of $25 if the Landlord fails to provide a written receipt for the Security Deposit.

Sincerely,

Landlord's Signature Olcan Hollister 4/7/2026

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AMOUNT ($) DUE:

Security Deposit: $2000.00 (paid on April 7, 2026)

First (1st) Month's Rent (for May 10-May31 2026) : **$1,354.84 (Will be paid on April 22, 2026)**
If the tenant's move-in date changes, the pro-rated amount will be calculated accordingly.
TOTAL: $3,354.84

Move-in Checklist

Property Address: 301 Whitridge Avenue, Baltimore MD 21218
Move-in Inspection Date: _04/07/2026_____ Move-out Inspection Date: _____

Write the condition of the space along with any specific damage or repairs needed. Be sure to write any repair needed such as paint chipping, wall damage, or any lessened area that could be considered maintenance needed at the end of the lease, and therefore, be deducted at the end of the Lease Term.

Living Room

Floors Condition Brand New luxury vinyl
Walls Condition _____ Newly painted_____
Ceiling Condition _____ Newly painted_____
Windows Condition _____OK_____
Lighting Condition _____ Working_____
Electrical Outlets Condition _____ Working_____
Other Condition _____ _____
Other Condition _____

Dining Room

Floors Condition _____ Brand New luxury vinyl _____
Walls Condition _____ Newly painted_____
Ceiling Condition _____Newly painted _____
Windows Condition _____OK_____
Lighting Condition _____Working_____
Electrical Outlets Condition ____ Working_____
Other Condition _____
Other Condition _____

Kitchen Area

Stove/Oven Condition _____ The stove and range will be checked by the licensed appliance contractor and will be repaired or replaced before the tenant moves in.
Refrigerator Condition _____ Working_____
Built-in Microwave: Tenant should notify the landlord within 2 weeks of move-in date if the unit is not working properly.
Sink/Faucets Condition _____Working_____

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Floors Condition _____ Brand New luxury vinyl _
Walls Condition _____ _ Newly painted _____
Ceiling Condition _____ _ Newly painted _____
Windows Condition _____ OK_____
Lighting Condition Tenant to notify the landlord if any issues with kitchen lights
Electrical Outlets Condition _____Working_____
Cabinets Condition _____ Good condition_____
Closets Condition _____ N/A_____
Exhaust Fan Condition _____N/A_____
Fire Alarms Condition _____ Working_____
Dishwasher _____ _____Brand New_____
Washer Dryer Combo Unit: Tenant should notify the landlord within 2 weeks of move-in date if the unit is not working properly.

Bedroom(s)

Doors/Locks Condition _____ Working_____
Closets Condition _____ OK_____
Floors Condition _____ Brand New luxury vinyl _____
Walls Condition _____ Newly painted _____
Ceiling Condition _____ Newly painted _____
Windows Condition _____OK_____
Lighting Condition _____Working_____
Electrical Outlets Condition _____Working_____
Other Condition _____
Other Condition _____ _____

Bathroom(s)

Sink/Faucets Condition _____ Working_____
Shower/Tub Condition _____ Upstairs bathroom shower combo is not working properly and will be repaired before the tenant moves in
Curtain/Door Condition _____Working_____
Towel Rack Condition _____ Working_____
Toilet Condition _____ Working_____
Doors/Locks Condition _____Working_____
Floors Condition _____ Good _____
Walls Condition _____ Newly painted_____
Ceiling Condition _____ Newly painted_____
Windows Condition _____ OK_____
Lighting Condition _____ Working_____
Electrical Outlets Condition _____ Working_____
Other Condition The vanity sink plumbing will be checked for water leak before the tenant moves-in.
Other Condition _____

Other

Heating Condition _____ Working_____
AC Unit(s) Condition _____ Working_____
Hot Water Heater Condition _____ Working_____

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Smoke Alarm(s) Condition _____ Working _____
Door Bell Condition _____N/A_____
Other Condition _____
If any items listed or not listed here are not working properly, the tenant should inform the landlord with in 2 weeks after moving in so the landlord can arrange the proper repairs if necessary.

I, a Tenant on this Lease, have sufficiently inspected the Premises and confirm above-stated information. (only 1 Tenant required)

Tenant's Signature Signed by: E A S 4/8/2026 A3CE14306978471... Signed by: K J J 4/7/2026 C6FC5BCFDF754DD...

I, the Landlord on this Lease, have sufficiently inspected the Premises and confirm above-stated information.

Landlord's Signature Olcan Hollister 4/6/2026

Lead-Based Paint Disclosure

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). _____

(ii) __X___ 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) _X_____ 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 Free 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)

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

Initial Initial

(d) x Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (if any) (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.

Tenant's Signature Signed by: 4/8/2026 A3CE14306978471... Signed by: 4/7/2026 C6FC5BCFDF754DD...