LEASE

THIS AGREEMENT, Made this 20th day of March 2026 between Triangle Realty & Construction Co, Inc. Landlord and Jessica Irving, Jalisa Tate and Da'niya Thomas as Tenants

WITNESSTH, That the said Landlord hereby rents to the said Tenants, 6013 Walther Avenue Baltimore, Maryland 21206, for the term of One (1) year beginning on the 20th day of March, 2026 , and ending 30th day of March, 2027 , at the sum of $1,750.00 (One Thousand Seven Hundred Fifty) a month payable in advance.

And the said Tenants hereby covenant with the said Landlord to pay the rent as aforesaid, keep the premises in good order, and to surrender the peaceful and quiet possession of the same at the end of the said term, in as good condition as when received (the natural wear and decay of the property and unavoidable accidents excepted), and further, that the said Tenants will not do, suffer of permit anything to be done in or about the premises which will contravene the policy of insurance against loss by fire; nor use, nor permit their use for the purposes other than those of a residence only and will not at any time design this agreement, or sublet the property thus let or any portion thereof, without the consent in writing of the said Landlord or Landlords representatives; and further, that whatever alterations or repairs the said Tenants shall be permitted to make shall be done at Tenants own expense.

IT IS FURTHER AGREED, If the property shall be destroyed or rendered untenantable by fire or unavoidable accident, the tenancy hereby created shall be thereby terminated, and all liability for rent hereunder shall cease upon payment proportionately to the day of fire or unavoidable accident.

AND IT IS ALSO FURTHER AGREED, that this agreement, with all its provisions and covenants, shall continue in force from term to term after the expiration of the term above mentioned, provided, however, that the parties hereto, or either of them, can terminate the same at the end of the terms above mentioned, or of any One (1) month term thereafter, by giving at least Sixty (60) days previous notice thereof in writing.

Tenant agrees to pay all utilities including water and gas and electric, any fines issued by any government agency, and the same will be considered as rent and subject to distraint in like manner. Any check returned by the bank for any reason carries a $30.00 fee.

Tenant agrees to keep lawn cut and trimmed debris from same to keep sidewalk free of snow and ice. Late penalty of 5% shall be imposed if rent is more then ten days in arrears. Security Deposit of $ 0 has been received. Tenant is responsible for any non wear and tear damages to the home and shall reimburse landlord for the cost of the repairs.

It is strongly advised that the tenant maintain a Renters Insurance Policy in case of loss due to fire or other causes.

IN TESTIMONY WHEREOF, the said parties have hereunto subscribed their names and affixed their seals the day and year above written.

ATTEST:

Triangle Realty & Const. Co
6999 Reisterstown Road
Suite 6
Baltimore, Maryland 21215
Phone# 410-764-1000

Jon Fink, Landlord

Jessica Irving Tenant