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RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this 8th day of October, 2026

BETWEEN:

Amara Uzomah

(the "Landlord")

- AND-

Ashley Nicole Hutchinson

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the townhouse, municipally described as 829 W Barre St, Baltimore MD 21230, (the "Property"), for use as residential premises only.

2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord, except for: Emoni Govia (12 years old). Rhylee Toulson (5 years old).

3. No guests of the Tenant may occupy the Property for longer than one week without the prior written consent of the Landlord.

4. No pets or animals are allowed to be kept in or about the Property.

5. Parking space is not provided under the terms of this Lease and no vehicle may park on or about the Property.

6. The Tenant and members of the Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

7. The Tenant and members of the Tenant's household will not vape anywhere in the Property nor permit any guests or visitors to vape in the Property.

Term

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8. The term of the Lease commences at 12:00 noon on October 15, 2026 and ends at 12:00 noon on October 31, 2027.

9. Any notice to terminate this tenancy must comply with the applicable legislation of the State of Maryland (the "Act").

Rent

10. Subject to the provisions of this Lease, the rent for the Property is $2,418.00 per month (the "Rent").

11. The Tenant will pay the Rent monthly, on or before the first (1st) day of each and every month of the term of this Lease, to the Landlord at Electronic bank deposits. Zelle payments. or at such other place as the Landlord may later designate by cash, direct debit from a bank or other financial institution or Zelle payments, bank electronic deposits..

12. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.

13. The Tenant will be charged an additional amount of 5% of the Rent for any Rent that is received after the greater of five days after the due date and any mandatory grace period required under the Act, if any.

Security Deposit

14. On execution of this Lease, the Tenant will pay the Landlord a security deposit of $2,418.00 (the "Security Deposit").

15. The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits

16.

During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:

a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;

b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;

c. unplugging toilets, sinks and drains;

d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;

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e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;

f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;

g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;

h. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;

i. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and

j. any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

17. The Tenant may not use the Security Deposit as payment for the Rent.

18.

The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the Act.

19. Within the time period required by the Act and after the termination of this tenancy, the Landlord will deliver or mail the Security Deposit less any proper deductions or with further demand for payment to: _____, or at such other place as the Tenant may advise.

Condition of the Property and Quiet Enjoyment

20. The Property is in a safe and habitable condition, free from any serious defects that could pose a risk of fire or threaten the health or safety of the Tenant.

21. The Tenant will have access to heat, light, electricity, hot and cold running water, and proper sewage disposal.

22. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

Inspections

23. The Parties will complete, sign and date an inspection report at the beginning and at the end of this

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tenancy.

24. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Renewal of Lease

25. Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause and the amount of the rent. If the Parties cannot agree as to the amount of the Rent, the amount of the Rent will be determined by mediation.

Utilities and Other Charges

26. The Tenant is responsible for the payment of all utilities in relation to the Property.

Insurance

27. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

28. The Tenant is responsible for insuring the Landlord's contents and furnishings in or about the Property for either damage or loss for the benefit of the Landlord.

29. The Tenant is responsible for insuring the Property for damage or loss to the structure, mechanical or improvements to the building of the Property for the benefit of the Parties. Such insurance should include such risks as fire, theft, vandalism, flood and disaster.

30. The Tenant is responsible for insuring the Property for liability insurance for the benefit of the Parties.

31. The Tenant will provide proof of such insurance to the Landlord upon the issuance or renewal of such insurance.

Attorney Fees

32. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

33. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Maryland.

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Severability

34. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

35. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

36. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

37. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Additional Clauses

38. Time is of the essence in this Lease.

39. For any matters relating to notifying the tenant during this tenancy including but not limited to: 10 Day Notices Of Intent To File For Eviction, Failure To Pay Rent Complaints, Warrant Of Restitution, Complaints, Late Notices, Demand Letter For Payment Of Rent, Scheduled Inspections, Emergency Inspections or any other notice(s) in the event the Landlord needs to contact the Tenant - the tenant gives the Landlord, Landlords Agents, Property Management Company and or 3rd Party Company hired by the Landlord the right to contact Tenant electronically by email or text message, through property management software, telephone and or posting notices on the actual property.

40. Eviction process will begin immediately following a 30 days late in rent payment. All costs incuredduring the eviction process will be charged back to the tenant.

41. The landlord or their agents/property managers will conduct a periodic inspection oftheproperty every 3 months. The tenant is expected to comply with this request.

42. Any damage to the property due to tenant's negligence, laxity, inattention or irresposibility must berepaired by the tenant within 30 days. No exceptions.

43. The Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not madealternate arrangements with the Landlord.

Damage to Property

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44. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Maintenance

45. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.

46. Major maintenance and repair of the Property involving anticipated or actual costs in excess of $100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.

47. Where the Property has its own sidewalk, entrance, driveway or parking space which is for the exclusive use of the Tenant and its guests, the Tenant will keep the sidewalk, entrance, driveway or parking space clean, tidy and free of objectionable material including dirt, debris, snow and ice.

48. Where the Property has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenant will water, fertilize, weed, cut and otherwise maintain the garden or grass area in a reasonable condition including any trees or shrubs therein.

49. The Tenant will also perform the following maintenance in respect to the Property:

Minor interior and exterior maintenance. Furnace air filter to be changed every 3 months..

Care and Use of Property

50. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

51. The Tenant will not engage in any illegal trade or activity on or about the Property.

52. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

53. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.

54. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.

55. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a

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state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

56. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Lead Warning

57. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling. **Lessees must also receive a federally approved pamphlet on lead poisoning prevention.**

Mediation

58. If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 14 days from the date a dispute arises, the Parties agree to submit the issue before a mediator. The decision of the mediator will not be binding on the Parties. Any mediator must be a neutral party acceptable to both Parties. The cost of any mediations will be shared equally by the Parties.

Address for Notice

59. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

    a. Name: Ashley Nicole Hutchinson

    b. Phone: (410) 262-9742

    c. Email: nicolehutchinson1991@yahoo.com

60. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Amara Uzomah

    b. Address: C/O Ugo Okeke 7067 Columbia Gateway Dr, #280, Columbia MD 21046

    c. Phone: (443) 825-0023

    d. Email: ugokeke@gmail.com

General Provisions

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61. All monetary amounts stated or referred to in this Lease are based in the United States Dollar.

62. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

63. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

64. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

65. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

66. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

67. If the Tenant moves out prior to the natural expiration of this Lease, a re-rent levy of $4,836.00 will be charged to the Tenant.

68. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

69. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

70. This Lease constitutes the entire agreement between the Parties.

71. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

72. Time is of the essence in this Lease.

IN WITNESS WHEREOF Ashley Nicole Hutchinson and Amara Uzomah have duly affixed their signatures on this _____ day of 10/10/2026, _____.

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The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the _____ day of 10/10/2026, _____.

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Lead-Based Paint Disclosure

Property: 829 W Barre St, Baltimore MD 21230

Landlord: Amara Uzomah

Tenant: Ashley Nicole Hutchinson

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1. The Landlord has NO knowledge of any lead-based paint and/or lead-based paint hazards in or about the Property.

2. The Landlord has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Property.

Date: 8th day of October, 2026

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of:

1. the information contained in the above Landlord's Disclosure including the above-mentioned reports and records; and

2. the pamphlet *Protect Your Family from Lead in Your Home* (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in the state by the Environmental Protection Agency.

Date: _____ day of 10/10/2026, _____

The pamphlet *Protect Your Family from Lead in Your Home* can be ordered in hard copy or can be printed from the website https://www.epa.gov/lead/protect-your-family-lead-your-home-english.

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Asbestos Disclosure

Property: 829 W Barre St, Baltimore MD 21230

Landlord: Amara Uzomah

Tenant: Ashley Nicole Hutchinson

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1.

The Landlord has investigated and there is no asbestos in or about the Property.

2.

The Landlord has NO records or reports with respect to asbestos in or about the Property.

Date: 8th day of October, 2026

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of the information contained in the above Landlord's Disclosure including any reports and records.

Date: _____ day of 10/10/2026, _____

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SECURITY DEPOSIT RECEIPT

The Landlord/Property Manager acknowledges and accepts the security deposit paid by the Tenant in the amount of $2,418.00 for the Property located at 829 W Barre St, Baltimore MD 21230.

In accordance with the Act, the Landlord notifies the Tenant of the following:

1. The Tenant has the right to have the Property inspected by the Landlord in the Tenant’s presence for the purpose of making a written list of damages that exist at the beginning of the tenancy, if the Tenant so requests by certified mail within 15 days of the Tenant’s occupancy;

2. If the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant’s intended move, the Tenant’s intention to move, the Tenant’s move date, and the Tenant’s new address, the Tenant has the right to be present when the Landlord inspects the Property at the end of the tenancy for the purpose of determining if any damage was done to the Property;

3. The Landlord has an obligation to conduct the inspection within five days before or after the Tenant’s stated date of intended moving;

4. The Landlord has an obligation to notify the Tenant in writing of the date of the inspection;

5. The Tenant has the right to receive, by first-class mail delivered to the Tenant’s last known address, a written list of charges against the Security Deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy;

6. The Landlord has an obligation to return, by first-class mail addressed to the Tenant’s last known address, any unused portion of the Security Deposit, within 45 days after the termination of the tenancy; and

7. The failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three times the Security Deposit withheld, plus reasonable attorney’s fees.