SHOFER'S FURNITURE CO. INC.

APARTMENT LEASE

931 South Charles Street - Baltimore, Maryland 21230

This Lease is made **August 7, 2026** between **Shofer's Furniture Co. Inc.** (the "Owner") and **Georgia J. Deiker** (the "Resident" or "Tenant") and **Lisa R. Deiker** (the "Guarantor"). The Owner, Resident, and Guarantor, for themselves and their respective successors, heirs, and legal representatives, covenant and agree as follows:

1. Premises, Term, and Rent. Owner hereby leases to Resident and Resident hereby hires from Owner the premises known as **931 South Charles Street, Baltimore, Maryland 21230** (the "Premises") for the term starting on **August 15, 2026** and ending on **August 31, 2027**. The monthly base rent is **$1,700.00** per month. The prorated base rent for **August 15, 2026 through August 31, 2026** is **$932.26**. The total base rent owed for the Lease term is **$21,332.26** (the "Rent"), consisting of the prorated August 2026 rent plus twelve full monthly payments of $1,700.00. Rent is PAYABLE IN ADVANCE ON THE FIRST (1ST) DAY OF EACH MONTH, except as otherwise stated in this Lease. The Building and Land are referred to together as the "Building Complex".

2. Guarantor Provision. In consideration of Owner entering into this Lease with Resident, **Lisa L. Deiker** guarantees the full and timely payment and performance of Resident's monetary obligations under this Lease, including rent, utilities, late fees, returned-payment charges, damage charges, attorney's fees to the extent permitted by law, court costs, and other sums due because of Resident's breach. Guarantor has no right to occupy the Premises by signing as Guarantor. This guaranty continues through the Lease term and any renewal, extension, or holdover period unless released in writing by Owner.

3. Inclusions. Owner shall supply the following to Resident: clothes washer, clothes dryer, dishwasher, range, refrigerator, garbage disposal, heat, air conditioning, carpeting, hot and cold water, and sewer service. Expenses pass through to Resident as provided in **Paragraph 7**.

4. Premises Condition and Habitability. Owner shall deliver the Premises in a condition permitting habitation with reasonable safety as required by applicable Maryland law. Except for any written move-in inspection or written list of existing damages, Resident accepts the Premises in its present condition and agrees that Owner is not required to perform additional cleaning before occupancy.

5. Possession. Resident may quietly and peaceably enter the Premises at the beginning of the Lease term. If Owner grants Resident permission to enter before the beginning of the term, all provisions of this Lease apply to Resident's possession. If the Premises are not available on the starting date due to unforeseen or unavoidable circumstances, or because another person is occupying the Premises, Resident may terminate this Lease or postpone the starting date until the Premises becomes available.

6. Rent Payments; Late Fees; Returned Payments. Resident shall pay Rent to Owner via **TurboTenant**, which will be set up by Owner, unless Owner designates another payment method in writing. If any month's Rent is received by Owner **more than ten (10) days late**, Resident shall pay as additional rent a late fee equal to **five percent (5%) of the amount of Rent delinquent**, subject to applicable Maryland and Baltimore City law. For any bad, dishonored, or worthless check, electronic payment, or money order, Resident shall pay as additional rent a **$50.00 returned-payment charge** to offset administrative costs, plus any bank charges actually incurred by Owner to the extent allowed by law.

7. Utilities. When and as due, Resident shall **PAY FOR ALL UTILITIES (INCLUDING GAS, ELECTRICITY, WATER, INTERNET, TELEPHONE, AND CABLE)** used on the Premises, except those utilities supplied by Owner under Paragraph 3. During the Lease term, Resident shall place and maintain gas and electric service for the Premises in Resident's name where separately metered or available. All amounts due for utilities are additional rent under this Lease. If Resident fails to timely pay utilities, Owner shall have the same remedies for collection of the delinquent amounts as Owner has for Rent.

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8. Use / Occupancy / Subletting. The Premises shall be used only as a private residence; no part may be used in connection with the practice of any profession, trade, or business without Owner's prior written consent. **THE PREMISES SHALL NOT BE OCCUPIED BY ANY PERSON OTHER THAN RESIDENT AND THOSE PERSONS APPROVED IN WRITING BY OWNER.** No part of the Premises shall be sublet, assigned, or advertised for rental or short-term rental without Owner's prior written consent. Any unauthorized sublease, assignment, or advertisement is null and void and is a breach of this Lease.

9. Application for Rental. The statements and representations made by Resident and Guarantor on any signed rental application, screening information, or supporting documentation induced Owner to enter into this Lease. Any misrepresentation or incomplete statement is cause for termination to the extent allowed by law.

10. Care of Premises and Building Complex. Resident shall: (a) use and keep the Premises and the equipment, appliances, and fixtures (the "Fixtures") in a **neat, clean, orderly, safe, and careful manner**; (b) place all refuse, sweepings, and food wastes in proper covered containers and store wastes for pickup only in areas designated by Owner; (c) maintain above-freezing temperatures in all portions of the Premises to prevent damage to pipes and plumbing; (d) comply with all laws and housing, health, fire, and police regulations; and (e) use the Fixtures only for their legitimate purposes. Garbage disposal shall be used only for small amounts of food debris with faucet running, and never as a primary method of food disposal or for trash, grease, bones, shells, utensils, or other debris.

11. Prohibited Conduct and Alterations. Resident shall not: (a) deface, injure, or damage the Building Complex, Premises, or Fixtures; (b) place or keep any liquid-filled furniture in the Premises; (c) place or keep any flammable or hazardous substance on the Premises except ordinary household materials used in ordinary quantities; (d) obstruct or store personal property in walks, steps, porches, entrances, vestibules, stairways, hallways, driveways, fire escapes, or common areas; (e) engage in noisy, boisterous, disorderly, or improper conduct or conduct a nuisance; or (f) remodel, paint, wallpaper, alter, affix additions to, install air conditioners, install satellite dishes or antennas, or remove components from the Premises or Building Complex without Owner's prior written consent. **Smoking of any kind, including tobacco or cannabis, is prohibited inside the Premises and all interior common areas.** Resident is responsible for all cleaning, deodorizing, repainting, replacement, smoke remediation, burn damage, odor damage, and other costs caused by smoking by Resident or Resident's family, guests, invitees, licensees, occupants, or visitors.

12. Owner / Tenant Liability and Renter's Insurance. Resident agrees that, with respect to those portions of the Premises and Property within Resident's exclusive control, Owner shall not be responsible or liable for loss or damage to Resident's personal property or for personal injury to Resident or Resident's family, guests, agents, invitees, licensees, occupants, or visitors, except to the extent required by law. Owner is not a bailee of Resident's property. **Resident is responsible for obtaining renter's insurance and maintaining adequate personal liability insurance.** Nothing in this Lease shall be construed to indemnify Owner, hold Owner harmless, or exonerate Owner from liability arising from Owner's own omission, fault, negligence, or misconduct in areas not within Resident's exclusive control.

13. Tenant Indemnifies Owner. To the fullest extent permitted by law, Resident shall indemnify and hold Owner harmless from liability arising from injury, death, property damage, or other loss during the Lease term arising within portions of the Property within Resident's exclusive control, or caused by any act or omission of Resident or Resident's family, guests, invitees, licensees, agents, occupants, or visitors.

14. Pets and Animals. Except for the cats expressly approved in this Paragraph, no pet or animal of any kind shall be allowed on the Building Complex or Premises without Owner's prior written consent, except as required by applicable law. Owner approves **two (2) cats** for this Resident. Resident shall pay **$35.00 per cat per month**, for a total of **$70.00 per month**, as **non-refundable additional pet rent**. This pet rent is additional rent and is not part of the $1,700.00 monthly base rent. No pet shall be retained after notice by Owner to remove it, unless otherwise required by law. Any animal permitted by Owner may remain only so long as it is well behaved, does not cause a nuisance, and is properly cared for. Resident shall properly dispose of animal waste

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and shall be responsible for all animal-related cleaning, flea/tick treatment, odor remediation, and damage. **Resident shall pay the cost of repairing any damage caused by any pet or animal as additional rent.**

15. Repairs. Resident shall notify Owner promptly in writing of **any leak, defect, breakage, malfunction, or damage** to or in the Building Complex, Premises, or Fixtures, regardless of whether the cost of repair is Resident's or Owner's responsibility. Owner will make necessary repairs not caused by Resident or Resident's family, guests, invitees, licensees, agents, occupants, or visitors. Resident shall pay for repairs necessitated by Resident's use or occupancy, other than ordinary wear and tear and repairs to common areas not caused by Resident. The replacement of cracked or broken windows or glass in the Premises shall be Resident's responsibility. Owner shall arrange repair work. Any sum payable by Resident under this Paragraph is additional rent and shall be paid on demand.

16. Right to Enter. Owner and Owner's agents may enter the Premises at reasonable hours to inspect, make required repairs, make improvements, enforce this Lease, show the Premises for rental during the sixty (60) days before expiration if notice of termination has been given, show the Property for sale, or permit inspection by Owner's lenders, insurers, contractors, or appraisers. Owner may enter at any time in an emergency where life, safety, or property is threatened. Resident shall not change or alter locks or install additional locks, chains, or fasteners without Owner's prior written permission, and Resident shall not make or permit duplicate keys without Owner's prior written permission.

17. Fire and Casualty. If fire, act of God, unavoidable accident, or other casualty not caused by Resident renders the Building or Premises totally unfit for occupancy, this Lease shall terminate upon payment of Rent apportioned to the time of the casualty. If the Building or Premises is only partially damaged and Owner elects to repair, repairs shall be made without unreasonable delay, Rent shall continue without abatement so long as repairs are completed within a reasonable time and safe, reasonable ingress and egress is provided, and this Lease shall remain in effect.

18. Condemnation. If any part of the Premises is taken by eminent domain or sold in lieu of taking, this Lease shall terminate as to the part taken on the date possession is obtained by the taking authority. A taking of any part of the Building Complex other than the Premises shall not terminate this Lease except as to the part taken, nor entitle Resident to a reduction of Rent. All sums paid by the taking authority shall be the sole property of Owner.

19. Vacating Premises. Resident shall surrender the Premises at the end of the Lease term in as good order and condition as when received, reasonable wear and tear excepted. Upon vacating, Resident agrees to: (a) leave the Premises broom clean and free of furniture, debris, and trash; (b) leave all appliances and Fixtures clean and sanitary; and (c) **return all keys within twenty-four (24) hours of vacating**. If cleaning, trash removal, furniture removal, or key return is not completed, Owner may perform these actions at Resident's cost. Property left in the Premises after surrender or abandonment may be handled as allowed by law.

20. Waiver. Owner's failure to insist upon strict performance of any covenant or to exercise any right under this Lease shall not be construed as a waiver of such covenant or right. Acceptance of Rent with knowledge of a breach shall not waive the breach unless Owner states so in writing.

21. Security Deposit Receipt and Return. Resident hereby deposits with Owner the sum of **$1,700.00** as a security deposit, receipt of which is acknowledged, to be held by Owner for Resident's full and complete performance under this Lease. The security deposit may be applied at the expiration or termination of this Lease to unpaid Rent, unpaid additional rent, utility charges, fees, costs, damages due to breach, or damage to the Building Complex, Premises, or Fixtures caused by Resident or Resident's family, agents, licensees, invitees, occupants, or visitors, in excess of ordinary wear and tear. If Resident fully performs all obligations, the security deposit shall be refunded within **forty-five (45) days** after termination of tenancy, together with simple interest at **one point five percent (1.5%) per annum**. Resident may not deduct or apply the security deposit toward any month's Rent.

22. Security Deposit Inspection Rights / List of Damages. Upon written request of Resident made by certified mail within **fifteen (15) days** of occupying the Premises, Owner shall provide Resident with a written list of

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existing damages, if any. Upon Resident's notification to Owner by certified mail of Resident's intention to move, moving date, and new address at least fifteen (15) days before moving, Resident has the right to be present when Owner or Owner's agent inspects the Premises to determine damages. Owner shall notify Resident by certified mail of the inspection date and time, and the inspection shall occur within five (5) days before or five (5) days after the moving date designated in Resident's notice.

23. Rules and Regulations. Owner may promulgate reasonable Rules and Regulations for the Premises and Building Complex and provide Resident with a copy. Unless immediate enforcement is required for health, safety, legal compliance, nuisance, or property protection, Owner will provide thirty (30) days' notice before enforcing new Rules and Regulations. Violation of Rules and Regulations is a breach of this Lease.

24. Abandonment. If Resident fails or refuses to take possession or vacates the Premises before the end of the term, Resident shall be in default. If Rent is unpaid for one (1) week and substantially all of Resident's personal effects are missing from the Premises, the Premises may be considered vacated or abandoned to the extent allowed by law.

25. Repossession of Premises. If Resident breaches this Lease, Owner may terminate this Lease by giving Resident written notice to vacate as required or allowed by Maryland and Baltimore City law. Upon expiration of the required notice, Owner may pursue any remedy provided by law for restitution of possession, recovery of Rent, damages, costs, and other amounts due.

26. Legal Action. If Owner brings any action, rent court proceeding, collection action, or other proceeding because of Resident's breach of this Lease, and Owner is the prevailing party, Resident shall reimburse Owner for reasonable attorney's fees, necessary expenses, and court costs incurred by Owner to the extent permitted by law.

27. Owner Performing Resident's Obligations. If Resident fails to make any payment or perform any obligation required by this Lease, Owner may, after notice to Resident where notice is required, and without waiving or releasing Resident from any obligation, make the payment or perform the obligation. All costs incurred by Owner are additional rent and shall be paid to Owner on demand. If not paid, Owner shall have the same remedies for collection as for Rent.

28. Violation by Others. Resident's family, guests, invitees, licensees, agents, contractors, occupants, and visitors shall comply with this Lease and all Rules and Regulations. Any violation by such persons constitutes a breach of this Lease by Resident.

29. Carpeting and Floor Protection. If Owner has not furnished carpeting in the Premises, Resident agrees to cover all floor areas of the Premises, except stairways, kitchen, and bathroom, to within twelve (12) inches of all walls with carpets or rugs and carpet padding to maintain the condition of wooden floor surfaces. If Owner has furnished carpeting, stains or foul odors excluding ordinary wear and tear are sufficient cause for professional carpet cleaning at Resident's expense. Permanent stains, damage, or odor may be cause for replacement of affected carpeting at Resident's expense.

30. Holding Over. If Resident remains in possession after termination of this Lease without Owner's written consent, Resident shall be liable to Owner for actual damages caused by the holding over. The monthly rent for any holdover period shall be **double (2x) the monthly Rent** payable during the Lease term, to the extent permitted by law. Nothing in this Lease shall be construed as Owner's consent to occupancy after termination.

31. Amendments. This Lease may be modified only in a writing signed by Owner and Resident. This Lease and documents attached to or expressly incorporated in it constitute the entire agreement between the parties.

32. Payment on Account. Any acceptance by Owner of less than the full amount due shall be treated as a payment on account. Partial payments shall be applied first to late charges and returned-payment charges, second to court costs and other costs, third to past-due Rent, and fourth to current Rent, unless applicable law requires otherwise. Acceptance of partial payment does not waive Owner's rights unless Owner states so in a separate writing.

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33. Notice. Any notice required under this Lease shall be given to Resident at the Premises, by mail, posting, electronic delivery, or other method allowed by applicable law. Notices to Owner may be sent to Owner's Address or by email to **andrews@shofers.com** and **henrys@shofers.com**. Owner may give notice to Resident by email or text message using contact information provided by Resident, to the extent allowed by law.

34. Miscellaneous. The singular includes the plural and vice versa. Captions are for convenience only and do not limit the Lease. This Lease constitutes the entire agreement between the parties regarding the Premises, and there are no oral agreements. The invalidity or unenforceability of any provision shall not affect any other provision except to the extent such change frustrates the overall purpose of the Lease. This Lease is subordinate to any mortgage, deed of trust, or other encumbrance now or later placed upon the Building Complex or Premises by Owner. Resident shall promptly execute any instrument reasonably requested by Owner confirming this subordination. This Lease may be executed in counterparts and electronically, and shall be construed under Maryland law.

RENEWAL OF LEASE. This Lease shall continue from year to year after its expiration on the same terms and conditions expressed herein, unless either party gives the other written notice of termination of Lease **sixty (60) days** before the expiration of the then-current Lease term. However, if Owner gives sixty (60) days' written notice before the then-current Lease term of Owner's intent to modify the Lease, and Resident holds over after expiration of the then-current Lease term, this Lease shall continue as modified by Owner's notice, to the extent permitted by law.

IN WITNESS WHEREOF, the parties set their hands and seals the day and year first above written.

OWNER	**DATE**
Shofer's Furniture Co. Inc.	
By: Henry Shofer, member BM-SIGNED 08/08/26 01:42 PM EDT	Aug 08, 2026
Henry Shofer, Authorized Representative	
RESIDENT	**DATE**
Georgia J. Deiker: Georgia J. Deiker BM-SIGNED 08/08/26 10:49 AM EDT	Aug 08, 2026
GUARANTOR	**DATE**
Lisa R. Deiker: Lisa R. Deiker BM-SIGNED 08/08/26 10:52 AM EDT	Aug 08, 2026

Owner's Address, Telephone, and Email:
3 W Henrietta St, Baltimore, MD 21230 | 857-285-3480 | henrys@shofers.com | andrews@shofers.com

SECURITY DEPOSIT RECEIPT

DATE DEPOSIT PAID August 11, 2026

OWNER Shofer's Furniture Co. Inc

TENANT Georgia J Deiker, Lisa R. Deiker

LEASED PREMISES ADDRESS (THE "PROPERTY") 931 S Charles St
Baltimore , MD 21230

Owner and Tenant have entered into a Lease dated August 7 **, 2026 for the rental of the Property. Owner hereby acknowledges receipt from Tenant of the sum of** One Thousand, Seven Hundred **Dollars ($** 1,700.00 **) in the form of** ~~ACH/Wire~~/Certified Check **as a security deposit in connection with the lease to protect Owner against non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner), and for damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.**

The amount of the security deposit shall not exceed the equivalent of two (2) months' rent per dwelling unit leased under the Lease. Tenant shall not apply the security deposit as rent, including last month's rent.

Tenant has the right to have the Property inspected by Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the tenancy if Tenant so requests, in writing, by certified mail, to Owner within fifteen (15) days of the Tenant's occupancy of the Property.

Within thirty (30) days of its receipt, the security deposit shall be deposited by Owner in a federally insured Maryland banking or savings institution, in an insured certificate of deposit in an institution located in Maryland, or in securities issued by the Federal Government or the State of Maryland, in an interest-bearing account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, the Owner shall return the security deposit to Tenant together with simple interest at the minimum statutory rate, less any damages rightfully withheld including nonpayment of rent, damages due to a breach of the Lease or damages to the leased Premises, common elements, major appliances and furnishings caused by Tenant, or by Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear. Interest shall accrue on security deposits of fifty dollars ($50.00) or more at monthly intervals from the day Tenant gives the security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as provided, Owner, within forty-five (45) days after the termination of the tenancy, shall furnish, by first class mail to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually incurred. No interest is due or payable unless the landlord has held the security deposit for at least six (6) months or for any period less than a full month.

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At the end of Tenancy, Tenant has the right to be present when Owner inspects the Property in order to determine if any damage was done to the Property, if Tenant notifies the Owner, at least fifteen (15) days prior to the date of moving, by certified mail, of Tenant's intention to move, the date of moving and Tenant's new address. Upon receipt of such notice, Owner shall notify Tenant in writing by certified mail of the time and date when the Property is to be inspected and the inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Owner. Owner need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted, being ejected, or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

In the event Owner fails to comply with the provisions of Maryland law applicable to residential security deposits, Owner may be liable to Tenant for a penalty of up to three (3) times the amount of the security deposit withheld by Owner, plus reasonable attorney's fees. Owner, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant. if there is no written receipt, the Owner shall pay a $25 penalty for non-compliance.

If the Property is sold, transferred, or assigned by the Owner, the Owner shall have the right to transfer the security deposit to the transferee and Owner shall be released from all liability for the return of the security deposit and Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee or sublessee, the security deposit shall be deemed to be held by Owner as a deposit made by the assignee or sublessee and Owner shall have no further liability with respect to return of such security deposit to Tenant.

Tenant acknowledges receipt of a copy of this Receipt for Security Deposit.

BM-SIGNED Georgia J. Deiker 08/08/26 10:49 AM EDT		Aug 08, 2026	SEAL	BM-SIGNED Lisa R Deiker 08/08/26 10:52 AM EDT		Aug 08, 2026	SEAL
Tenant		Date		Tenant		Date	
Georgia J Deiker				**Lisa R. Deiker**			
BM-SIGNED Henry Shofer, member 08/08/26 01:44 PM EDT		Aug 08, 2026	SEAL				SEAL
Owner		Date		Owner		Date	
Shofer's Furniture Co. Inc							

AMENDMENT/ADDENDUM

ADDENDUM NUMBER **2** to CONTRACT OF SALE/LEASE dated **08/07/2026**

BUYER(S)/TENANT(S): **Georgia J Deiker, Lisa R. Deiker**

SELLER(S)/LANDLORD(S): **Shofer's Furniture Co. Inc**

PROPERTY: **931 S Charles St , Baltimore , MD 21230**

For valuable consideration, receipt of which is hereby acknowledged, we, the undersigned parties hereby agree as follows;

Tenant(s) confirms a local friend(s) has inspected the interior and exterior of 931 S Charles St, Baltimore, MD 21230 on your behalf and accept the property in its current condition. Tenant explicitly agrees to proceed with leasing the premises and waives any future claims regarding not physically visiting the property prior to signing.

Tenants agrees to pay the prorated portion of rent $932.26 of base rent (mentioned in page 1 of the lease) on Sept 1st ,2026 then the regular base rent of $1700 will resume in October, 2026 for the remainder of the lease term.

All other terms and conditions of the Contract shall remain the same and in full force and effect.

BM-SIGNED Georgia J. Deiker 08/08/26 10:49 AM EDT (SEAL) Aug 08, 2026

Buyer/Tenant Date

Georgia J Deiker

BM-SIGNED Lisa R Deiker 08/09/26 10:52 AM EDT (SEAL) Aug 08, 2026

Buyer/Tenant Date

Lisa R. Deiker

BM-SIGNED Henry Shofer, member 08/08/26 01:44 PM EDT (SEAL) Aug 08, 2026

Seller/Landlord Date

Shofer's Furniture Co. Inc

(SEAL)

Seller/Landlord Date

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EQUAL HOUSING OPPORTUNITY

Cummings & Co. REALTORS®, 2314 Boston Street Baltimore MD 21224 Phone: **3018013165** Fax: **931 S Charles St**

Meghan Hoffman

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Maryland REALTORS®

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 931 S Charles St Baltimore , MD 21230

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT **(SELLER/LANDLORD TO INITIAL APPLICABLE LINE)**: HSM / _____ housing was constructed prior to 1978 **OR** _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ / _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) HSM / _____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) HSM / _____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lead Cert Will Be Provided

_____

(ii) _____ / _____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer/Tenant's Acknowledgment (initial)

(c) BM-SIGNED / BM-SIGNED Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) BM-SIGNED / BM-SIGNED Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) MH Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Henry Shofer, Member	07/20/2026	BM-SIGNED Georgia J. Deiker 08/08/26 10:49 AM EDT	Aug 08, 2026
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Shofer's Furniture Co. Inc			
		BM-SIGNED Lisa Deiker 08/08/26 10:53 AM EDT	Aug 08, 2026
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Meghan Hoffman	07/16/2026		
Seller's/Landlord's Agent	**Date**	**Buyer's/Tenant's Agent**	**Date**
Meghan Hoffman			

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MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330) **INSPECTION CERTIFICATE NO. 1101790**

0232093 MDE TRACKING NO.

0323010918016 MDE PROPERTY NO.

Shofers Furniture Co
OWNER NAME

931-933 S Charles Street Unit # 931 Baltimore MD 21230 Street Address

Baltimore City County

0 Construction Year

Full Risk Reduction Inspection Category

Dust Inspection Inspection Method

PASSED Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 6/25/2024 10:00:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

B & C Home Inspections, LLC
Inspection Contractor Name

17768 Inspection Contractor Accreditation No.

12/30/2025 Inspection Contractor Accreditation Exp. Date

Louis Verga III
Inspector Name

17767 Inspector Accreditation No.

12/30/2025 Inspector Accreditation Exp. Date

Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND

Package ID: 69EC656A2703B0D37D327A278BB3A671



Protect Your Family From Lead In Your Home





EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

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BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

RENTAL PROPERTY LICENSE

License No: L-520012
Registration No: R157707

License Expiration Date: July 8, 2028

OWNER
SHOFER'S FURNITURE CO. INC
3 W Henrietta
Baltimore MD 21230

OPERATOR

Property Address: 931 S CHARLES ST

BM-SIGNED 09/08/26 10:50 AM EDT BM-SIGNED 09/08/26 10:53 AM EDT BM-SIGNED 09/10/26 01:44 PM EDT

Block/Lot: 0918 016

Inspection Date: June 5, 2026	License Issue Date: July 8, 2026

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	RENTAL LICENSE EXPIRATION DATE
2	0	0	July 8, 2028

FOR MULTIPLE-FAMILY DWELLINGS OR ROOMING HOUSES, THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE VESTIBULE, LOBBY, OR OTHER PUBLIC PLACE ON THE PREMISES

FOR A 1- OR 2-FAMILY DWELLING, THIS LICENSE MUST BE LOCATED IN AN AREA OF EACH DWELLING UNIT THAT IS ACCESSIBLE TO THAT UNIT'S OCCUPANT AND TO HOUSING INSPECTORS

Detach and post as instructed above, keep top portion for your records

BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

OWNER
SHOFER'S FURNITURE CO. INC

Baltimore, MD 21230

OPERATOR

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2	0	0	L-520012	June 5, 2026	July 8, 2028

RENTAL PROPERTY LICENSE

CUMMINGS & Co.
REALTORS
cummingsrealtors.com

MARYLAND TENANTS' BILL OF RIGHTS RECEIPT

(Required by Cummings & Co. Realtors with all Maryland Residential Leases)

FOR LEASE DATED: August 7, 2026 **BETWEEN**

TENANT(S): Georgia J Deiker, Lisa R. Deiker

LANDLORD(S): Shofer's Furniture Co. Inc

FOR PROPERTY KNOWN AS: 931 S Charles St , Baltimore , MD 21230

For valuable consideration, receipt of which is hereby acknowledged,

WE, THE UNDERSIGNED TENANTS ACKNOWLEDGE RECEIPT OF THE MARYLAND TENANTS' BILL OF RIGHTS.

BM-SIGNED Georgia J. Deiker 08/08/26 10:50 AM EDT — Aug 08, 2026

Tenant **Georgia J Deiker** Date

BM-SIGNED Lisa R Deiker 08/08/26 10:53 AM EDT — Aug 08, 2026

Tenant **Lisa R. Deiker** Date



Indoor Air Quality (IAQ)

Package ID: 69EC656A2703B0D37D327A278BB3A671

EPA 402-K-02-003
(Reprinted 09/2012)

This Guide provides information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth.

U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq

Package ID: 69EC656A2703B0D37D327A278BB3A671

A Brief Guide to Mold, Moisture, and Your Home

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MOLD BASICS

- **The key to mold control is moisture control.**
- **If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.**
- **It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.**

Why is mold growing in my home?

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Can mold cause health problems?

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

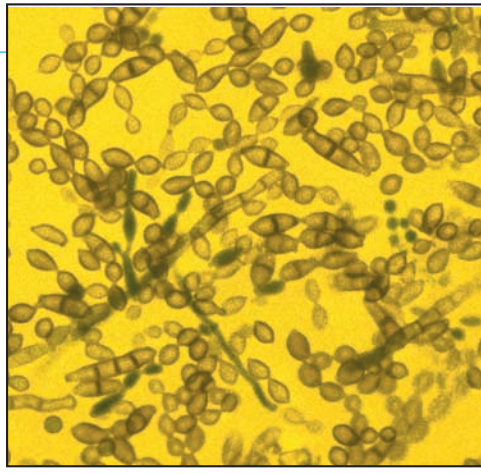
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allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold?

It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

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MOLD CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –

ACT QUICKLY.

Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

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buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygenists (ACGIH), or other guidelines from professional or government organizations.

- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.

- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

- If you have health concerns, consult a health professional before starting cleanup.

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MOLD CLEANUP GUIDELINES

Bathroom Tip

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- **Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.**
- **Scrub mold off hard surfaces with detergent and water, and dry completely.**



Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.

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Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

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WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important to take precautions to LIMIT YOUR EXPOSURE to mold and mold spores.

- **Avoid breathing in mold or mold spores**. In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about $12 to $25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

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- **Wear gloves**. Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles**. Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

You must have completed fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.

- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.

- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.

- Ultimately, this is a judgment call; there is no easy answer.

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MOISTURE AND MOLD PREVENTION AND CONTROL TIPS

MOISTURE Control is the Key to Mold Control



Mold growing on the surface of a unit ventilator.

- When water leaks or spills occur indoors - **ACT QUICKLY**. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.

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Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive ($10-$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)

- Use air conditioners and/or de-humidifiers when needed.

- Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

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Actions that will help prevent condensation:

- Reduce the humidity (see preceeding page).
- Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- Cover cold surfaces, such as cold water pipes, with insulation.
- Increase air temperature.



Mold growing on a wooden headboard in a room with high humidity.

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Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

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HIDDEN MOLD



Mold growing on the back side of wallpaper.

Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

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Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.



Water stain on a basement wall — locate and fix the source of the water promptly.

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ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/ humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

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NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.

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EPA

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Indoor Air Quality (IAQ)

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STATE OF MARYLAND
REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategies.

If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written buyer brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the ☐ Sellers/Landlord ☒ Buyers/Tenants acknowledge receipt of a copy of this disclosure and that **Cummings & Co Realtors** (firm name) and **Meghan Hoffman** (salesperson) are working as:

(You may check more than one box but not more than two)

☒ seller/landlord's agent
☐ subagent of the Seller
☐ buyer's/tenant's agent

BM-SIGNED Georgia J. Deiker 08/08/26 10:50 AM EDT — Aug 08, 2026
Signature (Date)

BM-SIGNED Lisa Deiker 08/08/26 10:53 AM EDT — Aug 08, 2026
Signature (Date)

* *

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)

Rev. 10/1/2019

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com **931 S Charles St**

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(You may check more than one box but not more than two)

[X] seller/landlord's agent
[ ] subagent of the Seller
[ ] buyer's/tenant's agent

3510d... BM-SIGNED Henry Shofer, member 08/08/26 01:45 PM EDT — Aug 08, 2026

Signature (Date) Signature (Date)

* *

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)

Rev. 10/1/2019

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PACKAGE CERTIFICATE

BackOffice

EXECUTED LEASE

37 pages

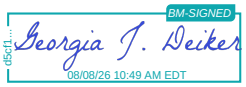
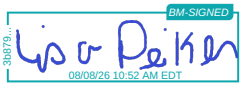
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E-SIGN INFO

Status:	SIGNED
Package ID:	69EC656A2703B0D37D327A278BB3A671
Time zone:	EDT (UTC-4)

Originator:
Meghan Hoffman
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Date: Aug 08, 2026 09:05 AM

Signers:

GJ	Georgia J. Deiker Georgia J. Deiker	georgiadeiker@gmail.com IP: 172.56.65.247	Signed	Aug 08, 2026 10:50 AM id: d5cf10879d64be4367d48a7b51e423c2	
LL	Lisa R Deiker Lisa R Deiker	ldeiker1@gmail.com IP: 76.141.27.99	Signed	Aug 08, 2026 10:54 AM id: 3b879b71a8a028c318d13dfcc7c7efa7	
HS	Henry Shofer, member Henry Shofer, member	henrys@shofers.com IP: 69.143.28.81	Signed	Aug 08, 2026 01:45 PM id: 3510d57e0363fdb10ce58ea86ee8c181	

HISTORY

Aug 08, 2026	10:49 AM	GJ	Georgia J. Deiker	georgiadeiker@gmail.com	IP: 172.56.65.247	Viewed
Aug 08, 2026	10:50 AM	GJ	Georgia J. Deiker	georgiadeiker@gmail.com	IP: 172.56.65.247	Signed
Aug 08, 2026	10:51 AM	LL	Lisa R Deiker	ldeiker1@gmail.com	IP: 76.141.27.99	Viewed
Aug 08, 2026	10:54 AM	LL	Lisa R Deiker	ldeiker1@gmail.com	IP: 76.141.27.99	Signed
Aug 08, 2026	01:39 PM	HS	Henry Shofer, member	henrys@shofers.com	IP: 69.143.28.81	Viewed
Aug 08, 2026	01:45 PM	HS	Henry Shofer, member	henrys@shofers.com	IP: 69.143.28.81	Signed
Aug 08, 2026	01:45 PM		Package has been fully signed and sealed			Completed