Jordan Cohen
102 W Barre Street
Baltimore, MD 21201
410-775-6035
JReidDevelopment@gmail.com
"LEASE AGREEMENT"

This Agreement, made **8/13/2026** (date) by and between:

Ainsley Giles, Madeline Rowan, Anais Taupenot, Damari Jiminez,
and hereinafter referred to as ("Tenants"), and **Jordan Cohen** (LANDLORD). Witnessed, that the Landlord does lease to tenant for the sum of **$3,600** per MONTH, the premises with an address **137 W Hill St, Baltimore, MD 21230** beginning on **10/17/2026 through 7/31/2027**, rent payable in advance on or before the 1st day of each month. It is understood and agreed that the rental amount due for the month of **October, 2026** will be **$0 as a leasing incentive.**

"IT IS UNDERSTOOD AND AGREED"

1. Payment of rent and other charges; Rent shall be paid in advance on or before the 1st day of each month. A late charge of 5% shall be charged if rent is not received by Landlord within five days of the date due. Tenant agrees to pay court costs, including a reasonable attorney's fee for any court proceedings required to be instituted by Landlord to enforce the terms of the lease. Personal checks are accepted by the Landlord as an accommodation to tenant. If such check is dishonored by tenant's bank tenant agrees to pay Landlord a $35.00 charge to offset Landlord's administration expenses.
2. Landlord agrees to deliver possession of the premises to tenant as of the beginning of the term herein above written and if for any reason such possession shall not be delivered to tenant; rent shall abate until the date of delivery of possession.
3. Use of Premises; The premises shall be used only for residential purposes, and shall be occupied only by those persons listed on the rental application or by such other persons as the Landlord may, upon written notice from tenant, from time to time allow.
4. (A) Utilities; Tenant shall procure and pay for directly all charges for gas, electricity, heat, cable, telephone, fuel oil and other services used on or supplied to the premises.
4. (B) Tenant also agrees to pay for all charges for water and sewage used on or supplied to the premises during the term of the lease. If water and sewage remains unpaid for two or more months, landlord will pay and tenant will reimburse plus a $100 service/late payment fee.
5. (A) Occupancy can begin at 4:00pm on lease start date and house will be vacated no later than 12:00pm on the last day of the lease.

TENANT Ainsley Giles TENANT Anaïs Taupenot

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5. (B) If in the event that an eviction must be scheduled and tenant does not tender monies due until Landlord and eviction crew are at their door with a constable from the court, there will be a $100.00 charge to the tenants account. This money shall be deemed as additional rent and may be collected as same.
5. (C) Compliance with Regulations; Tenant agrees to comply promptly, at his expense, with all laws, codes including zoning codes, ordinances, administrative and court orders and directives, rules and regulations, whether now in affect or hereafter promulgated, applicable to the use and occupancy of the premises by tenant and all other persons living or permitted on the premises by tenant.
6. (A) Repairs and Maintenance; Tenant agrees, at his expense, to keep the premises, including building, grounds and landscaping, sidewalks, alleys, and surrounding areas in good order and repair and in a safe, neat clean and sanitary condition. Such repair and maintenance shall include, by way of example but not by way of limitation, keeping house, yard and sidewalk clean and free from trash, and shrubbery watered and grass mowed; and sidewalk and steps free from snow and ice. Tenant agrees to surrender the premises at the end of the term in good order, repair and condition, ordinary wear and tear expected, and to make all necessary ordinary or minor repairs, interior and exterior. Such ordinary or minor items, including by way of example but not by way of limitation, such items as electric light bulbs, fuses and garbage cans TO BE SUPPLIED BY TENANT. IF OWNER IS FINED FOR NON-COMPLIANCE OF TRASH CANS TENANT SHALL REIMBURSE WITHIN 10 DAYS OF THE FULL AMOUNT OF FINE OR IT WILL BE CONSIDERED AS ADDITIONAL RENT DUE. Tenant agrees to provide, at his expense, for the removal of trash and rubbish from the premises.
6. (B) as to major repairs, tenant shall promptly notify Landlord in writing of items or conditions requiring replacement or repair. Tenant agrees to pay Landlord for the costs of repair of damage or condition caused by neglect, misuse or willful acts of tenant or any persons living on or permitted on the premises by tenant. Such damage or condition shall include, by way of example but not by way of limitation, damage to pipes or plumbing fixtures due to tenant's failure to provide sufficient heat to keep pipes from freezing and damage to or servicing of furnace due to tenant's failure to operate such furnace properly or damaged garbage disposal. Garbage disposals can occasionally jam due to overuse/strain. If tenant requests plumber assistance, tenant will be responsible for any costs incurred. Landlord agrees to repair legally required items within a reasonable time period. Landlord is not responsible for utility cost fluctuations when repairs are made within a reasonable time period. Landlord makes no representation as to whether these items function and/or are present in your home: window and door screens, motorized tubs, surround sound systems, window treatments/blinds, exterior hose bibs, fireplaces, electronic air filters, humidifiers, ice makers, and refrigerator water dispensers.
7. Security Deposit; Tenant agrees to deposit, a sum equal to **ONE MONTH** rent with Landlord as security for unpaid rent and damages to the premises by tenant, his agents or employees, and persons living on or permitted on the premises, by tenant. Tenant has the right to receive from Landlord a written list of all damages existing on the premises if tenant makes a written request of such within 15 days of his occupancy. At the conclusion of the tenancy, the security deposit, with interest as provided by law, shall be refunded by Landlord to tenant, after deduction of unpaid rent and damages to the premises, ordinary wear and tear expected, within 45 days from the end of the tenancy. Tenant has a right to be present at Landlord's inspection of the premises to determine if damage was done to the premises if tenant notifies Landlord by certified mail at least 15 days prior to the date of moving of his intention to move, date of moving and new address. Upon receipt of such notice Landlord shall notify tenant by certified mail of the time and date of inspection, which shall occur within five days before or five days after the date of moving designated in tenant's notice.
8. Alterations and Improvements; Tenant shall at no time make any alterations, improvements or changes of any kind to the premises, without first securing the Landlord's written consent. All improvements, alterations and replacements installed by tenant shall upon installation become the property of the Landlord without payment therefore by Landlord; All furniture and furnishings and other like movable items shall remain the property of the Tenant, but the Tenant shall be responsible for any damage resulting from the removal of such items from the premises.
9. Landlord Access to Premises; Landlord and his agents shall have the right at all reasonable times to enter the premises for the purpose of making repairs to or inspecting the same and, upon notice of termination to or by tenant, to show both the interior and exterior of the premises to prospective tenants. Tenant agrees that if the home does not show favorably due to excessive grime, dirt, clutter, or filth, tenant will be required to pay for professional cleaning within three (3) days of Landlord informing Tenant of this necessity.

TENANT Ainsley Giles _____ TENANT Damari Jiminez _____

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10. Locks; Tenant shall at no time alter or add any lock or lock cylinder in any door on the premises without first securing the Landlord's written consent. If such consent is given, tenant shall immediately provide Landlord with a duplicate key for any such added or changed locks.
11. Subletting Prohibited; Tenant shall not sublet or assign this agreement without prior written consent of Landlord.
12. Termination; The tenancy created by this lease shall continue for **9.5 MONTHS** hereafter from month to month, unless terminated as provided herein.
12. (A) Landlord shall have the right to terminate the lease immediately upon default by tenant. Default shall consist of either failure to pay rent or other breach of tenant's obligations hereunder.
12. (B) Tenant shall have the right to terminate the lease at the end of the term or any renewal thereof upon sixty (60) days written notice thereof to Landlord by certified mail, and shall notify Landlord of the specific date of moving within 72 hours prior to the moving date.
12. (C) Landlord shall have the right to terminate the lease at the end of the term or any renewal thereof, upon sixty (60) days written notice thereof to tenant by certified mail.
12. (D) In the event of destruction of the premises, the lease shall terminate immediately.
12. (E) If tenant occupies property beyond the lease end date/time, tenant agrees to a $500 daily fine in addition to their prorated daily rent.
13. Breach of Lease, Landlord's Remedies; Tenant's violation of any term of this lease, including failure to pay rent shall be considered a breach of the lease, and Landlord may avail himself of whatever legal remedies, including summary EJECTMENTS, are available to recover possession of the premises. In such case Landlord may retain from the security deposit any damages incurred by reason of tenant's breach, but such retention shall not constitute a waiver by Landlord of any other rights he may have.
14. Non-Waiver; The failure of Landlord to insist upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or relinquishment of such covenant or option, but the same shall continue and remain in full force and effect.
15. Lease Construed in Accordance with Statute; This shall be construed in accordance with applicable laws and statutes now in effect or hereafter promulgated, and if any provisions of this lease shall be invalid or void by reason of statutes hereafter promulgated, the invalidity of such provision shall not affect the validity of this lease as a whole.
16. Rental Application; Tenant agrees that all information supplied in the rental application, which is made a part of this agreement is true and correct and, in the event any information relied upon by Landlord in entering into this lease is not true and correct. Landlord shall be entitled to immediate repossession of the property pursuant to the law.
17. Notices; Where there are two or more tenants, wherever notices are required to be given by Landlord to Tenant, notice given to one shall constitute notice to all.
18. Meaning of Term; Words of the masculine gender used herein include the feminine and the neuter and words in the singular number include the plural, and vice versa, wherever appropriate. The term "Landlord" used herein shall be construed to include the Landlord or his agent, and the term "Tenant" shall be construed, wherever appropriate to include the Tenant and his family, servants, agents, or employees, visitors or invites.
19. Charges against Tenant as Rent. Wherever this agreement calls for a charge against Tenant, in the event Tenant fails to make such payment immediately upon demand by Landlord, the amount thereof may, at Landlord's discretion, be added to and deemed part of the rent due and Landlord shall have the same remedies for collection thereof as he has for collection of rent.
20. Tenant agrees to pay for commercial carpet shampoo/steaming service at lease termination if the house has carpet installed. House shall be professionally cleaned upon lease termination by a professional cleaning company. Both carpet and house cleaning will be arranged by the landlord by one of their preferred vendors and the cost paid by the tenant. These services will be scheduled and completed prior to lease termination.
21. Tenant understands that cancellation of this lease for any reason during the lease period will result in a fee equal to three month's rent with proper notice to vacate.

TENANT Ainsley Giles _____ TENANT Damari Jiminez _____

TENANT Madeline Rowan _____ TENANT Anaïs Taupenot _____

22. (a) Indemnity and Insurance; Except where same is caused by Landlord's negligence, Tenant will indemnify and hold harmless Landlord from and against any loss, damage, liability and expense in correction with loss of life, personal injury and/or damage to property arising from or out of any occurrence in or upon the Premises. If Landlord shall, without fault on its part, be made party to any litigation claiming such loss, damage, liability and expense commenced by or against Tenant, the Tenant shall protect and hold Landlord harmless from all costs, expenses and reasonable attorney's fees incurred by Landlord in connection with such litigation. Tenant shall also pay all costs expenses and reasonable attorney fees that may be incurred by Landlord in enforcing the covenants of this lease.

22. (b) Tenant agrees to place and maintain at Tenant's sole expense, insurance policies covering Tenant's aforesaid indemnity with respect to Tenant's use and occupancy of the Premises, such policies to be issued in the name of Tenant and Landlord as their interests may appear, in amounts of at least Five Hundred Thousand Dollars ($500.000.00) with respect to damage or injury to one person, and Five Hundred Thousand Dollars ($500.000.00) with respect to damage or injury to more than one person, and Fifty Thousand Dollars ($50,000.00) with respect to loss or damage to property.

WATER USE TO BE PAID BY TENANT AS RENT - READ BELOW

23. It is the responsibility of the tenant to pay the metered water bill and sewer service charge, on the herein rented property immediately on presentation of these bills when issued by the City of Baltimore, AS ADDITIONAL RENT. Water bills with meter read dates that occur during the lease period are the responsibility of the tenant. If the tenant fails to pay the bill as stated above, and the Landlord pays it, the amount paid shall be additional rent due from the tenant to the Landlord, immediately on the Landlord's payment. In Such case, the Landlord shall have the right to file summary EJECTMENTS for nonpayment of rent in the Rent Court Division of the District Court of MD, and the tenant shall be subject to eviction for nonpayment of water and sewer service charge, in the same manner as any other rent.

LEAD REPAIR/WAIVER NOTIFICATION

24. Eating or chewing paint or plaster or household dust that contains LEAD, by children, especially less than 6 years of age, may cause severe illness. Areas in the property that are of particular concern for chipping, flaking, loose, or peeling paint, plaster, or wallpaper are doors, windows, woodwork, and wood trim. Therefore, if you have a child who lives with you, or will live with you, and you find any chipping, flaking, loose, or peeling paint, plaster or wallpaper, either inside or outside the house, you must tell us IN WRITING IMMEDIATELY so that we can make repairs.

BEFORE RENTING AND SIGNING THIS FORM, you must inspect the property carefully. If there is any chipping, flaking, loose or peeling paint, plaster or wallpaper in the property now, please list the locations below. If more space is needed to answer any questions write the additional information on the back.

TENANT HAS READ OR HAS HAD THIS AGREEMENT READ TO HIM, UNDERSTANDING SAME HAS RECEIVED A COPY, AND BOTH LANDLORD AND TENANT BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN. I UNDERSTAND THAT EATING OR CHEWING LEAD PAINT IS DANGEROUS TO CHILDREN I WILL NOTIFY THE LANDLORD IN WRITING IMMEDIATELY IF I FIND CHIPPING, FLAKING, AND LOOSE OR PEELING PAINT, WALLPAPER, OR PLASTER. I HAVE INSPECTED THE PROPERTY CAREFULLY, AND EXCEPT AS SPECIFICALLY LISTED ON THIS FORM BY ME, THERE IS NO CHIPPING, FLAKING, LOOSE, OR PEELING PAINT, PLASTER OR WALLPAPER.

SECURITY DEPOSIT OF **$3,600** RECEIVED THIS DATE Oct 14 2026

TENANT Ainsley Giles

TENANT Damari Jiminez

TENANT Madeline Rowan

TENANT Anaïs Taupenot

SMOKE DETECTOR: IF THE LAW REQUIRES, THE LANDLORD HAS INSTALLED ONE OR MORE SMOKE DETECTORS IN THE PREMISES AND THAT SAID DETECTOR(S) IS IN GOOD CONDITION AND PROPER WORKING ORDER AS OF THE BEGINNING OF THE LEASE TERM. TENANTS AGREE NOT TO REMOVE, OBSTRUCT, TAMPER WITH OR RENDER INOPERATIVE SAID DETECTOR(S) OR OTHERWISE PERMIT THE DETECTOR(S) TO BE REMOVED, OBSTRUCTED, TAMPERED WITH OR RENDERED INOPERATIVE FOR ANY REASON WHATSOEVER. TENANT FURTHER AGREES TO TEST THE DETECTOR(S) PERIODICALLY AND TO MAINTAIN, REPAIR OR REPLACE SAID SMOKE DETECTOR(S). TENANT ASSUMES ALL LIABILITY TO TEST THE DETECTOR(S) AND HEREBY WAIVES AND EXONERATES LANDLORD FROM ANY AND ALL LIABILITY RESULTING FROM ANY DEFECTIVE DETECTOR(S), OR FAILURE TO OPERATE DUE TO REMOVAL OF BATTERIES. IF APPLICABLE, THIS HOME CONTAINS ALTERNATING CURRENT (AC) ELECTRIC SERVICE. IN THE EVENT OF A POWER OUTAGE, AN ALTERNATING CURRENT (AC) POWERED SMOKE DETECTOR WILL NOT PROVIDE AN ALARM SUITABLE TO WARN THE OCCUPANT OF THE HOME. THEREFORE, THE OCCUPANT SHOULD OBTAIN A DUAL POWERED SMOKE DETECTOR OR A BATTERY POWERED SMOKE DETECTOR.

ENVIRONMENTAL CONTROL: TENANT SHALL, UPON DEMAND, REIMBURSE LANDLORD THE COST OF ANY FINE OR PENALTY,AND ANY REASONABLE ATTORNEY FEES, PAID OR INCURRED BY LANDLORD AS A RESULT OF, OR EVOLVING OUT OF, AN ENVIRONMENTAL CITATION OR A DECISION OF THE BALTIMORE CITY ENVIRONMENTAL CONTROL BOARD, A PANEL OF THE BOARD, OR ONE OF ITS HEARING OFFICERS, WHEN THE VIOLATION IS A RESULT OF ANY ACT OR OMISSION OF THE TENANT OR THE TENANT S FAMILY, AGENTS, EMPLOYEES, GUESTS, OR INVITES, OR WHERE THE BUILDING IN WHICH THE PREMISES IS LOCATED IS A SINGLE FAMILY DWELLING AND THE ACT OR OMISSION WHICH RESULTED IN THE ISSUANCE OF THE ENVIRONMENTAL CITATION WAS NOT THE LANDLORD'S RESPONSIBILITY UNDER THIS LEASE AGREEMENT AND WAS NOT COMMITTED BY THE LANDLORD. THIS WILL BE CONSIDERED AS ADDITIONAL RENT IF NOT PAID WITHIN 15 DAYS

TENANT Ainsley Giles

TENANT Damari Jiminez

TENANT Madeline Rowan

TENANT Anaïs Taupenot

WHEREAS, by lease agreement dated **8/13/2026** (the Lease), Landlord did lease unto Tenant the premises known as **137 W Hill St, Baltimore, MD 21230** (the Premises); and WHEREAS, Landlord has installed a carbon monoxide alarm within the Premises and WHEREAS, the parties wish to specify the Tenant's responsibilities relative to the testing and maintenance of the carbon monoxide alarm.
NOW, THEREFORE, Tenant does hereby acknowledges receiving a copy of the manufacturer's guidelines for the alarm and agrees to comply with the following conditions and responsibilities relative to the carbon monoxide alarm installed within the Premises:

1. Tenant agrees to:
a) Test and maintain the carbon monoxide alarm according to its manufacturer's guidelines and to replace batteries therein as needed; and
b) Notify the Landlord (in accordance with Section 6B of the Lease) of any defect or test failure in the carbon monoxide alarm so that the Landlord may repair or replace the alarm.
2. Tenant agrees not to:
a) Remove or disconnect the carbon monoxide alarm;
b) Remove batteries from the carbon monoxide alarm, except if Tenant is replacing batteries on an as needed
basis; and
c) Render the carbon monoxide alarm inoperable.
3. Tenant agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death
or injury to person or property, during the term of this Lease and any renewal or extension thereof with respect to Tenant's failure to comply with the terms of this Lease Addendum.
4. Except as modified herein, all other terms and conditions of the Lease shall remain in full force and effect.
IN WITNESS WHEREOF, the parties hereto have executed this Carbon Monoxide Alarm Addendum to Lease the day and year first above written.

SIGNATURE	YOUR NAME	
Jordan Cohen	Jordan Cohen	Oct 14 2026
	LANDLORD	DATE
Ainsley Giles	Ainsley Giles	Oct 14 2026
	TENANT	DATE
Madeline Rowan	Madeline Rowan	Oct 14 2026
	TENANT	DATE
Damari Jiminez	Damari Jiminez	Oct 14 2026
	TENANT	DATE
Anaïs Taupenot	Anais Taupenot	Oct 14 2026
	TENANT	DATE

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Audit Trail

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