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Commercial Rental Agreement

Published by True Property Management

Date: 9/12/25

Property: 1413 W. Baltimore St, Baltimore, MD 21223

Tenant: LONDON'S BRIGHT BEGINNINGS LEARNING CENTER, LLC

In Consideration of the Owner renting the premises to the Tenants, the Tenants hereby understand and agree to the following terms and conditions:

Rent: Rent shall be **$3,000.00** per **Month** Payable each **1st** in advance. The Tenants agree to pay the rent when due, without setoff, deduction or the need for the demand or notice at the office of the Owner or at such other place as he may specify, during normal business hours. It is agreed that the rent is not uniformly apportionable from day to day except where it may be contrary to law.

Rent includes: Gas: *N/A* **Electric**: *N/A* **Heat**: *N/A* **Hot Water**: *N/A*
Cold Water and Sewer Service Charges: *N/A* **Furniture**: *N/A* **Appliances:** _____

Any utilities currently active at the rented property will be discontinued immediately by Owner. Tenant is required to obtain utility services in their own name upon signing the lease.
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$3,000.00 is the amount of the 1st months' rent that has been received by Owner at the time of signing and delivery of a copy of this lease to Tenants.
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$3,000.00 is the full amount of Security Deposit of which has been received by Owner at the time of signing and delivery of a copy of this lease to Tenants, (Security Deposit Installment Agreement may be required to be added to this Rental Agreement)
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Terms: The Term hereof shall commence on **9/22/2025** and continue for a period of **3 Years (1,095 days)**. At the end of the Term, this Agreement shall continue on a **Month** to **Month** basis unless terminated in writing by Certified Mail no less than 30 (thirty) days prior to the end of the original term or any term or any term in a continuation of the original term. Tenants obligation to pay rent continues during 30 (thirty) day notice period. If the Tenants have paid a security deposit, it shall not be applied by the Tenants as payment towards the last month's rent. During this lease term the owner has the right to increase the rent amount by 5% at the end of the first year (12 months) and each year thereafter by written notice sent by Certified Mail no less than 30 (thirty) days prior to the end of the each 12 month period within the occupancy.

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Payment of Base Rent: Tenant agrees to pay the base rent when due without any deduction or setoff. If a monthly installment is paid more than five (5) days after the date it is due, Tenant shall

pay, as additional rent, a sum equal to 5% of the amount of the delinquent base rent. If a check is accepted by the Owner from the Tenant for base rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a $35 charge to owner as additional rent. The amount of the late fees and bad check fees shall be added to and deemed part of the base rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for non-payment of base rent.

Rent Allocation: Rent will be applied first to citations, secondly to past judgments and court costs, third to water bills and utilities and lastly to base monthly rent.

Water, Gas, Electricity, Fuel Oil, etc. : Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity and their own furniture and appliances. If the rental includes gas and / or electric, the Tenant agree to pay the Owner , as additional rent, the cost of any fuel and / or energy used in operating any of the Tenants appliances for heating or air conditioning. If this Lease is for a one single unit dwelling. Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore periodically (presently every three months). If City mails the bill for metered water and sewer service charged to Owner, this does not relieve the Tenant from their responsibility for payment of such bill in one family houses. If Tenants fail to pay this bill by next due date, the gross amount of the bill shall be treated as additional rent. If this lease is for a single unit. Tenants also agree to pay additional rent any and all trash and / or garbage collection charges which the City may impose upon Owner. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service. The Owner herein designates such Company at this time to be _____**NA**____, Phone _____If they fail to do so, Tenants will pay, as additional rent, the cost of repairs to oil burner, heating plant and controls and any other damage as a result there of . Tenants are permitted to purchase fuel oil from a company of their own choice, but must provide Owner, prior to the start of each heating season, with a copy of a fully paid for oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service Contract, then the Owner may purchase one and charge the cost to the Tenants as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs if necessary by the Tenants allowing the oil tank to run too low or dry.

It is the responsibility of the Tenant to pay the metered water bill and sewer service charge in full, on the herein rented property immediately on presentation of these bills when issued by the City of Baltimore, AS ADDITIONAL RENT. If the Tenant fails to pay the bill as stated above, the amount of the bill shall be additional rent due from the Tenant to the Landlord. In such case, the Landlord shall have the right to file Summary Ejection for nonpayment of rent in the Rent Court Division of the District Court of Maryland, AND THE TENANT SHALL BE SUBJECT TO EVICTION FOR NONPAYMENT OF WATER AND SEWER SERVICE

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Maintenance , Repairs , Tenant Inspection : Tenants have inspected the premises prior to the signing of this lease and found them to be safe , sanitary and suitable for habitation and all heating, lighting and plumbing to be free of any visible defects, except as follows :

Landlord to replace flooring in storage area (wood appearing) and play area (rubber mat) with vinyl flooring. It is agreed that the Owner ***does not*** supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, mailboxes, fuses, smoke detectors (except if required by law), batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting or papering shall be done at the ***option of the Tenant with approval of the Owner***. ***Tenants agree to notify Owner by Certified Mail of repairs necessary to keep premises in a safe and sanitary condition in which event the Tenant agrees to repair, at Tenant's expense and in a reasonable length of time for any and all items.*** If any defective condition of the premises comes to the Tenants attention, it shall be the duty of the Tenant to immediately notify the Owner of such defective conditions by Certified Mail. The Tenant shall be responsible for any liability or injury resulting to the Owner as a result of the Tenants failure to notify the Owner of such defective conditions. If the need to repair arises, Owner may make repairs, the cost of which will be treated as additional rent to be paid by the Tenants upon notification of the amount.

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Tenants Obligations to the Property: Tenants agree to keep property in a safe and sanitary condition and in good repair and not deface, impair, abuse or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, roof, electrical, glass, doors, window sash, hardware fixtures; not to use water on wood floors but to keep them waxed and covered with floor covering and to wash and use liquid wax on tiled floors. Tenants agree to keep their entire dwelling unit and basement, yards, porches, fire escapes , steps, walk and sidewalks clean and to keep all walks, sidewalks, porches and exterior steps clear of snow and ice. Tenant to buy and use a sufficient number of 20 gallon metal garbage cans with tight fitting lids and to set out said cans at such times and location as designated by the Owner as to effect the proper collection of same; and if Tenants fail to fulfill any of these obligations Owner may perform them and charge Tenants the reasonable cost for each such item, which the Tenants agree to pay as additional rent, Tenants, if renting a one single unit dwelling, shall water and maintain all lawns and shrubbery and agree to keep all shrubs trimmed, the grass cut, and to weed all flower beds and upon failure on their part to do so Owner may have this done at Tenants expense. In a single unit dwelling the foregoing duties shall be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must continually occupy premises and keep premises heated to a temperature above freezing during cold weather by using the heating equipment on the premises and not by using the gas stove or other appliances except temporarily in cases of emergency. Tenants agree to pay the cost to repair any damage to the building or equipment therein, including, but not limited to, burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or willful act of the

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Tenants. It shall be the responsibility of the Tenants, after the first two weeks of occupancy, to arrange for and to pay for the cost of exterminating bugs, pests, insects, vermin and rodents in

that portion of the premises that they occupy. It is also the Tenant's responsibility to ***relieve any and all plumbing chokage***. Tenants shall also be responsible for the repair of any and all broken windows regardless of the nature of the breakage. If the Tenant fails to fulfill any of these obligations the Owner may perform them and charge Tenants full cost for each item, which the Tenants agree to pay as additional rent.

Licensing and Zoning: Tenant is responsible for any and all licensing, use and occupancy, and zoning requirements, restrictions, modifications, permits, certifications, insurance, and inspections as required by state, local and federal laws rules and guidelines, which are required to operate the proposed business.

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Signs, Banners and Advertisements: At no time shall any signage be attached to or placed on the property without the prior authorization of the Owner or Property Manager. Any and all outside signage promoting or identifying the business that is attached to the property must be submitted in writing, approved by and authorized by the Owner.

Late Charges, Court Costs: If the rent is paid more than **_5_** calendar days late Tenants will pay as a late charge a sum equal to **5 %** of the amount of delinquent rent due. If the rent is due weekly the late charge is three dollars ($3.00) but such weekly charges shall constitute, in the aggregate, no more than twelve ($12.00) per month. Tenants also agree to pay Court costs charged by the District Court for any notices sent for non-payment of rent unless a court decision is rendered in favor of Tenant. In the event of a warrant of Restitution (put-out notice) is issued, Tenants also agree to pay the additional Court costs charged by the District Court and will also pay the sum of **$150.00** should it become necessary for the Owner to hire men and / or equipment in advance for the purpose of being prepared for the put-out. All of the sums expressed in this section above are to be considered and designated as additional rent. If the tenants pay the rent more than **_5_** calendar days late on more than **_3_** occasions. In any **_12_** month period the Tenants shall pay to the Owner, upon being given sixty days written notice, an additional $ **$75.00** security deposit. This amount together with that previously paid as a Security Deposit shall not exceed the amount limited by law.

Indemnification: The Tenant further agrees to indemnify and hold Landlord and/or Agent harmless from any and all claims from personal injury and property damage claims made against Landlord and/or Agent by tenants, occupants, visitors, guests, third parties and/or the general public. In addition, Tenant agrees to indemnify and hold Landlord and/or Agent harmless from any and all responsibility and prosecution related to violations of the Building or Housing Code of the City Of Baltimore and or violations of any of the laws, ordinances, or regulations of any other administrative or governmental agency of the City, State, and Federal Governments.

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Attorney Fees: In any legal action to enforce the terms here of or relating to the premises, regardless of the outcome, the owner or Agent shall be entitled to all cost

inquired to in connection with such action, including a reasonable attorney fee not to exceed the maximum amount allowed by Maryland Law. Tenant acknowledges all attorney fees shall be classified and billed to tenant as "additional rent".

Sub-letting, Insurance: Tenants agree not to sub-let or assign the Agreement without the written consent of the Owner and not to do anything that will contravene the policy of insurance or increase the rate of insurance premiums on the premises and if they do the Owner may charge such increase to the Tenants as additional rent. . Tenant is required to obtain and maintain an insurance policy that has specific coverage for group home business. Documentation is required to be turned into the Owner within 30 days of lease signing.

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Noise and Behavior: Tenants will permit no disturbing noises or conduct, and shall not knowingly permit to enter the premises or remain therein any person of bad or loose character or of improper behavior, nor permit any illegal or immoral conduct or obstruct or interfere with the rights of other Tenants or any of them or in anyway injure or annoy them at any time. Tenants will allow no singing or musical instruments of any kind, including television, radio, hi-fi, stereo, etc. at any time, if the same shall disturb or annoy other occupants of the building or neighboring properties.

Prohibited Acts, Care of Premises: Only the persons listed on the rental application will occupy the property. No pets shall be permitted on premises at any time; no portable swimming pools, playground equipment, air conditioners, electric heaters, washing machines or outside television or radio aerials or antennae, or any other apparatus designed to receive or send electronic signal transmissions will be installed without written consent of owner, nor shall the Tenants overload the electrical system. Nothing shall be attached to the roof or walls which would, in any manner, cause damage. Positively no waterbeds are permitted on premises. Tenants shall not in any way obstruct the sidewalks, fire escape, entry, steps, elevators, stairways, landings, etc. nor permit children to play on them. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission of Owner.
Tenants agree not to violate any law in using the property, and agree to comply with all health, housing, fire and police regulations and will not store or permit the storage of gasoline, kerosene or other flammable liquid or substances in the premises, common halls, basement or storage areas. The use of illegal kerosene heaters is forbidden.

Right of Entry: The Owner shall have the right to enter the premises at reasonable times by use of key or by force if necessary, to inspect same and to make repairs required there in or elsewhere on Owner's property, to enforce any provisions of this lease, and to show property to perspective Tenants or others, by appointment or by use of key, It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon or surrender the premises at any time during the tenancy then the said Owner shall have the right to enter the premises, by use of key or by force if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a perspective or another Tenant, without being liable for prosecution therefore or damages by

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reason thereof and without relieving the Tenants of any obligation to pay the rent for said premises.

Locks: Tenants shall not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given the Tenants shall immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a pass key to the premises. Tenants have agreed that they have examined all locks throughout the premises and are satisfied that same are suitable and in good working order as to afford a reasonable degree of safety and security.

Security Deposit: Security Deposit paid, together with interest as provided by law, is refundable to Tenants and will be mailed to them at their last known address within forty-five days from end of tenancy; but Owner may deduct from the Security Deposit any unpaid rent, water bills, late charges, court costs, damage due to the breach of this agreement, and damages to the premises by the Tenants, their family, agents, employees or social guests in excess of ordinary wear and tear. Tenants have the right to be present when the Owner or his agent inspects the premises in order to determine if any damage was done to the premises if Tenants notify Owner by Certified Mail at least fifteen days prior to the date of moving or of their intention to move, the date of moving and their new address. Upon receipt of this notice, Owner shall notify Tenants by Certified Mail of the time and date when premises are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the Tenants notice.
Article 53 of the Annotated Code of Maryland, Section 43A (a) provides: "If the landlord requires a security deposit, he shall upon request promptly provide the Tenant with a written list of all existing damages. The request must be made within fifteen days of the Tenants occupancy." This is declares to be such a written request by the Tenants. The Owner hereby furnishes the Following list of existing damages: **NONE**

The basis for the above list is a personal inspection which has been made by the Owner or his agent. The Tenants have also personally inspected the premises and are satisfied with the accuracy of the above list. However, if they find any existing damages inadvertently overlooked by either the Owner or the Tenants, the Tenants agree to notify the Owner within fifteen days from the date of occupancy in writing by Certified Mail with full details.

Deposits: If the law requires the Owner to install smoke detectors in any dwelling then, at the option of the Owner, the Tenants may be required to pay a refundable deposit for each legally required smoke detector installed and / or existing on the premises. If the Tenants fail to pay said deposit to the Owner immediately upon demand then the owner may treat the amount due as additional rent. The deposit shall not exceed the cost of the smoke detectors and the installation there of. The deposit shall be refundable to the Tenants within thirty days of their vacating the premises providing that the smoke detectors have been left in proper working order.

Notice of Moving: Tenants must give 90 (ninety) day notice to the Owner by Certified Mail prior to moving, clean the property, including the gas stove and other equipment, If supplied, remove all trash, furniture and other belongings secure the premises and leave same in good condition, ordinary wear and tear excepted, and return keys to Owners office within twenty-four hours of vacating. When lease has been terminated by action of the parties or by operation of law, Owner may remove or dispose of such personal property which has been abandoned and Tenants agree to pay the cost of such removal.

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Breach of Lease: If Tenants violate any terms of this agreement, it shall be considered a breach of the lease and the Owner may avail himself of whatever remedies are permitted by law in order

to recover possession of the premises; and as much of the security deposit as is necessary will be applied by owner as damages for rental breach of lease and damage to premises, but such retention shall not be construed as a waiver of any other rights of the Owner.

Multiple Dwelling – Water, Hallways: If property contains two or more units Owner will pay cost of water and sewer service charges unless otherwise stated in the agreement. Tenants agree to exercise care in using water and promptly report all water leaks to the Owner, and if Tenants fail to do so they agree to pay as additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains two or more dwellings, then Tenants shall also be responsible for keeping the hallway adjacent to their apartment and the stairway, giving access to their apartment in a clean condition; and to keep said hallway and / or stairway, as the cease may be, lighted whenever necessary with a bulb bright enough to throw sufficient illumination onto said area in order to effect safe passage.

Bad Checks: If a check is accepted by Owner from Tenants for rent, it is purely as an accommodation to Tenants. If the check is dishonored by the bank, Tenants agree to pay a thirty-five dollar ($35.00) charge to Owner to offset administrative costs incurred by Owner's office.

Destruction of Premises: In the event the premises becomes impossible to live in as a result of fire, flood, civil disorder or other causes beyond the control of either the Owner or the Tenants, the obligation to pay rent shall cease immediately, and the Tenants agree to vacate the premises at once. The Owner shall not be liable for loss or damages to any property at any time located on the premises, weather due to theft or suffered by reason of fire, water, rain, snow, hail, lightening, vermin or any other cause unless such loss is caused by the Owners negligence.

Rental Application: Tenants agree that all information supplied by them in the Rental Application which is made part of this agreement is true, and in the event any information is not complete and true in every aspect, the Owner shall be entitled to possession to property pursuant to law, and Tenants shall be liable for all costs and expenses including reasonable attorney's fee incurred in connection therewith.

Summary Ejectment, Distraint: If any installment of rent shall become in arrears, the Owner shall have the right to use the process of Summary Ejectment or Distraint.

Cessation Of Services: It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilitates and apparatus and in the event there to or breakdown thereof, Owner shall use every reasonable effort to promptly restore the service, and shall be chargeable to the tenants for a temporary cessation of adequate supply of same. In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel or electricity for the services which they respectfully have agreed to furnish or in the event or rationing or non-delivery of the same, Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by tenants, and this lease shall continue in full force and effect.

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Waiver: The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or relinquishment for the future of such covenant or option, but the same shall continue in full force and effect.

Owners, Tenants, - Meaning of: Wherever in this agreement the terms ”Owner “ is used it shall be construed to also mean “ or his agent” and wherever the term “Tenant” is used it shall construed to also mean “ his family, employees, servants, agents, guests, invitees or sub-tenants.”

Charges against Tenants - Treated as Rent: Wherever this agreement provides for additional rent or charges against the Tenants, for any reasons stated in this agreement, or requires Tenants to be responsible for payment of a bill, and in the event the Tenants fail to pay such additional rent, charges or payments, then the amount thereof, at the desecration of the Owner, and without further notice to the Tenant, shall be added to and deemed part of the rent due and is payable without setoff or deduction. The Owner shall have the same remedies for the collection of such additional rent, charges or payments as he has the rent.

Allocation of Payments made by Tenants: All payments made by the Tenants to the Owner shall be applied as follows: firstly, to any late charges due and owing; secondly, to any and all court costs due, owing and arising out of a summary suit for rent; thirdly, for any costs, deposits or charges which are the obligation of the Tenants as stated in other sections of this lease; fourthly, to any past due rents or debts arising out of the lease; fifthly, to any currently due rent.

Partial Rent Payment: It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejection action for any balance still due and owing.

Illegal – Severability: In the event that any provision or provisions of this Lease shall be deemed a court of competent jurisdiction to conflict with applicable law, such provision or provisions shall, at Landlords option, either be (1) deemed modified to the extent necessary to comply with such law, or (2) severs from this Lease and shall cease to be part there of. If such provision or provisions are so served, the remainder of this lease shall remain in full force and effect.

Notice: If there are two or more undersigned as Tenants, then any notice given by Owner to one shall constitute notice to all.

Entire Agreement: The Owner has made no premises or representations except those stated in this Agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants. This lease supersedes any previously executed leases signed or implied.

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Tenants have read or have had this Agreement read to them, understand same, have received a copy of this Agreement, and both Owner and Tenants by their signatures hereby accept and agree to be bound by all the terms and conditions set forth herein.

Owner:

Signed by:
Name: Candace Brogden, agent for owner 9/19/2025
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Address: _____

Contact Number: _____

Tenants:

Signed by:
Name: Amber L. Washington (SEAL) 9/17/2025
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Name: _____(SEAL)