Docusign Envelope ID: 9AA69390-8145-8C21-8001-101638F62566

Stork Property Management
P.O. Box #15687 | 500 Westover Dr, Sanford NC 27330
(202) 531-9993

1. RESIDENTIAL LEASE

1.1 LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (hereinafter "Lease") is entered into on October 6, 2026 by and between the Lessor: Stork Property Management, a Maryland limited liability company as agent for property address 3012 Saint Paul Street, Baltimore, MD 21218 (collectively, the "Landlord"), and the Lessee:

Tenants: Wayne Orlando Philpotts

All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1.2 GRANT OF LEASE

Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence located in Baltimore, Maryland, with an address of

3012 Saint Paul Street, Baltimore, MD 21218 (the "Premises").

1.3 NATURE OF OCCUPANCY

As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the Tenant or others whose names, nature of relationship and ages are set forth below. No additional occupants may occupy the apartment unless

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agreed in writing by the Landlord. Failure to comply will result in a default of the lease.

Wayne Orlando Philpotts

No. of Keys issued: 2

1.4 TERM OF LEASE

This Lease shall commence on the October 6, 2026 (the "Commencement Date"), and extend until its expiration on the

October 6, 2027, unless renewed or extended pursuant to the terms herein.

1.5 SECURITY DEPOSIT

Tenant agrees to pay to Landlord, no more than 3 (three) days after the date of this Lease, the sum

of $ The Tenant's existing security deposit will be transferred from the Tenant's previous unit and applied as the security deposit for the new unit.

to be held by Landlord as security for the faithful performance by Tenant of the covenants, conditions, rules and regulations (the "Security Deposit"). The Security Deposit shall be held and administered by Landlord in accordance with the terms of this Lease, and in accordance with the terms of the Maryland Receipt of Security Deposit, which will be executed by Landlord and Tenant upon Landlord's receipt of the Security Deposit from Tenant. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof.

Failure to Take Possession. Tenant's obligations under this Lease shall commence on the Lease Start Date, regardless of whether Tenant takes possession of or occupies the Premises. If Tenant fails or refuses to move into the Premises for any reason, Tenant shall remain fully responsible for all obligations under this Lease, including the payment of rent and any additional charges, until the Lease expires or until the Premises are re-rented to a new tenant, whichever occurs first. Any rent received from a replacement tenant shall be applied to mitigate Tenant's liability, but Tenant shall remain responsible for all rent, costs, and damages incurred prior to the commencement of the replacement tenancy.

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1.6 RENT PAYMENTS

Tenant agrees to pay rent to Landlord throughout the term of this Lease in equal monthly

installments of $ 1550

provided, however, that if the Commencement Date is not the first day of the first calendar month, the monthly installment of the second calendar month shall be due in full prior to move-in; and, the sum of prorated rent shall be due as "pro rata" rent on the first day of the second calendar month to cover the period beginning on the Commencement Date through the last day of the month in which the Commencement Date occurs. Prior to move in, one full monthly installment must be paid in addition to the security deposit. The rent installment of the second calendar month will be discounted by the pro-rated portion prepaid prior to the first calendar month.

The first rent installment shall be due and payable by Tenant on October 6, 2026 Thereafter, each monthly rent installment shall be due and payable, in advance, on the first day of each calendar month.

Tenant agrees that if rent is not paid in full on or before the 5th day of the month, Tenant will pay a late charge of 5% of the amount due as allowed by applicable Maryland law.

Tenant agrees that rent shall be paid in lawful money of the United States by

Walk-in Payment System or Yardi RentCafe or an approved online payment system that may change from time to time.

Rent payments shall be made payable to Stork Property Managment and, unless paid by electronic debit or by other electronic or internet-based payment means described above, shall be mailed or delivered to the Landlord named in the first paragraph of this Lease at the following address:

10490 Little Patuxent Pkwy, Ste 600

Columbia, MD 21044

Telephone: 410-421-0772

All notices from Tenant to Landlord under this Lease and applicable Maryland law shall be delivered or mailed to the following address: 500 Westover Dr #15687 Sanford, NC 27330

Or, by electronic mail to Landlord at pm@storkpm.com,

Or to such other mailing address or electronic mail address of which Landlord gives notice to Tenant.

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent (as may be designated in writing by Landlord) receives the rent monies, either by mail or delivery to Tenant's mailing address set forth above, or pursuant to electronic debit or other internet-based payment method specified above. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof by Landlord. This paragraph is not applicable in the event Tenant elects to pay only by electronic debit or other internet-based payment method specified above.

Payments shall be applied to the oldest amount of rent, including any additional rent, due regardless of when the payment is made. If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

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1.7 DELIVERY DATE OF PREMISES

Landlord has not guaranteed a specific delivery date for the Premises and Tenant will only be charged from the later of the Commencement Date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant.

1.8 POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES

If express written permission is given to Tenant to enter into possession of the Premises prior to the Commencement Date, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under the Lease to be charged for such period of occupancy (as to time, on a daily basis) unless otherwise agreed to between the parties.

1.9 BANK RETURNED CHECKS

Rent payments made by check which are returned by the bank unpaid cost Landlord additional expenses for bookkeeping and clerical services and that, Tenant will pay to Landlord FORTY-FIVE DOLLARS ($45.00) for each such bank returned check.

1.10 DEFINITION OF RENT

All payments from Tenant to Landlord required under the terms of this Lease, including, but not limited to, payments for utilities, attorney's fees and court costs, shall be deemed rent.

1.11 WAIVER

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

Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

1.12 CONSEQUENCES OF BREACH BY TENANT

If Tenant makes misleading or untrue statements in Tenant's Lease Application, or if Tenant, by any act or omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person), and Landlord may terminate Tenant's possession of the Premises or take other action under this Lease or applicable law. If Tenants' possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, Tenant will remain liable to Landlord for the rent through what would have been the expiration date of the Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises (including a $75.00 administrative fee for Landlord processing and referring the matter to a rent court agent or attorney for re-possession proceedings), costs incurred in re letting the Premises (such as rental commission, administrative expenses and a proportionate share of advertising

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expenses) and utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while the Premises remains vacant.

Whenever the Tenant fails to pay the rent when due and payable, it shall be lawful for the Landlord to repossess the Premises. To do so, Landlord must file a complaint under Md. Real Prop. Code § 8-401 or corresponding local law in the District Court of the city/county wherein the property is situated.

1.13 INTERRUPTION OF SERVICE

Tenant will receive no rent reductions, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or the building in which the Premises is located (the "Building") or due to defects in the

Premises or Building not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it becomes necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises or Building, or any equipment or utilities appertaining there, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case, due diligence will be used to complete the work.

1.14 RIGHT OF ENTRY

Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises, the Building or elsewhere on Landlord's property, to enforce any provision of this Lease or to' show the Premises to prospective future tenants or purchasers without being liable to prosecution therefore, or damages by reason thereof.

1.15 RE-ENTRY OF PREMISES

In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of this Lease, then Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may re-let the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the, term of this Lease, or any renewal or extension thereof, all without relieving Tenant of the liabilities imposed by applicable law and this Lease. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by Tenant, after Tenant has vacated.

1.16 ABANDONMENT

Abandonment of the Premises shall be deemed to have occurred when Tenant has removed the bulk of Tenant's furnishings from the Premises.

1.17 DELIVERY OF NOTICES

Any giving of notice under this Lease or applicable Maryland law shall be made by Tenant in writing and delivered by hand delivery or by mail to the address noted above for the payment of rent, or delivered by electronic means as specified in Section 5 above. Certified or registered mail is recommended. Delivery by mail shall not be considered complete until actual receipt by Landlord or Landlord's agent.

Any notices from Landlord to Tenant shall be in writing and shall be deemed sufficiently served upon Tenant if when deposited in the mail addressed to the Premises, or addressed to Tenant's last known post office address,

or hand delivered, or placed in Tenant's mailbox. If Tenant is more than one person, then notice to one shall be sufficient as notice to all.

Notice shall be giving to Tenant by regular mail, personal delivery, email, and/or text. Tenant agrees to receive electronic communication, court information, ten days notice of intent, repairs, inspection, etc.

1.18 UTILITIES

Tenant will provide and pay for telephone and cable television, and also each of the utilities marked [X] below:

~~[X] Electric, [ ] Heat, [ ] Gas, [ ] Water.~~ Initial Initial

If the address does not have a separate water meter and therefore residents cannot set up the water account, water bill will be reflected in the rent charge during the term.

Landlord will provide and pay Garbage pick-up, and also each of the utilities marked [X] below:

[ ] Electric, [X] Heat, [X] Gas, [X] Water.

If Tenant is responsible for payment of Water, Landlord may, at Landlord's sole election, pay for Tenant's water usage directly to the billing utility, in which case Landlord will provide a copy of each such water bill to Tenant and Tenant will reimburse Landlord, as additional rent, the amount billed each quarter or month, depending on the billing frequency of the municipality.

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. All such utility accounts will be established by Tenant by not later than the day immediately prior to the earlier of (i) the Commencement Date, or (ii) the date of Tenant's occupancy of the Premises, and keys to the Premises shall not be delivered to Tenant until Tenant has provided Landlord with proof that such utility accounts have been so established by Tenant. Tenant shall be responsible for having such utilities disconnected on the day Tenant delivers the Premises back unto Landlord upon termination or expiration of this Lease.

If Tenant fails to pay any utility costs for which Tenant is responsible hereunder within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease. In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord'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, Landlord is hereby released and discharged from any liability, loss, cost, 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.

1.19 TENANT HOLDING OVER

If Tenant shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be continuing as a month-to-month tenant, at twice the rental payable hereunder, unless otherwise agreed to in writing, just prior to Tenant holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 16

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of this Lease) at least thirty (30) days prior to the end of any calendar month (or longer if applicable law requires), that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as Tenant is in possession of the Premises, all of the obligations of Tenant and all rights of Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

1.20 OBLIGATIONS AND DUTIES OF LANDLORD Landlord shall:

(a) Comply with the requirements of applicable building and housing codes materially affecting health and safety; and

(b) Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant of the nature and extent of said condition requiring repair. Landlord shall maintain, and/or repair/replace the plumbing, heating, cooling, electrical systems serving the Premises, and the exterior walls and roof of the Premises and Building. Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. Landlord shall not be responsible for air conditioning for cooling the apartment.

1.21 OBLIGATIONS AND DUTIES OF TENANT

(a) Except for Landlord's obligations and duties as provided above, Tenant shall be responsible for all other repairs and replacements to the Premises. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Premises (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, or any of Tenant's family or guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Premises to the same condition as existed prior to the commencement of the term of this Lease. If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease. Any damage to window glass or entry doors is the sole responsibility of the Tenant. Tenant shall furnish, at Tenant's sole cost and expense, all HVAC system filters, batteries, trash cans, electric light bulbs, fuses, in or serving the Premises, and all janitorial services and other services not specifically listed in this Lease to be provided by Landlord.

(b) Tenant agrees to use the Premises in a careful manner and not to use or permit the use of any portion of the Premises for any purpose other than as a private single-family residence; unless the Building is multi-family residential property (i.e. leased to tenants other than Tenant), to keep lawns neatly mowed and landscaping in good order and to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Premises in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulation, including health and housing codes and criminal laws applicable to the Premises and all covenants and restrictions applicable to Tenant's use of the Premises. Tenant and all other occupants and/or invitees on the Premises, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Premises or Building to be used for any improper, illegal, or immoral purposes,

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nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from the Premises or Building. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Premises, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

(c) Landlord warrants that, as of the date of this Lease, the sewage drains serving the Premises are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items. Tenant agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber, who is called to clear the stoppage, will attest to in writing were caused by defective plumbing, tree roots, or act of God. Upon the failure of the Tenant to make any such repair, Landlord, in Landlord's discretion, may make such repair and the cost of such repair shall be added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Landlord. The Landlord shall have the same remedies for the collection of such costs as Landlord has for non- payment of rent. Any such repairs made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to the Tenant that a maintenance technician will be entering the property in reasonable time.

(d) Tenant acknowledges that heat is provided by a centralized boiler system serving multiple units. Temporary interruptions due to mechanical failure, maintenance, parts procurement, or weather conditions shall not constitute a breach of the Lease provided Landlord acts with reasonable diligence to restore service. Tenant agrees no rent abatement, reimbursement, or termination rights shall apply unless the outage exceeds Maryland habitability timelines.

(e) Tenants agree to the following if applicable:

(i) The furnace filter to the Premises must be changed quarterly. Failure to do so may result in damage to the heat and/or A/C unit. It is the Tenant's responsibility to change the filter each quarter. Any repairs due to a clogged filter will be the Tenant's financial responsibility.

(ii) The A/C condensation line and/or the washing machine's drainage hose may empty into the laundry room sink. The sink's drain must be regularly cleaned and kept free of any debris to avoid possible overflow or flooding. Failure to clean the drain may result in flooding that could cause significant water damage. It is the Tenant's responsibility to ensure the drain remains clear. Failure to do so will be the Tenant's financial responsibility for any water damage.

(iii) Unless the Building is multi-family residential property (i.e. leased to tenants other than Tenant), it is the Tenant's responsibility to keep exterior drains leading to the basement clear of leaves and debris. Failure to do so will be the Tenant's financial responsibility for any water damage and/or cleanup.

(iv) It is the Tenant's responsibility to clean the dryer lint trap after each use.

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(v) Unless the Building is multi-family residential property (i.e. leased to tenants other than Tenant), the Building's exterior landscaping must be properly maintained by the Tenant, on a regular basis, during the active growing season (March – October). This includes cutting the grass, trimming the shrubs, and trimming any tree limbs that overhang any fencing.

(vi) The Landlord is not responsible for any lost pets due to any gates being left open, or openings in any fencing on or about the Building.

(vii) Unless the Building is multi-family residential property (i.e. leased to tenants other than Tenant), in the event of snow and/or ice, the Tenant is responsible for clearing the Building's driveway and sidewalks.

(viii) Window A/C units, lawn maintenance equipment, gas grills within or upon the Premises or Building are provided by the Landlord as a courtesy to the Tenant and Landlord will not be required to repair or replace any such equipment under any circumstances.

(ix) No smoking or vaping inside premises or outside of entrance (within 20 ft).

(f) Tenant shall:

(i) Keep the Premises as clean and as safe as the condition of the Premises permits;

(ii) Dispose from their Premises all ashes, rubbish, garbage and other waste in a clean and safe manner in compliance with community standards, and in accordance with the terms of this Lease;

(iii) Keep all plumbing fixtures in the Premises used by the Tenant as clean as their condition permits;

(iv) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators, upon or serving the Premises;

(v) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or knowingly permit any other person to do so, including but not limited to driving nails into the woodwork or walls of the Premises or Building;

(vi) Conduct themselves and require other persons on or about the Premises with their consent to conduct themselves in a manner that will not disturb their neighbors' peaceful enjoyment of their premises;

(vii) Inform the Landlord of any condition of which they have actual knowledge which may cause damage to the Premises or Building;

(viii) To the extent of their legal obligation, maintain the Premises in substantially the same condition, reasonable wear and tear excepted, and comply with the requirements of applicable building and housing codes materially affecting health and safety;

(ix) Not keep any pets in or about the Premises without the written permission of the Landlord;

(x) Use only those awnings, screens, shades, blinds or other window treatments provided by the Landlord, unless Landlord provides its express written consent;

(xi) Not provide, for consideration, in or about the Premises, substituted parental or guardianship care or

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supervision to children not related to the Tenant by blood;
(xii) Not, for consideration, allow guests or invitees to occupy any portion of the Premises, and the Premises shall not be used as a short term rental or boarding house.

(g) Tenant agrees that any violation by Tenant of the provisions of this Section 20 shall be considered a material breach of this Lease.

(h) Tenant agrees for maintenance issues that caused by tenants, there will be a Stork Property Management administration fee added on to the cost of the maintenance of $75 per hour.

(i) Repairs. Tenant shall be solely responsible for and agrees to pay all single repair costs (either interior or exterior) of One Hundred Dollars ($100.00) or less. It being agreed that Landlord or the property manager shall not be obligated to reimburse tenant for such repair costs. Tenant shall promptly notify Landlord or the property manager of any single item of repair estimated to cost more than One Hundred Dollars (100.00) . Landlord reserves the right to select the repair person(s) to estimate and/or perform needed repairs. Tenant shall be solely responsible for any and all repairs, regardless of costs resulting from Tenant, Tenant's family or invitee's negligent acts or omissions. Tenant shall promptly remove all mechanics liens placed on the leases premises resulting from Tenant's failure to pay for any repairs. Costs incurred by Landlord to remove any liens hall be Tenant's responsibility.

1.22 NO ASSIGNMENT

Tenant expressly agrees that the Premises or any portion thereof shall not be assigned or sublet by Tenant without the prior written consent of Landlord.

1.23 TENANT INSURANCE

Tenant shall also purchase renter’s insurance naming Stork Property Management as the interested party. For the Tenant’s benefit, coverage should include personal liability (bodily injury and property damage) coverage with a limit of not less than one hundred thousand dollars ($100,000.00) per occurrence. Additionally, Tenant shall insure Tenant’s personal property on and in the premises against loss or damage resulting from broad form named perils on a replacement cost form, for the benefit of tenant, during the term of this Lease or any renewal or extension thereof. Proof of renter’s insurance coverage must be provided to Landlord prior to the Tenant’s move-in date.

If Tenant fails to provide proof of renter’s insurance coverage before the move-in date, Tenant will be automatically enrolled in Landlord’s master policy for renter’s liability coverage for a cost of $19/month. This cost may increase and will be increased in a renewal lease form. The master policy provides basic coverage for Tenant’s liability and does not include personal property. The cost per month will be added to Tenant’s monthly rent. Enrollment in the master policy does not absolve Tenant of the responsibility to purchase independent renter’s insurance that meets the requirements outlined in this Lease. Coverage under the master policy may be canceled at any time upon Tenant providing proof of compliant insurance coverage.

Landlord shall not be liable to Tenant, Tenant’s family, or Tenant’s invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord’s agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God.

1.24 CONDITION OF LEASED PREMISES

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Tenant hereby acknowledges that Tenant has examined the Premises prior to the signing of this Lease, or knowingly waived said examination. Tenant acknowledges that Tenant has not relied on any representations made by Landlord or Landlord's agents regarding the condition of the Premises and that Tenant takes the Premises in its AS-IS condition with no express or implied warranties or representations beyond those contained herein or required by applicable Maryland law. Tenant agrees not to damage the Premises or Building through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for non-payment of rent described herein. At the expiration or termination of this Lease, Tenant shall return the Premises in as good condition as when taken by Tenant at the commencement of this Lease, with only normal wear-and-tear excepted. Tenant shall have the right to remove from the

Premises Tenant's fixtures placed thereon by Tenant at Tenant's expense, provided, however, that Tenant in effecting removal, shall restore the Premises to as good, safe, sound, orderly and sightly condition as before the addition of Tenant's fixture. Failing this, Tenant shall be obligated to pay for repairs as stated above.

1.25 ALTERATIONS

Tenant shall make no alterations, decorations, additions, or improvements (including painting or applying contact/wallpaper) to the Premises without first obtaining the express written consent of Landlord. In the event alternations are approved, they must be reverted back at the end of the lease. Failure to revert back to original conditions may result in the Landlord using Security Deposit proceeds to revert the apartment back to original conditions. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Landlord. Tenant shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If a construction or mechanic's lien is placed on the Premises as a result of the work, such shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien(s).

1.26 PEST CONTROL

If Landlord notifies Tenant of a scheduled extermination of the Premises and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from property exterminating the Premises. Under such circumstances, Tenant acknowledge that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease.

TENANT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PREMISES AT ANY TIME HAVE BEEN INSPECTED BY TENANT AND ARE FREE OF BEDBUGS.

Tenant agrees to maintain the Premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Treatment of more than One (1) bed bug treatment in the same 12 month period shall be paid by the Tenant.

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If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Tenant. Tenant shall be obligated, at Tenant's expense, to immediately have the Premises and Tenant's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Premises and have the infested area cleaned. In the event that Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently removed infested person property from the Premises, Tenant acknowledges that the Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease.

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

Tenant agrees to indemnify and hold harmless the Landlord, it's managing agents and employees, from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Landlord may incur as a result of a bedbug infestation or treatment in the Premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.

1.27 ENVIRONMENTAL CONTROL/CODE/ HOUSING CITATIONS

Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any actual attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation, Department of Housing Violation/Citation, a decision of the municipal Environmental Control Board, code enforcement violation/citation, when the violation is a result of any act or omission of the Tenant or the Tenant's family, agent, employees, guests or invitees affecting the Premises or Building and the act or omission was not committed by the Landlord.

1.28 NO ILLEGAL USE

Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried on upon the Premises, the Building or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon or about the Premises or Building, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon or about the Premises or Building and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or invitees, licensees, and/or guests for any illegal act or omission upon or about the Premises or Building- whether known or unknown to Tenant.

1.29 NOTICE OF INJURIES

In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the Premises, the Building or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.

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1.30 MOLD

Tenant shall promptly notify Landlord, in writing, in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding and/or water damage to the Premises or Building. In the event of water moisture, water leaks, water spillage, flooding and/or water damage within, or emanating from, the Premises, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the Premises or Building. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Premises caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Premises which occur through no fault of Tenant. In the event water damage or mold occurs within the Premises as a result of the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord to remediate and repair such water damage and removal of mold.

To minimize the occurrence and growth of mold in the Premises, Tenant hereby agrees to the following:

a. MOISTURE ACCUMULATION. Tenant shall remove any visible moisture accumulation in or upon the Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Premises at reasonable levels.

b. PREMISES CLEANLINESS. Tenant shall clean and dust the Premises regularly, and shall keep the Premises, particularly the kitchen and bath, clean.

Tenant shall promptly notify Landlord in writing of the presence of the following conditions:

(i.) A water leak, excessive moisture, or standing water inside the Premises;

(ii.) A water leak, excessive moisture, or standing water in the Building or any community common area;

(iii.) Mold growth in or upon the Premises that persists after Tenant has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;

(iv.) A malfunction in any part of the heating, air-conditioning, or ventilation system in the Premises.
Tenant shall be liable to Landlord for damages sustained to the Premises or Building, or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Section 29. Violation of this Section 29 by Tenant shall be deemed a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity. Landlord also has all other rights and remedies set forth in this Lease including damages, eviction, and attorney fees to the extent allowed by law.

1.31 LANDLORD'S RIGHT TO MORTGAGE

Tenant agrees to accept the Premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject the Premises to the same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the Premises to a mortgage or other lien.

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1.32 NOTICE OF ABSENCE FROM PREMISES

If Tenant is to be absent from the Premises for seven (7) or more consecutive days, written notice of such should be served upon Landlord. If such absences are to be customary or frequent, the expected frequency and duration of absence should be summarily noted here:

Tenant expressly agrees and understands that absence from the Premises, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, or the consequences of failure to timely pay same. The heat must remain on at a temperature set at or above 60 degrees. Tenant is responsible for all damages for frozen pipes resulting from their failure to keep apartment sufficiently heated in times of prolonged absences.

1.33 MATERIALITY OF APPLICATION TO RENT

All representations made by Tenant on the Application to Rent (or like-titled document) are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

1.34 MODIFICATION OF THIS LEASE:

Any modification of this Lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this Lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

1.35 REMEDIES NOT EXCLUSIVE

The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.

1.36 SEVERABILITY

If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

1.37 ATTORNEY FEES

In the event that Landlord retains an attorney to collect any rents or other charges due hereunder by Tenant or to enforce any of Tenant's covenants herein or to protect the interest of the Landlord hereunder, Tenant agrees to pay a reasonable attorney's fee and all expenses and costs incurred thereby.

1.38 HEIRS AND ASSIGNS

It is agreed and understood that all covenants of this Lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this Lease in violation of any term hereof.

1.39 DESTRUCTION OF PREMISES

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In the event the Premises shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, then this Lease shall cease and terminate as of the date of such destruction, and the rent shall then be accounted for between Landlord and Tenant up to the time of such damage or destruction of said premises is the same as being prorated as of that date. In the event the Premises is damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially untenable, but repairable within a reasonable time, then Tenant expressly agrees and understands that absence from the Premises, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, or the consequences of failure to timely pay same partially untenable, but repairable within a reasonable time, then this Lease shall remain in force and effect and the Landlord shall, within said reasonable time, restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the Premises bears to the whole of the Premises.

1.40 EMINENT DOMAIN

In the event that the Premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.

1.41 GOVERNING LAW

This Lease is governed by the laws of the state of Maryland.

1.42 REPAIRS

Except as otherwise provided in this Lease, Landlord shall be responsible for repairs to the Premises that constitute a serious condition or defect (ex. lack of heat, lighting, electricity, hot or cold running water, lack of adequate sewage disposal facilities, infestation of rodents, structural defects), its equipment and appliances furnished by Landlord. Notwithstanding the foregoing, Tenant shall pay the cost for all labor and material for repairs or replacements if the damage or malfunction to the Premises, its equipment or appliances, is caused by Tenant or Tenant's failure to pay the utilities that are the responsibility of the Tenant, Tenant's family, guests, agents or employees.

1.43 SURRENDER OF PREMISES

If Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof or pursuant to any notice to terminate as defined herein, Tenant will make good to Landlord all of the damages which Landlord suffers as a result thereof, and will further indemnify Landlord against all claims made by any succeeding tenant against Landlord founded upon delay by Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

1.44 WAIVER OF BREACH

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

1.45 TENANTS IN MILITARY SERVICE

If any Tenant is a member of the Armed Forces of the United States or is otherwise protected under the

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Servicemembers Civil Relief Act (50 U.S.C. App §§ 501, *et seq.*) and has received permanent change of station orders for transfer or is prematurely and involuntarily discharged or relieved from active duty or temporary duty for three (3) months or more, that Tenant may terminate the Lease by giving Landlord at least thirty (30) days written notice. Written proof of such transfer orders must be attached to any notice to terminate pursuant to this section in order for this section to be applicable. All applicable guidelines and requirements of the Servicemembers Civil Relief Act are incorporated herein and made a part hereof.

1.46 INDEMNIFICATION

Tenant agrees to indemnify and save harmless Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of Tenant, or of the family, guests, agents or employees of Tenant.

1.47 LIABILITY OF LANDLORD

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

1.48 PREJUDGMENT INTEREST

If Tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law on the amount due Landlord, from the date Landlord mails a notice of damages.

1.49 QUIET ENJOYMENT

The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

1.50 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

The Landlord has installed one or more smoke detectors in the Premises and said detector(s) is/are in good condition and proper working order as of the beginning of the Lease term. The Landlord may, as may be required by law, have supplied and installed one or more carbon monoxide detector(s) in the Premises. Tenant agrees not to remove, obstruct, tamper with or render inoperative said detector(s) or otherwise permit the detector(s) to be removed, obstructed, tampered with or rendered inoperative for any reason whatsoever. There will be a $100 fee assessed for any detectors that are removed, obstructed, tampered with or rendered inoperative due to the fault of the tenant. Tenant further agrees to test the detector(s) periodically and to maintain, repair or replace said detector(s). Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s), or failure to operate due to removal of batteries. If applicable, Maryland law requires Landlord to inform Tenant that **this home contains alternating current (ac) electric service. In the event of a power outage, an alternating current (ac) powered smoke detector will not provide an alarm suitable to warn the occupant of the home. Therefore, the occupant should obtain a dual powered smoke detector or a battery powered smoke detector.**

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1.51 AUTOMATIC RENEWAL OF LEASE (PLEASE READ CAREFULLY PRIOR TO INITIALING)

THIS LEASE SHALL AUTOMATICALLY RENEW ON A MONTH TO MONTH WITH A $200 RENT INCREASE UNLESS EITHER PARTY GIVES SIXTY (60) DAYS WRITTEN NOTICE OF THAT PARTY'S INTENT NOT TO RENEW THE LEASE AT THE END OF THE EXISTING TERM.

INITIAL HERE:

Initial _____

1.52 SIGN AND ACCEPT

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written:

By signing this Agreement, Tenant acknowledges that he/she has read and understands the terms of the Lease Agreement and accepts and agrees to be bound by all the terms and conditions of said Lease.

TENANT(S):

NAME Wayne Orlando Philpotts SIGNATURE Signed by: ADFBD11FDB1E404...

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

LANDLORD:

NAME Ashley Chesley SIGNATURE Signed by: 5C54C260B0324C2...

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ADDITIONAL RULES AND REGULATIONS

Tenant agrees to abide by all of the following rules and regulations and Tenant acknowledges that any violation of these rules and regulations shall be considered a material breach of this Lease.

NO NOISE: Tenant(s), including Tenant(s) family and guests, will not do anything or make any noise or conduct themselves in any way that interferes with the rights, comforts, or conveniences of any other resident or neighbor. All noise, musical or sound reproducing instruments or singing within the property will be inaudible outside the Premises between 10:00 PM each night and 8:00 AM the following morning. Please respect other Tenant(s) privacy.

COMMON AREAS: If the Premises does not include the entire Building, hallways, walkways, stairs, storage areas, landings, and entryways within or attached to the Building shall be used only for access to and from Tenant(s) dwelling. Tenant(s) will not use these areas for children's play areas. Tenant(s) shall keep those areas clear of bicycles, waste receptacles, toys and other items at all times.

NO WASHING CARS: Washing cars using Landlord's facilities is not permitted.

TRASH: Once trash is removed from the Premises, it is to be immediately placed into dumpsters (if provided by Landlord) or in suitable covered containers (to be provided by Tenant) to be left in designated pickup locations no earlier than the evening before scheduled pickup. All trash bags must be tied before being placed in the dumpster bins. Except as provided above, bags of trash **are not** permitted to be placed outside of the Premises or in hallways, walkways, stairs, storage areas, landings, or entryways. If a dumpster is provided by Landlord, all trash must be placed INSIDE the dumpster and at no time is trash to be placed beside/outside of the dumpster. Any item too large to fit in a dumpster must be dismantled / broken down into pieces that will fit inside the dumpster. Dumpster use is for Tenant(s) of the Building only. It is unlawful for others to use this dumpster. Tenant(s) are responsible for obeying all state and local recycling laws.

CONDITION OF PREMISES: Tenant(s) shall keep the Premises in good and sanitary condition at all times. Tenant(s) will follow check out procedures and acknowledge receipt of "Checkout Procedure Checklist". Tenant will be subject to a cleaning fee if the Premises is found to be in an unsanitary condition upon vacating as determined by Landlord in Landlord's sole discretion.

HEATERS: Tenant(s) are not permitted to use any kerosene or other fossil fuel burning space heaters in or about the Premises or Building.

LOCKS: Tenant(s) shall not change or install additional locks to the Premises, mailbox or Building without the written permission of Landlord. If granted written permission to change locks a key to the new lock must be provided to the Landlord at the Tenant(s)' expense. If Tenant(s) loses key(s) and requires a duplicate, a $30.00 fee will be charged. Should Tenant(s) lock themselves out and are unable to gain access through their own resources, they may call upon a professional locksmith or the Landlord to let them in. In either case, Tenant(s) is responsible for payment of the charges and/or damages involved. Landlord charges a fee of $200.00 for providing this service between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and a fee of $250.00 at all other times. This fee is due and payable when the service is provided. A damage fee of $100.00 per lock will be charged for any keys not returned at end of the Lease.

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TOXIC, HAZARDOUS & FLAMMABLE SUBSTANCES: Tenant(s) shall not store, or permit to be stored on the Premises or in the Building, toxic, hazardous, or flammable substances. All combustible operated equipment must be stored outside of the Premises and Building. Any combustible equipment found inside of the Premises will be considered a violation of this Lease. **NO WATERBEDS:** The use of water-containing furniture is prohibited.

CHARCOAL GRILLS AND OUTSIDE COOKING EQUIPMENT: Use of charcoal grills and other outdoor cooking equipment is prohibited. Tenant is liable for any damage caused by outside cooking equipment.

FIREPLACES: Any fireplaces are for decorative purposes only. The use of fireplaces is strictly prohibited.

PARKING: Tenants wanting to rent a reserved parking space must sign a separate Parking Space Rental Agreement. Parking is limited and spaces are not guaranteed. Only one licensed and inspected vehicle, in the Tenant(s) leased parking space, is allowed per Tenant(s) lease for parking. All Tenant(s) guests are to park outside of the reserved parking lot spaces. Any and all vehicles that are parked in the reserved parking lot area must have proper identification as provided by the towing company and must be up to date on inspection, registration, and tags. Any vehicle in violation of this rule **will be towed** at the owner's expense. At no time is repair/maintenance of vehicles allowed to be performed in the parking lot area.

POOLS, WATER SLIDES, OUTSIDE WATER USAGE: No pools, water slides, or other water type play equipment is permitted. Tenant(s) is not permitted to use the outside faucet(s) on the the Building, or attach any type of hose to any spigot for outside water usage, at any time.

TEMPERATURE: Tenant(s) must maintain room temperature above 60 degrees Fahrenheit at all times.

NO SATELLITE DISH: Tenant(s) may not utilize any television or internet service that requires a satellite dish or wiring to be attached to the Building, or if any part of such equipment would penetrate any portion of the Building, deface the façade of the Building or violate local Historical Commission guidelines.

NO LIT TOBACCO PRODUCTS IN INTERIOR COMMON AREAS: Tenant(s) may not carry or smoke a lit tobacco product in any interior common area within the Building.

CIGARETTE BUTTS: Cigarette butts/cigars **are not** to be disposed of in the parking lot, sidewalks, or surrounding area of the Building.

LAUNDRY ROOM: Any laundry room facilities provided by Landlord in the Building, if individual washer/dryer is not in the Premises, are for the use by all Tenant(s) of the Building only. The equipment in this room has been provided for Tenant(s) use ONLY. The laundry room is a commonly shared space within the Building. It is each Tenant(s)' responsibility to clean up after Tenant(s)' use of this area. Tenant(s) may not allow children or guests to gain unsupervised access to the laundry room facility. The door to the laundry room will be locked at certain hours to maintain security of the area. Times of operation will be posted on the door. Clothing in machines is to be removed promptly and not to be left unattended.

KITCHEN PROTOCOL: Tenant shall not place any hot pans directly on countertops or floors. Burn marks on countertops or floor will result in their full replacement and tenant shall be responsible for all replacement cots. Tenant shall not pour fats, oils, grease, coffee grounds, eggshells, fibrous foods, starchy foods, medications, paints, or chemicals down the drain as they cause serious pipe clogs, damage plumbing and contaminate water. Scrape them into the trash or compos instead.

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RULES AND REGULATIONS MAY CHANGE: Landlord may change these Rules and Regulations at any time, upon reasonable notice, to protect the Building and/or to add to Tenant(s) enjoyment of the Building all in Landlord's sole, but reasonable discretion.

ATTACHED HERETO AND INCORPORATED HEREIN ARE:

- **(I) Checkout Procedure Checklist**
- **(II) Pet Addendum**
- **(III) Lead-based Paint Disclosure**
- **(IV) EPA Mold Information Disclosure**
- **(V) MD Bill of Rights**
- **(VI) EPA Lead Publication**
- **(VII) EPA Mold Publication**

By signing this lease, you also agree to receive text messages at any Stork Property affiliated number (such as 410-421-0772). Message frequency varies, and standard message and data rates may apply. You have the right to OPT-OUT receiving messages at any time. To OPT-OUT, reply "STOP" to any text message you receive from us. Reply "HELP" to any messages for assistance. Tenant agrees to receive Landlord communications by text and email.

TENANT(S):

NAME Wayne Orlando Philpotts SIGNATURE Signed by: ADFBD11FDB1E404...

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

LANDLORD:

NAME Ashley Chesley SIGNATURE Signed by: 5C54C260B0324C2...

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I. CHECKOUT PROCEDURE CHECKLIST

1. Tenant(s) must give sufficient Sixty (60) days notice to vacate prior to the lease termination date or will be subject to an automatic month to month lease rate which includes a Two Hundred Dollar ($200) rent increase

2. Tenant(s) must leave the property, including all appliances, floors, windows, and fixtures, clean when leaving, reasonable wear and tear excepted. Tenant(s) will be charged at a rate of $75.00 per hour for all required cleaning, excepting:

Stove/oven $250.00
Refrigerator $250.00

3. Tenant(s) will be charged for removal and disposal of any items left behind as follows:

Mattress/box springs $100.00 each

Refrigeration Appliance $150.00 each (includes refrigerators & air conditioners)

All other items will be disposed of and Tenant(s) will be charged at $75.00 per hour, plus mileage at $3.00/mile to and from the dump site, plus any dumping fees incurred.

Tenant(s) are responsible for all light bulbs and fluorescent tubes and shall ensure that all light fixtures are in good working order with a working bulb(s). Landlord is responsible for repair or replacement of light fixtures unless such repair or replacement is caused by Tenant(s) misuse or Tenant(s) tampering of fixtures.

Tenant(s) will pay the cost for each missing battery in any fire prevention, protection and warning devices. Tenant(s) will pay for the cost of replacement of any missing fire prevention, protection or warning device, or those with missing covers.

Tenant(s) will pay the cost for replacement of any lock which has been changed or altered without Landlord's written consent and a key provided to Landlord. Tenant(s) will pay the cost for replacement of any lock if *all* keys have not been returned.

Tenant(s) will pay for any repairs necessitated by Tenant(s) use of the property, excepting normal wear and tear. Repairs will be billed at $75.00 per hour for property management staff services, unless the services of an outside contractor, electrician, or plumber is required, in which case Tenant(s) will pay actual costs billed to the Landlord. Tenant(s) will pay for all repairs to any surface that was damaged due to placement of stickers, scratches, or holes in walls, indentations in wood, removal of any wall hardware.

List all deficiencies here upon lease signing:

_____

_____

_____

_____

_____

_____

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The Tenant(s) hereby acknowledges that the said property is in good condition. Tenant(s) further agrees that failure to file any written notice of defects will be legally binding proof that the property is in good condition at the time of occupancy. Tenant(s) hereby acknowledges receipt of this Checkout Procedure Checklist and understands their responsibilities hereunder.

TENANT(S):

NAME Wayne Orlando Philpotts SIGNATURE Signed by: ADFBD11FDB1E404...

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

LANDLORD:

NAME Ashley Chesley SIGNATURE Signed by: 5C54C260B0324C2...

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II. PET ADDENDUM

This Addendum is incorporated into the Lease. Any conflict between the terms of the Lease and this Addendum shall be resolved in favor of this Addendum. Landlord and Tenant agree as follows:

1. **PERMITTED ANIMALS**. No animals may be kept in the Unit without the Landlord's prior written consent. Service or support animals needed by Occupants who have a disability, as those terms are understood by law, are permitted but must be disclosed and approved beforehand through a reasonable accommodation request (see Landlord for details or with questions). The only animals permitted to be kept in the Unit are:

Type (Dog, Cat, etc.)	Animal Name	Weight	Service or Support Animal

Tenant understands that this Addendum applies only to the specific animals noted above and that no other animals may be substituted for the above animals without the prior written authorization of Landlord.

Pet Restrictions: Animals should not be greater than 50lbs unless approved in writing by the Landlord. Dangerous dog breeds including but not limited to Pit Bulls, Rottweilers, German Shepherds, Dobermans, Akitas, Wolf-hybrids, Chow Chows, and Mastiffs, or any mixes of these are not permitted.

Occupants, guests, or invitees shall not bring into the Community any other animals, including any animals that are “just visiting,” except as required by federal law. Tenant certifies that as of the Effective Date, the animals described above have not bitten or attacked another animal or person, are not aggressive, and have not caused property damage in the past. Tenant shall immediately notify Landlord in writing if any of the animals described above exhibit vicious, aggressive or dangerous behavior during the tenancy. Tenant understands that Landlord may terminate the Lease, to the extent permitted by law, or terminate Tenant’s right to have a specific animal, if an animal poses a direct threat to others, causes physical damage to any property, and/or interferes with other tenants’ right to the quiet use and enjoyment of the premises. If an animal becomes a problem in the sole opinion of the Landlord, Landlord reserves the right to require that the animal be removed from the property. If an animal has been removed from the property, any animal deposit shall not be returned until the termination of the tenancy. Tenant acknowledges that giving Landlord false or misleading information about the animals’ behavior or failing to report vicious, aggressive or dangerous behavior during the tenancy is a material breach of this Lease. Tenant accepts full responsibility and liability for any and all damage, injury, or action arising from or caused by Occupants, guests or invitees’ animals.

2. **ADDITIONAL FEES/RENT/SECURITY DEPOSIT**. (NOT APPLICABLE TO **VERIFIABLE** SERVICE OR SUPPORT ANIMALS)

Nonrefundable Animal Fee: Two Hundred and Fifty Dollars ($250.00)

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Monthly Animal Fee: Thirty-Five Dollars ($35)
Tenant will be charged an additional Twenty-Five ($25) per animal if there are more than one animal.

Tenant understands that Tenant's financial obligations relating to animals may not be limited to the fees, rent or additional deposits described above. The fees, rent or additional deposits are not applicable to verifiable service or support animals. An Occupant's misrepresentation about the need for a service or support animal is a material breach of this Lease. Except as otherwise prohibited by law, the other provisions of this Addendum apply to service or support animals.

3. **ANIMAL RULES**. Tenant may keep the above referenced animals under the following conditions:
A. **OCCUPANTS' ANIMALS WILL BE WELL BEHAVED, WILL BE UNDER OCCUPANTS' CONTROL AT ALL TIMES, AND WILL NOT POSE A THREAT OR APPARENT THREAT TO THE SAFETY OF OTHER TENANTS, THEIR GUESTS, OR OTHER PEOPLE OR ANIMALS IN THE COMMUNITY. TENANT'S FAILURE TO CONTROL THEIR ANIMALS IS A MATERIAL BREACH OF THE LEASE. IN THE EVENT THAT AN ANIMAL ATTACKS OR BITES ANOTHER PERSON OR ANIMAL, OR IN THE EVENT THAT THE LANDLORD RECEIVES A COMPLAINT ABOUT ANY ANIMAL, LANDLORD HEREBY RESERVES THE RIGHT TO DEMAND THAT THE ANIMAL BE REMOVED FROM THE COMMUNITY. LANDLORD HAS ABSOLUTE DISCRETION WITH RESPECT TO THIS RIGHT TO DEMAND THE AMINAL BE REMOVED.**

B. Whenever animals are in the common areas of the Community, the animals must be under the complete control of a responsible human companion and on a hand-held leash or in an animal carrier.

C. Any damage to the exterior or interior of the Unit or within the Community caused by Occupants' or Occupants' guests or invitees' animals will be the full financial responsibility of Tenant and Tenant agrees to pay all costs involved to restore the Unit or Community to its original condition, immediately upon Landlord's demand. If any damage caused by Occupants' or Occupants' guests or invitees' animals cannot be cleaned or repaired, Tenant agrees to pay the full replacement cost, to the maximum extent permitted by law.

D. Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave any animals unattended for any undue length of time. Tenant will diligently maintain the cleanliness of litter boxes as well as the animals' sleeping and feeding areas. Tenant will prevent animals from engaging in behaviors or creating excessive noise at a level that disturbs other tenants, neighbors, and/or management staff, including, but not limited to, barking, jumping, and running.

E. Occupants must use designated area(s) for animal defecation and urination outside the Unit and are required to immediately clean up after their animals and properly dispose of animal waste. Failure to clean up dog waste will result in a fine of $100 per offense and be a default of the lease.

F. Animals shall not be tied to any fixed object outside the Unit and in the Community.

G. Tenant agrees to comply with any and all municipal and county ordinances as well as state laws applicable to animals, including but not limited to, licensing and immunizations. Tenant understands that they will be responsible for any fees, fines, or citations that are issued by any government or other entity as a result of noncompliance with applicable laws and ordinances related to animals. Upon Landlord's request, Tenant must

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provide copies of the animals' current license (if applicable) and vaccinations.

H. Other than service or support animals, and to the extent that such services exist in the Community, Occupants, guests or invitees may not bring any animals into the swimming pool area, gyms/fitness room, business center, laundry room, management office, other tenants' units, playground, clubroom, and any other recreational facility within the Community that is not specifically designated as animal friendly.

I. Tenant agrees to remove or confine Occupants' animals upon the request of Landlord, if Landlord determines that the presence of animals limits or prohibits Landlord, or its agents, from entering the Unit, as permitted by law or Tenant's Lease. Animals must be secured during maintenance work. If not, maintenance workers shall be entitled to leave the Unit prior to the completion of the work and it shall be Tenant's sole responsibility to schedule the completion of the work after the animal has been secured.

J. If there is reasonable cause to believe an emergency exists with respect to an Occupants' animals, and if efforts to contact Occupants are unsuccessful, Landlord may contact the local animal control authority or other appropriate party and assist its staff in entering Occupants' Unit. Examples of an emergency include, but are not limited to, suspected abuse or neglect, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for an Occupant's animals to be boarded, any and all costs incurred will be the sole responsibility of Tenant.

K. Dogs and cats must be housebroken. All other animals must always be caged.

L. No animal offspring are allowed. All cats and dogs must be neutered or spayed, unless they are service or support animals.

M. Dogs and cats must be on a monthly flea and tick prevention program. Tenant must prevent any flea and tick infestation, and must, at Landlord's request, exterminate any and all areas affected by a flea or tick infestation at Tenant's sole cost.

N. At move-out, Tenant will be responsible for any additional costs in preparing the Unit for the next tenant as a result of Occupants' animals, including but not limited to, carpet shampooing and defleasing the Unit. While Tenant will be responsible for these additional costs, Landlord will not deduct these costs from Tenant's security deposit if the costs constitute normal wear and tear.

4. **SPECIFIC TYPES OF ANIMALS**. At Landlord's discretion, and as permitted or required by law, including, but not limited to, fair housing laws, Landlord may prohibit specific breeds, sizes and weights of dogs and other animals from the Community.

5. **ADDITIONAL RULES**. Landlord shall have the right to make reasonable changes and additions to the above rules. Such additional rules shall become effective upon written notice to Tenant.

6. **CAPITALIZED TERMS**. Capitalized terms used and not otherwise defined in this Addendum have the meanings given to them in the Lease.

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This Pet Addendum is entered into between Landlord and Tenant as of the Effective Date set forth in the Lease.

TENANT(S):

NAME_____ SIGNATURE_____

NAME_____ SIGNATURE_____

NAME_____ SIGNATURE_____

NAME_____ SIGNATURE_____

LANDLORD:

NAME_____ SIGNATURE_____

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III. LEAD-BASED PAINT WARNING AND DISCLOSURE

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 onlead based poisoning prevention.

A. Presence of lead-based paint and/or lead based paint hazards

[ ] Known lead based paint or known lead based paint hazards are present on the property. They are:

[X] Lessor has no knowledge of lead based paint and/or lead based paint hazards on the property.

B. Records and Reports to lead based paint and/or lead based paint hazards on the Property.

1. [ ] Lessor has provided the lessee with all available records and reports pertaining to lead based paint and/or lead based paint hazards on the property.

2. [X] Lessor has no reports or recording pertaining to lead based paint and/or lead based paint hazards on the Property. LESSEE'S ACKNOWLEDGEMENT AND RECEIPT OF DOCUMENTS:

I/WE certify that I/we have received copies of the following documents, and a copy of this disclosure form as part of our written lease for the Property. I/we also certify that I/we have reviewed the information listed herein and certify, to the best of my/our knowledge, information and belief, that the information that I/we have provided is true and accurate:

1. All information listed above.

2. The pamphlet "Protect you Family from Lead in Your Home".

TENANT(S):

NAME Wayne Orlando Philpotts SIGNATURE Signed by: ADFBD11FDB1E404...

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

LANDLORD:

NAME Ashley Chesley SIGNATURE Signed by: 5C54C260B0324C2...

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IV. MOLD AWARENESS AND PREVENTION DISCLOSURE

Subject: EPA Mold Brochure Acknowledgment

In accordance with recommended best practices for mold awareness and prevention, the undersigned Tenant(s) hereby acknowledge receipt of the EPA publication titled:
"A Brief Guide to Mold, Moisture, and Your Home", which provides information about common moisture and mold issues, health concerns, and guidelines for prevention and cleanup.

By signing below, the Tenant confirms they have received, read, or been given the opportunity to read and retain a copy of the brochure.

This Addendum is hereby incorporated into and made part of the original Lease Agreement.

TENANT(S):

NAME Wayne Orlando Philpotts SIGNATURE Signed by: ADFBD11FDB1E404...

NAME Ashley Chesley SIGNATURE _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

LANDLORD:

NAME Ashley Chesley SIGNATURE Signed by: 5C54C260B0324C2...