RESIDENTIAL RENTAL AGREEMENT

Date of Residential Rental Agreement: Savannah Keville

Property Address: 629 South Linwood Ave, Baltimore MD 2093

Tenant Names: Savannah Keville

Owner's Name: Melissa Dabrowski

Owner's Agent: Christopher Dabrowski

In consideration of the rental of Premises by Owner to Tenant, Tenant hereby agrees to the following terms and conditions of this Residential Rental Agreement (hereinafter "Agreement").

1. **Rent Term.** Landlord rents to Tenant and Tenant hires from Landlord the premises for the term of **One (1) Year** beginning on **October 1, 2026** and ending on **September 30, 2027** for the total sum of **$24,000.00**, payable in equal monthly payments of **$2,000.00** each in advance on the first day of each month, without demand. In the event that the first day of the term is not the first day of a calendar month, Tenant shall pay on the first day of the term a pro rata amount for the period until the end of that month. At the end of the term, this agreement shall continue from month to month unless terminated in writing by either party no less than sixty days prior to the end of the original term.

2. **Possession.** If there is a delay in delivery of possession by Landlord, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, the Tenant may void this Agreement and e full refund of any rent and deposit. Landlord shall not be liable for damages for delay in possession nnant needs to move in early, previous month will be prorated $66.00 per day.

$400 CD 8K

3. **Security Deposit.** Landlord acknowledges receipt from the Tenant of a security deposit in the amount of **$2,000 (received on 8/15/2026).** In addition, a ~~$500~~ non-refundable Pet deposit is required if a pet will be on the premises, due on move in date. The Tenant is hereby informed of his rights under Section 8-203 (c) (3) of the Real Property Code, to receive from the Landlord a written list of all existing damages if the Tenant makes a written request of the Landlord within fifteen (15) days of Tenant's occupancy. The security deposit or portion thereof, may be withheld for unpaid rent, damages due to the breach of Agreement, or for damages to the leased Premises by the Tenant, his family, agents, employees, or guests, in excess of ordinary wear and tear. The Tenant has the right to be present in order to determine if any damage was done to the Premises if said Tenant notifies the Landlord by First Class mail of his intention to move, the date of moving, and his new address. The notice is to be furnished by the Tenant to the Landlord and shall be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of said notice, the Landlord shall notify the Tenant by First Class mail of the time and date that the Premises are to be inspected. The date of inspection shall occur within five (5) days after the date of moving as designated in the Tenant's notice. The Tenant shall be advised of his rights under this subsection, in writing, at the time of his payment of the security deposit. The security deposit is not liquidated damages and may not be forfeited to the Landlord for breach of the Agreement except in the amount that the Landlord is actually damaged by breach. In calculating damages for Landlord lost future rents, any amount of rents received by the Landlord for the Premises during the remainder, if any, of the Tenant's term, shall reduce the damages by a like amount. Deposit will be returned to Tenant forty-five (45) days after residence is vacated if:

(a) Agreement term has expired or agreement has been terminated by both parties; and
(b) All monies due Landlord by Tenant have been paid; and
(c) Residence is not damaged and is left in its original condition, normal wear and tear excepted; and
(d) Landlord is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, and

Landlord

Tenant/s

telephone).

(e) Deposit will not be returned if Tenant leaves before Agreement time is completed. Deposit may be applied by Landlord to satisfy all or part of Tenant's obligations and such act shall not prevent Landlord from claiming damages in excess of the deposit. Tenant may not apply the deposit to any of the rent payment.

(f) Keys have been returned and a forwarding address left.

Landlord will deposit the aforesaid security deposit in a Maryland banking or savings institution in an account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, Landlord shall return the security deposit to Tenant, together with simple interest that has accrued, less any damages rightfully withheld. Interest as aforesaid shall be payable only on security deposits of $50 or more and shall accrue at six-month intervals from the day Tenant gives Landlord the security deposit. Interest shall not be compounded if Landlord withholds all or any portion of the security deposit for unpaid rent or for damages as set forth in the foregoing paragraph. Landlord, within forty-five (45) days after the termination of the tenancy, shall furnish, by first class mail directed to Tenant's last known address, a written list of damages claimed, together with a statement of the cost actually incurred.

4. **Payment. Late Rental Collection Charge.** Tenant covenants to pay promptly the rent as herein provided when due without any deduction, set-off, recoupment or counterclaim whatsoever. If the rent is paid more than five (5) days late, Tenant agrees to pay as additional rent a late charge equal to five percent (5%) of such overdue amount due for the rental period which said payment is delinquent. Late Charges may be taken out of returned security deposit upon moving out/termination of lease. In addition to late rent charge, interest on any outstanding balance will accrue at the rate of eighteen percent (18%) per annum, compounded monthly. Tenant further agrees to pay court costs and a $25.00 administrative fee for any notices sent for non-payment of rent unless a court decision is rendered in favor of the Tenant.

5. **Bad Check Service Charge.** In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay as additional rent the sum of $55 for each dishonored check.

6. **Legal Obligations.** Tenant hereby acknowledges that they have a legal obligation to pay their rent on time each and every month regardless of any other debts or responsibilities they may have. They agree that they will be fully liable for any back rent owed. If the rent called for in paragraph 1 hereof has not been paid by the sixth (6th) of the month, or if Tenant shall breach any other term, covenant or condition of this Agreement, Landlord

   (a) may distain therefore all in accordance with the applicable provisions of law,

   (b) re-enter the Premises and terminate this Agreement in accordance with the applicable provisions of law, or

   (c) bring summary proceedings to evict Tenant or

   (d) pursue any other remedy available to Landlord at law or in equity.

No such termination of this Agreement nor recovery of possession of the Premises, shall deprive Landlord of any other action against the Tenant for rent or for damages which may be due or sustained prior to, or subsequent to, the termination of said Agreement. Nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to such termination or re-entry or subsequent thereto. Tenant agrees to pay as additional rent any and all sums which may become due by reason of the failure of Tenant to comply with any of the covenants of this Agreement; and, all damages, costs, and expenses which the Landlord may suffer or incur by reason of any default of Tenant or failure on Tenant's part to comply with the covenants of this Agreement. Tenant also acknowledges that defaulting on this Agreement could result in a judgment being filed against them and lien being filed against their current and future assets and/or earnings. Should action be brought by either party hereto to enforce any

defects per Code, Tenant will be charged $100 (One Hundred Dollars) per hour for any court time and time associated with preparation for court by Agent plus any miscellaneous charges including, but not limited to, parking, copies, etc.

7. **Reletting.** If the Premises becomes vacant because of the exercise by Landlord of its remedies hereunder, or should Tenant abandon the Premises, Landlord may take possession of the same, and may relet the Premises to others, as the agent of the Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand, shall pay to Landlord the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the rent payable under the Agreement an the amount of the rent received upon any such reletting. In addition, if Tenant does not fulfill the full term of this Agreement, a pro-rated leasing commission will be charged to the Tenant. This fee will be calculated by multiplying the new monthly rental amount by the number of months remaining on the original Agreement, divided by twelve. Nothing contained in the Agreement shall be deemed to impose upon Landlord any obligation to show or lease the Premises in preference to any other rental units owned by the Landlord.

8. **No Assignment or Sublease.** Tenant agrees that this Agreement shall not be assigned in whole or in part nor shall any portion of the premises be sublet without the prior written consent of the Landlord, which consent may be withheld in the sole and absolute discretion of the Landlord. This prohibition includes assignment or subletting by operation of law or otherwise.

9. **Credit Application.** Landlord having received and reviewed a credit application filled out by the Tenant, and Landlord having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this Agreement with Tenant. Tenant and Landlord agree the credit application the Tenant filled out when making application to rent said residence is hereby incorporated by reference and made a part of this Agreement. Tenant further agrees if he has falsified any statement on said application, Landlord has the right to terminate this Agreement immediately, and further agrees Landlord shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Tenant further agrees in the event Landlord exercises its option to terminate this Agreement, Tenant will remove himself and possessions from the Premises within 24 hours of notification by Landlord of the termination of this Agreement. Tenant agrees to indemnify Landlord for any damages to property of Landlord including, but not limited to, the cost of making residence suitable for renting to another Tenant.

10. **Indemnification.** Tenant releases Landlord from liability for and agrees to indemnify Landlord against losses incurred by Landlord as a result of:

    (a) Tenant's failure to fulfill any condition of this agreement
    (b) Any damage or injury happening in or about residence or Premises to Tenant, Tenant's invitees or licensee's or such person's property
    (c) Tenant's failure to comply with any requirements imposed by any governmental authority
    (d) Any judgment, lien, or any encumbrance filed against residence as a result of Tenant's action.

11. **Use.** Residence shall be used for residential purposes only and shall be occupied only by the persons named in Tenant's application to lease. Residence shall be used so as to comply with all state, county, and municipal laws and ordinances. Tenant shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other resident's quiet enjoyment of their residence. Tenant also shall comply with all reasonable rules and regulations adopted by Landlord.

12. **Abandonment.** If Tenant leaves the Premises unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months, the Landlord and/ or his representatives have the right to take immediate possession of the property and to bar the Tenant from returning. Landlord shall have the right without notice, to store or dispose of any property left on the Premises by Tenant. Landlord shall also have the right to store or dispose of any of Tenant's property remaining on the Premises after the termination of this agreement. Any such property shall be considered Landlord 's property and title thereto shall vest in the Landlord. Tenant also agrees that if property is vacated prior to the end of the Agreement term, they are responsible for the remainder of the rent due for

the entire Agreement term until the property is rented, the security deposit is forfeited, they are responsible for paying one month's leasing commission for securing a new Agreement, and they are responsible for any other damages per the terms of the Agreement.

13. **Surrender of Premises.** Tenant agrees to surrender the Premises to Landlord at the end of the term or any renewal thereof in as good a condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Premises free and clear of all furniture and debris and in a professionally cleaned condition and to return all keys to the Premises to the Landlord immediately upon the expiration of the Term. If any painting or alterations occurred in the premises during the Agreement term, tenant agrees to restore the affected area to the original color. If not restored to original color and condition, tenant agrees to pay for the restoration.

14. **Failure to Vacate at Termination.** If Tenant does not vacate the Premises on or before the last day of the Term, Landlord may:

    (a) Forthwith eject Tenant and take possession of the Premises and all furniture,
    (b) Hold Tenant liable for another year at the same rental, and/or
    (c) Exercise any other remedy granted to a Landlord under Maryland law, including, to the extent permitted by law, the power to collect double rent for the holdover period.

15. **Notices.** Any notice required by this agreement shall be in writing and shall be delivered personally or mailed by registered or First Class mail. If there are two or more undersigned as tenants, then any notice given by Landlord to one shall constitute as notice to all.

16. **Mortgagees Rights.** Tenant's rights under this Agreement shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on Premises of which residence is part. If requested, Tenant shall execute promptly any certificate that Landlord may request to specifically implement the subordination of this paragraph.

17. **Validity of Agreement Provisions.** Any provision set forth in this Agreement which is contrary to the Maryland Law, or any subsequently passed Laws or amendments, shall be treated by Landlord and Tenant as void and as if it were not set forth herein. All other provisions of the Agreement shall remain in full force and effect.

18. **Waiver.** All rights given to the Landlord by this agreement shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its agents or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this agreement.

19. **Right of Access.** Tenant agrees that Landlord and Landlord's agents shall have the right to enter upon Premises by use of key, or force if necessary, at all reasonable times for the purpose of inspection or making any repairs which Landlord deems necessary or appropriate. Landlord shall have the right to show prospective tenants or purchasers through the Premises and to post "For Sale" or "For Rent" signs thereon.

20. **Lock Policy. Lockouts.** No additional locks will be installed on any door without the prior written permission of Landlord. Landlord will be given duplicated keys for all locks so installed at the Tenant's expense, before they are installed. Should Tenants lock themselves out and unable to gain access through their own resources, they may call upon a professional locksmith or the manager to let them in. In either case, they are responsible for payment of the charges and/or damages involved. Management charges a fee of $65.00 per hour for providing this service between the hours of 8 a.m. and 4 p.m., Monday through Friday, except holidays, and a fee of $92.50 per hour at other times. This fee is due and payable when the service is provided.

21. **Repairs and Maintenance.** Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Landlord does not supply, repair, replace or install:

Landlord _____ Tenant/s _____

furniture, storm doors, storm windows, screen doors, window screens, window shades or blinds, mail box, fuses, smoke detectors (except if required by law), batteries, light bulbs, trash cans, janitorial services, garbage collection, air filters, or any other services not specifically listed as supplied in this Agreement. Any damage or injury to the papering, painting, walls, doors, window fixtures or apparatus, or other parts of the Premises (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, his family, or any of his guests), in excess of ordinary wear and tear, shall be promptly repaired by Tenant so as to restore the Premises to the same condition as existed prior to the commencement of the term. Any damage to window glass or entry doors is the sole responsibility of the Tenant. As of the date of this Agreement, Owner warrants that the dwellings sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, sanitary napkins, tampons, balls of hair, grease, table scraps, clothing, rags, sand, dirt, or newspapers. Tenant agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber who is called to clear the stoppage will attest to in writing were caused by defective plumbing, tree roots, or act of God. Upon the failure of the Tenant to make any such repair, Landlord, in Landlord's discretion, may make such repair and the cost of such repair shall be added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Landlord. The Landlord shall have the same remedies for the collection of such costs as Landlord has for non-payment of rent. Any such repairs made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to the tenant that a maintenance technician will be entering the property within two business days.

22. **Alterations.** Tenant shall make no alterations, decorations, additions or improvements in or to the Premises without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Premises, made by either party, shall become the property of the Landlord and shall remain upon, and be surrendered with said Premises, as a part thereof, at the end of the term hereof.

23. **Fires and Casualty.** Tenant agrees not to do or permit to be done anything on the Premises in contravention of any fire insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Premises contrary to the rules and regulations of the fire department, health department, or of any other government agency. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at its option, terminate this Agreement or repair damages within thirty (30) days. If Landlord does not do repairs within this time or if building is fully destroyed, the Agreement hereby created is terminated. If Landlord elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.

24. **Tenant Insurance**. No rights are given by this Agreement. Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord, his agents, or employees. Tenant agrees to purchase insurance, at their own expense, sufficient to protect themselves and their property from, yet not limited to, fire, theft, burglary, breakage, and electrical connections. Tenant acknowledges that if he or she fails to procure such insurance, it is his or her responsibility and he or she alone shall bear the consequences.

25. **Condition of Premises.** The Tenant hereby acknowledges that the said property is in good condition. Tenant will be furnished with a Move-In-Report upon commencement of this Agreement. If there is anything about the condition of the property that is not good, Tenant agrees to record it on the Move-In-Report and return said report to Landlord within three (3) days of taking possession of the property. They agree that failure to file any written notice of defects will be legally binding proof that the property is in good condition at the time of occupancy. Upon receipt of completed Move-In-Report, Landlord will sign and furnish Tenant with a copy of said report for Tenant's records.

26. **Maintenance by Tenant.** The Tenant acknowledges that he or she is legally responsible for the

following: (1) maintaining the lawns and landscaping; (2) the removal of snow and ice from walkways and driveways; and (3) compliance with all laws and health and police regulations with respect to the Premises. Tenant shall indemnify and save Landlord harmless from all liability arising out of any violation by Tenant of such laws or regulations or arising out of any neglect or any violation or non-performance by the Tenant of any of the covenants in this Agreement.

27. **Outstanding Balance At Beginning of Agreement Term (If Applicable).** Tenant acknowledges that, at the beginning of this Agreement term, there is an outstanding balance (if applicable) in the amount of **$**_____ which is to be defined and considered as additional rent due to Landlord. _____

28. **Utilities.** Tenant will be responsible for payment of all charges for heat (including heating oil), garbage, water and sewer, telephone, gas and electric, and any other bills incurred during their residency.

a. Trash: Tenant agrees to supply and maintain trash receptacles with lids on the property. As per article 23, section 8 of Baltimore City Sanitation Code Tenant must only place trash in the alley on the designated trash days with proper fitting lids. Tenant agrees to pay any fines to Baltimore City Environmental Control Board for violations of said regulations. In the event that the Property is a multi-family dwelling between two and four units, Tenant agrees to pay his or her pro-rata share of any violations based on number of units in the property.

b. Water: Tenant agrees to reimburse Landlord on a pro-rated quarterly basis for all water bills incurred during their Agreement term. Water reimbursements from Tenant to Landlord will be considered as additional rent. Tenant also agrees to report to Landlord/ Management any running water or leaks which may cause damage or an increase in the water bill. Tenant is liable for any damage or bills incurred as a result of failing to report such problems. In the event that the Property is a multi-family dwelling, Tenant agrees to pay **100%** of all water bills received on the property's behalf.

c. Heat: Tenant will be responsible for payment of all charges for heat (including oil). In the event that the Property is a multi-family dwelling without separately metered heat expenses, Tenant agrees to pay **100%** of all heating bills received on the property's behalf.

d. Electric: Tenant will be responsible for payment of all electric charges. In the event that the Property is a multi-family dwelling without separately metered electric expenses, Tenant agrees to pay **100%** of all electric bills received on the property's behalf.

e. Public Service: Tenant will be responsible for **100%** of all publicly metered utility costs.

If Tenant fails to pay any charges within fifteen (15) days of receipt of the bill, then such failure shall constitute a default under this Agreement and, in addition, Landlord may, in Landlord's discretion, pay such bill and the amount thereof shall be added to and deemed part of the rent due, shall be payable by Tenant to Landlord on demand, and Landlord shall have the same remedies for the collection of such charges as Landlord has for the non-payment of rent. They specifically authorize Landlord to deduct amounts of unpaid bills from their security deposits in the event they remain unpaid after termination of this agreement.

29. **Appliances.** The rental payment specifically EXCLUDES all appliances of any kind. Such appliances as are in the property are there at the convenience of the Landlord, who assumes no responsibility for their operation. Landlord will repair or replace refrigerator or stove, at Landlords expense, if said appliances stop working. The Washer/Dryer, window A/C units, or Central Air Conditioning, if present, is provided as convenience to Tenant and Tenant therefore agrees to pay up to $50 towards repair or replacement of the Washer or Dryer, to be due as additional rental upon demand and Landlord shall have the same remedies for the collection of such charges as Landlord has for the non-payment of rent. Landlord agrees to remove appliances at the request of the Tenant.

30. **Smoke Detectors.** The following is applicable only if the Premises are located in Baltimore City, Anne Arundel County, Howard County, Harford County, or Carroll County. Tenant acknowledges Tenant's responsibility to equip the Premises with at least one approved smoke detector, in accordance with the provisions of Article 38A, §12A(b) of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and assumes all liability therefore, and hereby waives and exonerates Landlord from any and all liability resulting from any defect.

31. **Pets.** There shall be no pets allowed on the rented Premises except as may be granted by Landlord, in

writing. If applicable, initials denote attached addendum _____. If it is discovered that there is a pet on the premises without written authorization or a signed pet addendum, the tenant will immediately be billed up to $500.00 additional non-refundable pet fee. This action is also considered breach of the terms of the Agreement and could result in termination of the Agreement. If the property contains hard wood floors or flooring, the tenant must cover at least 70% of the floor with an area rug or carpet.

32. **Cleaning Fee.** Tenant hereby acknowledges property is in a professionally cleaned condition and agrees to accept the property in its present state of cleanliness. They agree to return the property in the same condition or pay a cleaning fee if Landlord has the property professionally cleaned. Property needs to be delivered to the owner or agent free and clear of all items and debris upon move-out. Tenant will be responsible for all charges associated with removal of any items or debris.

33. **Receipt and Processing of Tenant Payments.** Any Tenant charges to include late fees, reimbursable utility expenses, maintenance on Tenants behalf, and any other charge billable to Tenants, will be considered due and payable as additional rent. Any payments from Tenants will be applied to the most aged outstanding balance regardless of amount tendered or intended use of funds by Tenants. All rent payments must be in the form of checks or money order.

34. **Resident's Guide.** Tenant, and Tenant's agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Agreement. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations, as Landlord shall, in its judgment, determine to be necessary for the safety, care, cleanliness of the Premises, for the preservation of good order, or for the comfort or benefit of residents generally.

35. **Joint and Several Liability.** The liability of the Tenants shall be both joint and several.

36. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, guardians, successors, and permitted assigns.

37. **Applicable Law.** The laws of Maryland shall govern the validity, performance and enforcement of this Agreement. Jurisdiction and venue shall be in the State of Maryland

38. **Terms.** In this agreement the singular includes the plural, the masculine includes the feminine, the term Owner will include Landlord & Lessor, and the term Resident will include Tenant and Lessee.

39. **Full Disclosure.** The Tenant, by signing this Agreement, hereby states that all questions about this Agreement have been answered, that they fully understand all the provisions of the Agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant further states that Tenant agrees to fulfill his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action in violation of this agreement. Signature by the Tenant on this Agreement is acknowledgment that he or she has received a signed copy of the Agreement.

40. **Lead Based Paint, Hazards, and Consumer Disclosures:** Tenant acknowledges that premises may be subject to Federal and Maryland law as to the presence of lead based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from owner:
    a. The EPA **"Protect your Family from Lead in Your Home"** brochure. (Under Federal Law – The Residential Lead Based Paint Hazard Reduction Act of 1992)
    b. The **"Notice of Tenants Rights, Lead Poisoning Prevention"** published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)
    c. **"Understanding Who the Real Estate Agent Represents"** (Maryland Real Estate License Law)
    d. Tenant(s) has received a copy of the Lead Inspection Certificate.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner and the tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

Landlord

Tenant/s

This Agreement may be executed in multiple original counterparts, each of which shall be an original, but all of which shall constitute one and the same Contract.

This Agreement may be executed via facsimile and photo static signatures are acceptable.

This Agreement is a contract under Seal, is intended to be a specialty, and shall have a 12-year statue of limitations

Witness my Hand and Seal on this 4 day of September, 2026

_____(Seal)
Landlord

_____(Seal)
Tenant

_____(Seal)
Tenant

_____
Landlord

_____
Tenant