

Residential Lease for 511 Laurens St., Baltimore, MD 21217

THIS AGREEMENT (hereinafter referred to as the "Maryland Lease Agreement") is made and entered into this 26 day of September, 2026, by and between A & B Property Management Group LLC (hereinafter referred to as "Landlord" and acting solely as the authorized managing agent for the legal Owner of the property) and Maureena Regime McCandless Hill (hereinafter referred to as "Tenant.") For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **PROPERTY.** Landlord owns certain real property and improvements located at 511 Laurens St., Baltimore, MD 21217 (hereinafter referred to as the "Property"). Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein.

2. **TERM.** This Maryland Lease Agreement shall commence on September 27, 2026 and shall continue as a lease for term. The termination date shall be on September 30, 2027 at 11:59 PM. Upon termination date, Tenant shall be required to vacate the Premises unless one of the following circumstances occur:

(i) Landlord and Tenant formally extend this Maryland Lease Agreement in writing or create and execute a new, written, and signed Maryland Lease Agreement; or

(ii) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least 30 days prior to the desired date of termination of the month-to-month tenancy.

Notices to terminate may be given on any calendar day, irrespective of Commencement Date. Rent shall continue at the rate specified in this Maryland Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Maryland Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

3. **RENT.** Tenant shall pay to Landlord the sum of \$1,295 per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

A. Delinquent Rent. If not paid on the 1st, Rent shall be considered overdue and delinquent on the 2nd day of each calendar month. If Tenant fails to timely pay any month's rent, Tenant will pay Landlord a late charge of \$49.75 per month or part thereof until rent is paid in full. If Landlord receives the monthly rent by the 10th day of the month, Landlord will waive the late charges for that month. Any waiver of late charges under this paragraph will not affect or diminish any other right or remedy Landlord may exercise for Tenant's failure to timely pay rent.

B. Prorated Rent. In the event that the Commencement Date is not the 1st of the calendar month, Rent payment remitted on the Commencement Date shall be prorated based on a 30-day period.

C. Returned Checks. In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$35 to Landlord for each such check, plus late charges, as described above, until Landlord has received payment. Furthermore,

Residential Lease for 511 Laurens St., Baltimore, MD 21217

Landlord may require in writing that Tenant pay all future Rent payments by cash, money order, or cashier's check.

- D. Order in which funds are applied. Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check charges, charge-backs for repairs, brokerage fees, and periodic utilities, then to rent, regardless of any notations on a check.
- E. Rent Increases. There will be no rent increases through the Termination Date. If this lease is renewed automatically on a month to month basis, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at \$1,395 per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.
4. **SECURITY DEPOSIT**. Upon execution of this Maryland Lease Agreement, Tenant shall deposit with Landlord the sum of \$1,295 (which amount is not in excess of two months periodic rent) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises or unpaid rent due to the Landlord during the term hereof. Landlord may place the security deposit in an interest bearing account and any interest earned will be paid to Landlord or Landlord's representative.
5. **REFUND**. Upon termination of the tenancy, all funds held by the landlord as security deposit may be applied to the payment of accrued rent and the amount of damages that the landlord has suffered by reason of the tenant's noncompliance with the terms of this Maryland Lease Agreement or with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
6. **DEDUCTIONS**. Landlord may deduct reasonable charges from the security deposit for:
- (1.) Unpaid or accelerated rent;
 - (2.) Late charges;
 - (3.) Unpaid utilities;
 - (4.) Costs of cleaning, deodorizing, and repairing the Property and its contents for which Tenant is responsible;
 - (5.) Pet violation charges;
 - (6.) Replacing unreturned keys, garage door openers, or other security devices;
 - (7.) The removal of unauthorized locks or fixtures installed by Tenant;
 - (8.) Insufficient light bulbs;
 - (9.) Packing, removing, and storing abandoned property;
 - (10.) Removing abandoned or illegally parked vehicles;
 - (11.) Costs of reletting, if Tenant is in default;

Residential Lease for 511 Laurens St., Baltimore, MD 21217

- (12.) Attorney fees and costs of court incurred in any proceeding against Tenant;
- (13.) Any fee due for early of removal of an authorized keybox;
- (14.) Other items Tenant is responsible to pay under this Lease.

If deductions exceed the security deposit, Tenant will pay to Landlord the excess within ten days after Landlord makes written demand. The security deposit will be applied first to any non-rent items, including late charges, returned check charges, repairs, brokerage fees, and periodic utilities, then to any unpaid rent.

- 7. USE OF PREMISES.** The Premises shall be used and occupied solely by Tenant and Tenant's immediate family, consisting of Maureen Regime McCandless Hill, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Maryland Lease Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises. Tenant shall utilize the premise as a primary residence only.
- 8. CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenable condition.
- 9. ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Maryland Lease Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Maryland Lease Agreement.
- 10. ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Maryland Lease Agreement.
- 11. NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Maryland Lease Agreement and all rights hereunder shall terminate.
- 12. HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion

Residential Lease for 511 Laurens St., Baltimore, MD 21217

on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

13. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. Further, Tenant will be responsible for the water utility bill, to be billed to the Tenant as Additional Rent and is to be paid on demand. The landlord makes the tenant a designee under Maryland's Public Information Act to request and to receive copies of any account records for the water or wastewater account at issue.
14. **MAINTENANCE, REPAIR, AND RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Maryland Lease Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
- A. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
 - B. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
 - C. Not obstruct or cover the windows or doors;
 - D. Not leave windows or doors in an open position during any inclement weather;
 - E. Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
 - F. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
 - G. Keep all air conditioning filters clean and free from dirt;
 - H. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
 - I. Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
 - J. Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
 - K. Deposit all trash, garbage, rubbish or refuse in the locations provided and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
 - L. Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.

Residential Lease for 511 Laurens St., Baltimore, MD 21217

15. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Maryland Lease Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Maryland Lease Agreement continue according to its terms.

16. **ACCESS BY LANDLORD.** Landlord and Landlord's agents shall have the right at all reasonable times, and by all reasonable means, without notice, during the term of this Maryland Lease Agreement and any renewal thereof to enter the Premises for the following purposes:

- A. Inspect the Property for condition;
- B. Make repairs;
- C. Show the Property to prospective tenants, prospective purchasers, inspectors, fire marshals, lenders, appraisers, or insurance agents;
- D. Exercise a contractual or statutory lien;
- E. Leave written notice;
- F. Seize nonexempt property after default.

Landlord may prominently display a "For Sale" or "For Lease" or similarly worded sign on the Property during the term of this Lease or any renewal period.

If Tenant fails to permit reasonable access under this Paragraph, Tenant will be in default.

17. **SUBORDINATION OF LEASE.** This Maryland Lease Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

18. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Maryland Lease Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at \$1,395 per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.

19. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Maryland Lease Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

Residential Lease for 511 Laurens St., Baltimore, MD 21217

20. **ANIMALS.** THERE WILL BE NO ANIMALS, unless authorized by a separate written Pet Addendum to this Residential Lease Agreement. Tenant shall not permit any animal, including mammals, reptiles, birds, fish, rodents, or insects on the property, even temporarily, unless otherwise agreed by a separate written Pet Agreement. If tenant violates the pet restrictions of this Lease, Tenant will pay to Landlord a fee of \$10 per day per animal for each day Tenant violates the animal restrictions as additional rent for any unauthorized animal. Landlord may remove or cause to be removed any unauthorized animal and deliver it to appropriate local authorities by providing at least 24-hour written notice to Tenant of Landlord's intention to remove the unauthorized animal. Landlord will not be liable for any harm, injury, death, or sickness to any unauthorized animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any unauthorized animal and for all costs Landlord may incur in removing or causing any unauthorized animal to be removed.
21. **SMOKING.** NO SMOKING OF ANY SUBSTANCE IS ALLOWED ON THE PREMISES. If smoking does occur on the premises: 1) Tenant is responsible for all damage caused by the smoking including, but not limited to, stains, burns, odors, and removal of debris; 2) Tenant is in breach of this agreement; 3) Tenant, guests, and all others may be required to leave the premises; and 4) Tenant acknowledges that in order to remove odor caused by smoking, the landlord may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced, or repainted. Such actions and other necessary steps will impact the return of any security deposit.
22. **WATERBEDS.** THERE WILL BE NO WATERBEDS, unless authorized by a separate written Waterbed Addendum to this Residential Lease Agreement.
23. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
24. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
25. **DEFAULT.** If Landlord breaches this Lease, Tenant may seek any relief provided by law. If Tenant fails to comply with any of the material provisions of this Maryland Lease Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Maryland Lease Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Maryland Lease Agreement.
26. **ABANDONMENT.** If at any time during the term of this Maryland Lease Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have

Residential Lease for 511 Laurens St., Baltimore, MD 21217

been payable under this Maryland Lease Agreement during the balance of the unexpired term, if this Maryland Lease Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

27. **ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.
28. **RECORDING OF MARYLAND LEASE AGREEMENT.** Tenant shall not record this Maryland Lease Agreement on the Public Records of any public office. In the event that Tenant shall record this Maryland Lease Agreement, this Maryland Lease Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
29. **GOVERNING LAW.** This Maryland Lease Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.
30. **SEVERABILITY.** If any provision of this Maryland Lease Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Maryland Lease Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
31. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
32. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
33. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
34. **NON-WAIVER.** No delay, indulgence, waiver, non-enforcement, election or non-election by Landlord under this Maryland Lease Agreement will be deemed to be a waiver of any other breach by Tenant, nor shall it affect Tenant's duties, obligations, and liabilities hereunder.
35. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Maryland Lease Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

Residential Lease for 511 Laurens St., Baltimore, MD 21217

36. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address:

2101 Druid Hill Ave., Baltimore, MD 21217. The Landlord can also be reached by telephone at (443) 838-9753

37. LEAD-BASED PAINT DISCLOSURE. If the premises were constructed prior to 1978, Tenant acknowledges receipt of the "Notice of Tenants Rights," and "Protect Your Family from Lead in Your Home" brochures which contain disclosure of information on lead-based paint and/or lead-based paint hazards.

38. TENANTS RIGHTS DISCLOSURE. Tenant acknowledges receipt of the tenants rights brochure approved by the Housing Commissioner that discusses: (i) free or reduced price legal representation available to tenants; (ii) pre-trial and day of trial mediation programs available to resolve landlord tenant disputes; and (iii) a tenant's right to know the amount of rent that is in arrears

As to Landlord this 26th day of September, 2026.

LANDLORD/MANAGING AGENT:

A & B Property Management Group LLC

Acting solely as the authorized agent for the Owner of record

By: _____

Name: Kevin M. Sanders

Title: Property Manager

Date: 9.26.26

As to Tenant, this 26th day of September, 2020

TENANT
Sign:

Print: Mawrena McCandless-Hill Date: 9/26/26

TENANT:

Sign: _____

Print: _____ Date: _____

HOUSE RULES - ADDENDUM TO LEASE AGREEMENT FOR 511 LAURENS ST., BALTIMORE, MD 21217

This Lease addendum is a permanent, legal addition to the Lease agreement. Failure to adhere to the terms of this addendum may be considered a breach of contract and grounds for legal action against Tenant.

1. RENT: Rent is due on or before the FIRST day of the month. Payment may be made via cash, personal check, cashier's check, or money order payable to the Landlord named on the Lease agreement. Tenants may make payments online or set up ACH withdrawal. Credit cards and debit cards are not accepted forms of payment. a. A late fee of \$49.75 will be imposed if any portion of rent is received after the TENTH day of the month. A late fee will be imposed for any month your account has an unpaid rent balance after the tenth day of the month. b. If a payment is returned for any reason, Tenant agrees to pay a \$35.00 administrative fee. This fee is due at the time the payment is made with replacement funds. Post-dated and NSF checks are considered non-payment and, as such, are subject to handling fees as set forth in the Lease. Tenant agrees that unpaid fees and charges will be deducted from the security deposit resulting in a delinquent account. Landlord takes no responsibility for processing post-dated checks or for any fees to Tenant that may be caused by processing post-dated checks. After two (2) returned payments, personal checks and online payments will no longer be accepted.

2. SECURITY DEPOSIT: Tenant may not use the security deposit as payment of any month's rent or as payment for any other charge or fee without prior written Landlord approval. a. The security deposit, less any amounts properly withheld, will be sent to Tenant's last known address in accordance with applicable law. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount properly withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant has eight (8) days from the beginning of the Lease term to notify Landlord of any damages or defects existing prior to Tenant's occupancy and to request a list of physical damages charged to the previous Tenant's security deposit. No deduction shall be made for any damage or defect of which written notification is given within the time stated that is not repaired during the tenancy. b. The security deposit refund will be mailed to Tenant in the form of one check made payable to all Tenants who are parties to the Lease agreement, unless Tenants designate a payee in writing. It is Tenant's responsibility to leave a forwarding address prior to Lease expiration or termination. Objections to security deposit deductions must be made in writing to the management office within 21 days of receipt. Tenant must provide Landlord with a forwarding address.

3. MOVE-IN: Landlord agrees to deliver and maintain the leased premises in a fit and habitable condition in accordance with municipal codes. a. In the event prior tenancy results in deterioration of the condition of the leased premises, Tenant hereby agrees to fully cooperate with Landlord in the facilitation of any repairs and/or cleaning required. b. If Tenant believes additional cleaning is needed upon move-in, Tenant agrees to request Landlord to perform any additional cleaning within 24 hours of obtaining keys. c. Landlord agrees to clean the leased premises and repair any damages caused by the prior Tenant within a reasonable time. d. Landlord does not agree to any form of compensation for repairs or cleaning completed by Tenant unless written permission is first given by Landlord for the work prior to Tenant commencing any such work.

4. Tenant agrees that no improvements or repairs to the leased premises have been promised unless they are specifically outlined and agreed to in writing by Landlord before the lease is signed.

5. DISTURBANCES: Tenant agrees to maintain a reasonable level of noise at all times of the day and night, so as not to disturb or disrupt neighboring apartments or houses. Tenant shall fully cooperate with all other Tenants in the building in an effort to maintain a peaceful atmosphere at all times. Tenant agrees not to create and/or maintain a nuisance or other disturbance that infringes upon the comfortable living

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HOUSE RULES - ADDENDUM TO LEASE AGREEMENT FOR 511 LAURENS ST., BALTIMORE, MD 21217

conditions or privacy of other residents. Tenant further agrees not to engage in any retaliatory behavior against any neighbor who makes any complaint about the Tenant. Tenant further agrees that behavior on the part of the Tenant that violates any term of the House Rules or any Lease document is grounds for termination of the Lease by Landlord.

6. GUESTS: Tenant is responsible for the conduct and actions of Tenant's guests and invitees while such guests and invitees are present at or in the building. Tenant is permitted to have guests under the following conditions: a. No more than two overnight guests per night. b. No guest may stay overnight for more than three consecutive nights without prior written Landlord approval. Social gatherings/guests shall be confined inside the leased premises. Social gatherings may not occur in any common areas. Unauthorized occupancy by any person(s) not named on the Lease shall be considered an unauthorized sublet and subject to such fees as set forth in the Lease documents and may be considered a breach of Lease.

7. FURNITURE: Tenant agrees that appliances and furniture owned solely by Landlord shall remain in the interior of the leased premises at all times. Damages caused by furniture being taken or placed outside will be the responsibility of the Tenant.

8. Outdoor balconies, porches and terraces adjacent to the building are not a part of this Lease agreement. Any furniture placed on porches, patios, or balconies must be appropriate outdoor furniture and is subject to prior Landlord approval. Gas and charcoal grills are prohibited on porches and balconies. This provision even applies where a sprinkler system is present on the porch or balcony.

9. CLEANLINESS: Tenant shall maintain all interior and exterior areas, including lawn/grounds, of the leased premises in a clean and sanitary condition, free from debris, garbage and physical hazards. Tenant agrees to perform routine cleaning throughout the leased premises on a regular basis. Routine cleaning includes, but is not limited to vacuuming any carpeting, sweeping and washing floors, scrubbing the tub/shower, scrubbing the toilet and sinks, dusting, washing dishes, discarding and removing trash, and cleaning the interior and exterior of all appliances and fixtures.

10. TRASH: All trash must be bagged, kept in tightly sealed containers, and placed outside for pick-up no sooner than 12 hours before the assigned pick-up day. If a dumpster is provided, trash must be placed inside the dumpster. Trash is to be properly placed by the street for pick-up on the appropriate day of the week, or inside dumpsters provided on the property, whichever is applicable. Tenant is responsible for knowing the correct trash pick-up day. a. Tenant agrees to follow municipal recycling ordinances with regards to recyclable materials. b. Tenant will be responsible for cleaning/removal charges of \$75 for each item of improperly placed/abandoned trash. c. Tenant agrees to pay any fines assessed for violation of municipal trash codes in regards to improperly placed/abandoned trash.

11. Tenant is not permitted to place trash or personal belongings in any common areas, basements, garages or attics. Landlord is not responsible for Tenant belongings kept outside the confines of the leased premises. Landlord cannot and does not guarantee dryness in any basement.

12. LAWN CARE: Tenant agrees to allow Landlord, without interference, to engage in chemical and mechanical lawn and/or grounds control measures within the Premises, building and/or grounds wherein the building is located. Tenant agrees to be responsible for any and all lawn maintenance, if applicable, as set forth on the front of the Lease Agreement.

13. Tenant and members of Tenant's household shall not smoke anywhere in the unit rented by Tenant, or the building where the Tenant's dwelling is located or in or within 25 feet of any of the common areas

HOUSE RULES - ADDENDUM TO LEASE AGREEMENT FOR 511 LAURENS ST., BALTIMORE, MD 21217

such as the stairwells, patios, playgrounds, laundry rooms, office, and community room of the rental community, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.

14. Tenant is responsible for purchasing and replacing light bulbs within the leased premises as necessary and in accordance with law. All light bulbs must be in working order upon vacating the leased premises.

15. **PERSONAL PROPERTY:** Landlord shall not be responsible for damage to Tenant's personal property by theft, fire, water, sewer backup, mechanical failure, weather, or other casualty loss, except when caused by the negligent acts or omissions of the Landlord. It is Tenant's responsibility to obtain renter's insurance to insure personal property from loss. Tenant agrees that any personal property, except prescription medication, prescription medical equipment, manufactured/mobile home and titled vehicles remaining at the leased premises after the expiration or termination of the Lease will be deemed abandoned by Landlord and will not be stored for any period of time.

16. Air conditioners, space heaters, waterbeds, security systems, dartboards, or extra refrigerators are not permitted within the leased premises, nor may Tenant attach or affix any wiring of any sort, advertising banners or signage, antennas, satellite dishes, or other electrical connections on or to the building, including but not limited to balconies and porches, without prior written Landlord approval. Additional fees and/or Lease addendums may apply. Any violation of this provision may be subject to a \$100.00 penalty per occurrence. Landlord reserves the right to remove any such objects or items.

17. **LAUNDRY:** Where laundry machines are provided, Tenant agrees to properly use laundry machines. Use is restricted to the hours between 8:00 a.m. and 10:00 p.m. No personal machines are permitted without prior written Landlord approval. Landlord will not be responsible for damage to personal property due to laundry machine failure or Tenant's failure to read instructions.

18. Tenant is allowed to use only small nails or tacks to hang pictures. Poster putty, two-sided tape, and screws are not permitted. Tenant is prohibited from installing a television wall mount on the walls or ceiling of the leased premises.

19. **DAMAGES:** Whenever damage is caused by the carelessness, misuse, neglect or intentional acts on the part of Tenant, or Tenant's guests or invitees, Tenant agrees to pay for the cost of all repairs and labor within 30 days of Landlord's demand for payment. Physical damage includes, but is not limited to: a. Painting or wallpapering walls, or driving screws, brackets, or large nails into walls. b. Fire or water damage, broken doors, cracked windows, holes in walls or screens, etc. c. Damage to the garbage disposal (if applicable) due to placing improper items down the drain, such as bones, glass, grease, coins, utensils, popcorn kernels, paper, tin foil, bottle caps, twist-ties, plastic, gravel, cigarette butts, etc. d. Damage resulting from the plugging of any free-flowing drains due to placing of tampons, sanitary napkins, or other inappropriate items in toilets or other plumbing fixtures. Damage includes water damage to walls, floors, or ceilings, etc. due to overflow. e. Damage to carpet or other flooring as a result of using tape or any other adhesive or chewing gum being stuck to the carpet. f. The cost for repair of any damage to the leased premises or building will be charged to the Tenant at professional rates for supplies and labor. Landlord may require payment at any time, including advance payment for repairs for which Tenant is liable. Any delay in Landlord's demand for payment does not constitute a waiver.

20. **LOCK-OUT:** In the event Tenant requests Landlord to unlock an apartment or other door for any reason, Tenant agrees to pay for the service call at a minimum labor rate of \$52.50 per hour during normal business hours (8:00 a.m. through 4:30 p.m. Monday through Friday), and at a minimum labor rate of \$78.75 per hour during non-business hours. In the event Tenant requests any locks to be rekeyed,

HOUSE RULES - ADDENDUM TO LEASE AGREEMENT FOR 511 LAURENS ST., BALTIMORE, MD 21217

Tenant agrees to pay the actual cost to re-key the locks including labor at a minimum rate of \$52.50 per hour.

21. **KEYS/LOCKS:** Fire and safety regulations specify that the Tenant may not change or re-key door locks or install additional locks on any exterior or interior doors. Landlord may, without notice or liability, remove any unauthorized locks and make necessary repairs at Tenant's expense. Unauthorized copying of keys is prohibited. No person other than a named Tenant shall be issued a key or access card to the Premises unless authorized by Landlord.

22. Tenant agrees to immediately inform Landlord of any hazardous or potentially hazardous condition which may develop or has developed in, near, or around the leased premises and/or the building which may cause injury to persons or damage to property.

23. **CRIMINAL ACTIVITY:** Tenant(s) agrees and understands that Landlord may, upon service of a 5-day notice to Tenant, terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or of a member of Tenant's household engages in any criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the premises by other Tenants; engages in any criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises; engages in any criminal activity that threatens the health or safety of Landlord or an agent/employee of Landlord; or engages in any drug-related criminal activity on or near the premises.

24. **APPLIANCE REPAIR:** If the refrigerator and/or freezer is not working, Tenant agrees to notify Landlord immediately. Tenant agrees to keep their food from spoiling until such time as the appliance can be repaired. Landlord will not be responsible for the loss of food.

25. **RIGHT OF ENTRY:** Tenant grants Landlord (or Landlord's agents) permission to enter the premise at reasonable times when Tenant has made a verbal or written maintenance request without giving Tenant any further notice. Tenant agrees that Landlord may enter without advance notice if (a) any of the Tenants request or consent entry, (b) a health or safety emergency exists, or (c) Tenant is absent and Landlord reasonably believes entry is necessary to protect Premises from damage.

26. The parties agree and understand that this is a fixed term Lease that shall expire without further notice. The date after which the Landlord will seek to enter into an agreement to rent the leased premise to another Tenant for subsequent Lease periods is the same day at least one Tenant has signed this agreement.

27. **NOTICE:** Tenant agrees that advance notification to residents for Landlord or Landlord's agent entry to show the premises to prospective Tenants or purchasers, inspect the premises, or make repairs not requested by residents may be made solely by email notice.

28. **PEST CONTROL:** Landlord provides pest control service if problems with pests arise. Tenant agrees to allow Landlord, without interference, to engage in chemical and mechanical pest control measures within the Premises and the building and grounds wherein the building is located. Landlord makes no guarantee to provide Tenant with alternative housing due to pest control issues as long as the issue is resolved within a reasonable time. a. Tenant shall receive at least 24 hours prior written notice with instructions for preparing the leased premises for spraying. b. Tenant agrees to fully cooperate with Landlord and pest control service, and properly prepare the leased premises as necessary. c. If the leased premises are not ready and a re-spray is necessary, or management or pest control personnel must prepare the unit for spraying, a minimum rate of \$39.50 per hour preparation fee will be assessed to

HOUSE RULES - ADDENDUM TO LEASE AGREEMENT FOR 511 LAURENS ST., BALTIMORE, MD 21217

Tenant for failure to properly prepare. d. In the event pest(s) issue is due to Tenant abuse, damage or neglect, Tenant agrees and understands that any and all costs associated with pest control will be invoiced to Tenant and which will be promptly paid to Landlord.

29. SIGNS: Tenant may not hang, post, display or exhibit banners or signs on the exterior door or the exterior of the building. Tenant shall not place anything whatsoever on the outer windowsills or ledges, or display, post or erect anything in or on the windows themselves or about the Premises or in the building except for designated areas. Landlord reserves the right to post "For Rent" and "For Sale" signs on the premises at Landlord's sole discretion.

30. Window screens may not be removed under any circumstances. Any Tenant who throws any object, fluid, or liquid from the premises, including a window, balcony and/or roof may be subject to \$300.00 penalty, eviction proceedings, civil and/or criminal prosecution.

31. FALSE ALARMS: In the event a false fire alarm/fire extinguisher discharge is determined to have originated from the leased premises, Tenant will be assessed a fine equal to \$500.00 per occurrence as well as any other damages and/or costs associated with the false alarm, in addition to any fine levied by the civil authorities, and will be prosecuted to the fullest extent of the law.

32. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS: Tenant agrees that they are responsible for maintaining and testing smoke alarms and Carbon Monoxide (CO) detectors (where applicable) that are within the leased premises, in accordance with the manufacturer's instructions. Maintenance of CO detectors includes routine battery changes. Tenant agrees that they will notify Landlord in writing if a smoke alarm or CO detector becomes inoperable. Landlord shall have five days from receipt of such written notice to repair and replace the inoperable alarm(s) and/or detectors.

33. Any person of legal age who resides in the leased premises must be a signed party to the Lease. Tenant may not add new residents without prior written Landlord approval.

34. Tenant agrees to promptly reimburse Landlord for any municipal fines or citations assessed to Landlord for Tenant's violation of any municipal ordinance.

35. Tenant agrees that only human waste, water and toilet paper may be flushed down the toilet. Tenant agrees to promptly reimburse Landlord for any maintenance costs due to sewer blockages arising from improper disposal of anything other than the above. Such costs will be borne equally by all apartments and will be charged to the Tenant as Additional Rent.

36. Appropriate window coverings, such as blinds and curtains, must be used to cover windows.

37. UTILITIES: When Tenant is responsible for payment of utilities, Tenant shall notify the utility company regarding connection and discontinuation of utility service, and Tenant agrees to maintain service concurrent with the Lease term.

38. SECURITY: Tenant agrees to keep the leased premises' door locked at all times, except when entering and leaving and not to allow any unauthorized individuals into the building. Tenant agrees to hold the Landlord harmless for the bad acts of third parties, except when caused by the negligent acts or omissions of the Landlord. Tenant agrees to promptly reimburse Landlord for any maintenance costs due to repair of property arising from damages allowed by unsecured common entryways. Such costs will be borne equally by all apartments and will be charged to the Tenant as Additional Rent.

39. CHECK-IN/CHECK-OUT: Tenant shall within eight (8) days of occupancy of the Premises, inspect the Premises and have returned to Landlord a completed Check-In/Check-Out form, detailing any defects or repairs needed within the Premises. The consequence of not timely returning the Check-In/Check-Out form is that the Landlord will then assume that there were no deficiencies in the Premises at the time of occupancy. Tenant agrees not to vacate the Premises without first contacting Landlord.

40. TAX FORMS: The Department of Revenue does not require Landlords/agents to complete homestead tax credit forms for Tenants. Please keep your receipts and/or copies of canceled checks as Tenant(s) feel appropriate.

41. MILITARY LEAVE: Tenant(s) who will be deployed for 90 days or more may terminate lease in accordance with all applicable requirements set forth in the Servicemembers Civil Relief Act, 50 U.S.C. App. §§501, et seq. If there is more than one tenant on the lease and a Tenant is called to active duty, remaining Tenant(s) remain jointly and severally liable and understand that the monthly rent amount will remain unchanged.

42. The terms "Landlord" and "Tenant", when used herein, shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions of this document shall bind the parties, their agents, their estate, their successors and assigns.

43. SEVERABILITY: If any provision or clause in the Lease or any addendums, or any remedy herein provided, is determined by a court of law to be invalid, then such provisions or clauses shall be deemed automatically adjusted to conform to the requirements for validity as declared at such time and, so adjusted, shall be deemed a provision or clause of this Lease as though originally included herein. In the event the provision or clause invalidated is of such a nature that it cannot be adjusted, such provision shall be invalid and deemed omitted from this Lease. The remaining provisions of this Lease shall remain in full force and effect.

44. GARBAGE DISPOSAL USE AND MAINTENANCE: If the property has a garbage disposal, tenant shall not jam it with food. Turn the water on and then turn the unit on and feed the food through it in small portions. Keep the water running briefly after the disposal is turned off. Periodically run ice through the disposal as this assists in removing food particles from the unit, which keeps it cleaner. TENANT IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CLEARING JAMMED GARBAGE DISPOSALS.

45. **PARKING:** Unless included, a parking contract must be entered into between Landlord and Tenant before parking is allowed on the property. Availability of rented parking is not guaranteed. In the event Tenant uses Landlord's parking facility without a valid parking contract at any time, Tenant expressly understand and agrees that Landlord will not be responsible and Tenant will be solely responsible for any and all damage to Tenant, Tenant's guest(s) and/or property and Landlord, Landlord's guest(s) and/or Landlord's property. a. No vehicles or mopeds may be parked on the lawn, in front of the building or on or near any bicycle racks, in common areas or any unauthorized place at the Property at any time without prior Landlord approval. b. Tenant understands that overhead garage doors (where applicable) open and close automatically. Tenant understands and agrees that Landlord will not be responsible for any damage to Tenant's person and/or property due to an overhead garage door. c. No inoperative vehicles (including vehicles with flat tires, unregistered or non-current license plates, or abandoned), recreational vehicles, boats, or trailers are permitted on the property at any time. Vehicle repair is prohibited on the property. d. Failure to remove such vehicle, boat, or trailer after notice will be considered a material breach of the Lease agreement and may result in towing or legal action. There is also a \$25/day fee from date of notice until such vehicle, boat, or trailer is removed from the property. e. Temporary parking permits are available for \$8.00 per day, subject to availability and with prior Landlord approval.

TENANT.

Sign:

Print:

Mawreena McLandless-Hill

Date: _____

9/26/26

TENANT:

Sign:

Print:

Date:

**ADDENDUM - RECEIPT OF SECURITY DEPOSIT FOR 511 LAURENS ST,
BALTIMORE, MD 21217**

Landlord: A & B Property Management Group LLC, acting solely as the
authorized managing agent for the legal Owner of the property

Tenant: Maureena Regime McCandless Hill

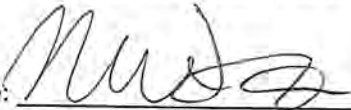
Leased Premises: 511 Laurens St., Baltimore, MD 21217

Date of Residential Lease Agreement: 09/27/2026

In accordance with Maryland Code 8-203.1; Tenant is being provided with this receipt for the payment of a security deposit along with list of the tenant's rights concerning security deposits. Landlord has received from the Tenant a security deposit in the amount of \$1,295. Tenant is hereby notified of the following:

- (1) The right to have the dwelling unit inspected by the landlord in the tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the tenant so requests by certified mail within 15 days of the tenant's occupancy;
- (2) The right to be present when the landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the tenant notifies the landlord by certified mail at least 15 days prior to the date of the tenant's intended move, of the tenant's intention to move, the date of moving, and the tenant's new address;
- (3) The landlord's obligation to conduct the inspection within 5 days before or after the tenant's stated date of intended moving;
- (4) The landlord's obligation to notify the tenant in writing by certified mail of the date of the inspection;
- (5) The tenant's right to receive, by first-class mail, delivered to the last known address of the tenant, a written list of the charges against the security deposit claimed by the landlord and the actual costs, within 45 days after the termination of the tenancy;
- (6) The obligation of the landlord to return any unused portion of the security deposit, by first-class mail, addressed to the tenant's last known address within 45 days after the termination of the tenancy; and
- (7) A statement that failure of the landlord to comply with the security deposit law may result in the landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.
- (8) Retention for 2 years. -- The landlord shall retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the tenant, as the case may be.
- (9) Landlord penalty. -- The landlord shall be liable to the tenant in the sum of \$ 25 if the landlord fails to provide a written receipt for the security deposit.

Tenant Signature: _____



Date: 09/28/26