LEASE AGREEMENT

1. LEASE. THIS LEASE, made this day of June 11, 2026, between Alebachew Getahun, hereinafter referred to as "landlord", and **Destiny Murdock** hereinafter referred to as "Tenant or Tenant/s" severally and jointly bound herein, witnesses that Landlord hereby rents to Tenant, and Tenant does hereby rent from Landlord upon the following TERMS and CONDITIONS.

2. PREMISES. The premises described as 3612 9th St UNIT 2, BALTIMORE MD 21225, hereinafter called the "premises".

3. LEASE TERM. The lease term shall commence on June 22, 2026, and conclude on June 30 2027, with automatic monthly renewals thereafter until either the Tenant or the Landlord submits a 30-day notice to terminate the lease. The total rent for the leased premises is $1,200.00 Dollars (One Thousand Two Hundred Dollars) due on the 1st day of the month. Payments shall be paid through the tenant portal unless otherwise agreed upon in writing. Rent for the first month will be prorated to $360 and is due together with July rent and security deposit upon signing this lease.

4. SECURITY DEPOSIT. Tenant shall pay to Landlord a deposit of $1200.00 Dollars (One Thousand Two Hundred Dollars) upon signing this lease in trust, a security deposit equal to one month's rent to be held and disbursed for Tenant damages to the PREMISES, failure to pay rent, or expenses incurred due to a breach of the lease or other defaults under this Agreement (if any) as provided by law.

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:
Repair of walls due to plugs, large nails, or any unreasonable number of holes in the walls including the repainting of such damaged walls;
Repainting required to repair the results of any other improper use or excessive damage by the Tenant;
Unplugging toilets, sinks, and drains;
Replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
Any other repairs of 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;
The cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Premises or building; 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.

5. POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. If at the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the PREMISES to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted, the $1200.00 Dollars (One Thousand Two Hundred Dollars) of Security deposit shall be refunded by Property provider within 45 days following Tenant's move-out, less any appropriate charges caused by the Tenant and/or Tenant's guests and/or pets ,and/ or unpaid balance. If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LESSOR will be immediately refunded to TENANT.

6. USE OF PREMISES/ABSENCES. Tenant shall occupy and use the PREMISES as a dwelling PREMISES. Tenant shall notify Landlord of any anticipated extended absence from the PREMISES not later than the first day of the extended absence. **ABANDONMENT:** It shall be deemed a reasonable

belief by the LESSOR that an abandonment of the premises has occurred where the rent has been unpaid for (14) consecutive days and the TENANT have been absent from unit for (14) consecutive days. In that event, LESSOR may serve written notice to TENANT. If TENANT do not comply with the requirements of said notice in (18) days, the premises shall be deemed abandoned.

7. OCCUPANTS. The adult resident/s of the PREMISES is/are as follows:

Name	Relationship	Date of Birth
Destiny Murdock	Tenant	9/30/2002

Tenant shall obtain prior written consent of the Landlord for any change in the resident/s of the PREMISES.

8. PETS: Tenant must notify the Landlord and receive approval in writing prior to bring any pets onto the property. Approved pets will be subject to a monthly pet rent dependent on the size and species of the pet.

9. PROPERTY INSURANCE. TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT' personal property and/or vehicle. It is acknowledged that LESSOR does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes.
It is acknowledged that LESSOR is not liable for these occurrences. It is acknowledged that TENANT' insurance policy shall solely indemnify TENANT for any losses sustained. TENANT' failure to maintain said policy shall be a complete waiver of TENANT' right to seek damages against LESSOR for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LESSOR to a higher degree of care.

10. MAINTENANCE AND REPAIRS:
TENANT'S OBLIGATIONS. Tenant shall keep the interior of the PREMISE in good condition and repair, at its expense, excepting for ordinary wear and tear, obsolescence and damage by fire, act of God or the elements, and such repairs as under this Lease Landlord is required to make. On the last day of the Term thereof, Tenant will surrender the PREMISES to Landlord in a state of good repair, reasonable wear and tear, obsolescence and damage by fire, act of God or the elements, or damage which Landlord is required to repair hereunder excepted. The Tenant shall maintain lawn, including grass and snow removal.
Where repair is the responsibility of the LESSOR, TENANT must notify LESSOR with a written notice stating what item needs servicing or repair. TENANT must give LESSOR a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LESSOR giving LESSOR a reasonable time to fix said item. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability. Reasonable notice shall in no case be less than thirty (30) days, but in emergency situations, TENANT shall provide notice as soon as possible.

LANDLORD'S OBLIGATIONS. Landlord, at its expense, will maintain in good order and repair all structural portions of the PREMISES, including the roof and exterior walls, floor structures, pipes and conduits, and gas, electric and water installations. Landlord shall also make all repairs to the interior of the PREMISES which may be of a structural nature or which are caused by structural failures or movement, repairs to the interior of the PREMISES made necessary by leakage of the roof, or by leakage of any utility installation; provided, however, that Landlord shall not be obligated to make such repairs for any structural damage caused by Tenant, its agents or employees or until notified by Tenant, its agents or employees or until notified by Tenant in writing that such repairs are necessary. Landlord shall resurface and restripe the parking area on the PREMISES when necessary. All repairs to be made hereunder by Landlord shall be made with dispatch and in such a manner and at such time as to cause the least possible

inconvenience to Tenant in the conduct of its business. In the event that the making of any such repairs causes a substantial interference with the operation of the business of Tenant in the PREMISES, then there shall be a proportionate abatement of rent hereunder to the extent that Tenant is necessarily required to discontinue its business by reason of such repairs.

11. UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with the PREMISES.

12. APPLIANCES. Tenant shall maintain and use appliances. If appliances should fail to operate, during the first 30 days landlord will be responsible to repair or replace otherwise the Lessor will not be responsible for repairs or replacement expense. It is the tenant's responsibility to repair or replace at her/his own cost.

13. TAXES. Taxes attributable to the PREMISES or the use of the PREMISES shall be allocated as follows:
REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the PREMISES.
PERSONAL TAXES. Tenant shall pay all personal taxes and any other charges which may be levied against the PREMISES which are attributable to Tenant's use of the PREMISES.

14. TERMINATION OF LEASE OF PREMISES. Failure to pay rent or violation of the terms of the lease shall cause termination of the contract and the Landlord will be forced to evict tenant based of the State of Maryland law
Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 30 days written notice to Tenant.
If the tenant leaves the premises before the end of the contract, Tenant will be responsible to pay the monthly amount of the rent for the next three months to compensate the deficiency in rent or until the property is reoccupied.
All terms stated in this agreement pertaining to termination will be applicable to both parties upon termination. The 30 day notice period is also the time that the Property provider would make the property open for future tenants. Prospective tenants will come and see the room escorted by the Property provider. In this period, tenant is expected to arrange his/her room neatly.

15. HABITABILITY. Tenant has inspected the PREMISES and fixtures (or has had the PREMISES inspected on behalf of Tenant), and acknowledges that the PREMISES are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the PREMISES are adversely affected, Tenant shall promptly provide reasonable notice to Landlord.
TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

16. DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

17. LATE PAYMENTS. For each payment that is not paid within 5 days of its due date, Tenant shall pay a late fee equal to 5% of the monthly rent amount.

18. **CUMULATIVE RIGHTS**. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

19. REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall not be allowed to conduct any construction or remodeling without the prior written consent of Landlord.

20. LESSOR'S RIGHT OF ENTRY: LESSOR may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least (24) hours to TENANT. LESSOR is permitted to make all alterations, repairs and maintenance that in LESSOR'S judgment is necessary to perform. In addition LESSOR has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a (7) days notice by LESSOR. TENANT agree that in such event that TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced.

If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving (24) hours written notice by LESSOR. (EXAMPLE -removing food items from cabinets so that the unit may be sprayed for pests).

21. INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the PREMISES, except Landlord's act or negligence.

22. DANGEROUS MATERIALS. Tenant shall not keep or have on the PREMISES any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the PREMISES, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

23. COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters.

24. MECHANICS LIENS. Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the PREMISES and the filing of this Lease constitute notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the PREMISES free of all liens resulting from construction done by or for the Tenant.

25. ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the PREMISES, nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord.

26. SEVERABILITY. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

27. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Maryland.

28. KEYS. The Tenant will be given the key(s) to the PREMISES. If all keys are not returned to the Landlord at the end of the Lease, the Tenant shall be charged $50.00.

29. OTHER FEES

Lost Keys. Tenant will pay a fee of $50 if locked out and Landlord is called to give Tenant access to the

Property. Landlord is not required to give such access and may do so at Landlord's sole discretion. If Landlord is unavailable, Tenant may call a 24-hour locksmith service and the cost of the locksmith is the responsibility of Tenant.

City Code Violation. If Landlord receives a notice of violation of a Baltimore County/Baltimore county city Ordinance from the Bureau of Building Inspection (such as noise, weeds, trash, debris) and Tenant is responsible for such violation, Tenant will pay Landlord a $500 fee to cover Landlord's expenses and time, plus any charges that arise from the county. If the violation concerns lawn/yard care and Tenant is responsible for such care, Landlord may take over the lawn/yard care at a cost to Tenant of $60 per month.

30. PARKING. Tenant shall be entitled to use the available parking space(s) for the parking of motor vehicle(s).

31. RENEWAL TERMS. If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month-to-month tenancy upon the written approval of LESSOR. Where said term is a month-to-month tenancy, either party may terminate this tenancy by the serving of a (30) day written notice.

The rent shall commence June 22, 2026. Upon the "Rent Commencement month", the minimum rent for the Leased Premises shall be as follows which includes a three percent (3%) escalation commencing in Year 2 throughout the original lease term and any renewals thereof:

YEAR	BASE MONTHLY MINIMUM RENT
Year 1	$1200.00
Year 2	$1240.00
Year 3	$1275.00
Year 4	$1315.00

32. HOLDOVER. If Tenant maintains possession of the PREMISES for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord a lease payment for the Holdover Period equal to the amount set forth in the following Renewal Terms paragraph. Such holdover shall constitute a month-to-month extension of this Lease.

33. NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by fax or mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

34. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Maryland.

35. ENTIRE AGREEMENT/AMENDMENT. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

36. BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns and with any additional written rules attached.

37. TOGETHER AND INDIVIDUAL LIABILITY

If more than one Tenant signs this Lease, each is responsible individually or together for making full rent payments. This means that if one tenant moves out, Landlord can make all Tenants or just one Tenant, responsible to pay the full rent. It also means that Landlord can sue any one Tenant or all Tenants for breaking the Lease.

38. INSURANCE. 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. The tenant is advised that if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a renter's policy of insurance.
The Tenant is not responsible for insuring the Premises for either damage or loss to the structure, mechanical or improvements to the building of the Premises, and the Tenant assumes no liability for such loss.

39. LANDLORD NOT RESPONSIBLE FOR TENANT'S PROPERTY AND GUESTS' INJURY
Landlord is not responsible for loss, theft or damage to property of Tenant or Tenant's guests. Landlord is not responsible for any liability or injury to any person while on the Property.

40. ALTERATIONS. TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LESSOR. TENANT shall not change or install locks, paint, or wallpaper said premises without LESSOR'S prior written consent, TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

41. NOISE AND DISRUPTIVE ACTIVITIES. TENANT or their guests and invitees shall not disturb, annoy, endanger or inconvenience other TENANT of the building, neighbors, the LESSOR or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises.

Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited.

Further, TENANT shall be responsible for any fines, charges, or penalties assessed as a result of any violation of local ordinances.

42.WAIVER. LESSOR'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LESSOR of such condition or right. LESSOR'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LESSOR'S rights with respect to that or any subsequent right. If is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LESSOR in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

43. VALIDITY/SEVERABILITY. If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

44. ADDITIONAL TERMS. No smoking and drug allowed in the premises. A breech of this term will result in retention of the security deposit and additional fees as deemed necessary to remediate the premises.
45. CANCELATION In the event that the Lessee shall move from the Leased Premises for any reason, other than receipt of military orders, Lessee shall remain liable for all rent due or to become due until the Leased Premises is rented or until completion of the Lease whichever is sooner. In the event Lessee must vacate his Leased Premises, this Lease may be terminated provided that Lessee gives two month's written notice in accordance with Paragraph Thirty-Four and provided that the Lessee pays a termination charge in advance equivalent to two months' rent. The two months' rent to be calculated from the day following

the day Lessee vacates the Leased Premises. If the Lessee is in the military service and receives a permanent change of station orders or temporary duty orders for a period in excess of 3 months, it is understood and agreed that this Lease may be terminated by said Lessee upon giving one month's written notice to the Lessor, accompanied by a certified copy of such military orders. Said notice to be effective at the end of the month following the date the next rent payment is due. The Lessee shall remain responsible for the cost of repairing damages done to the Leased Premises caused by any acts or omissions of he, his family, agents, employees or guests. TIME IS OF THE ESSENCE REGARDING ALL ASPECTS OF THIS LEASE AGREEMENT. I (We) have read all of the pages of this Lease and I (we) fully understand and agree to the above and have received a copy of this agreement.

46. SALE OF PROPERY. If the PREMESIS is sold the tenant is to be notified of the new owner and if there is a new manager, their contact detail for repair and maintenance shall be forwarded, if the promise is conveyed to another party, the new owner has the right to terminate this agreement by providing 30 days' notice to the tenant.

47. ATTORNEY FEES. Disputes are resolved by mutual discussion, if not then in the event 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.

48. PEACEFUL COEXISTENCE. Tenant/s shall be responsible citizen in respecting the rights of other occupants of the building and neighbors. Tenant shall keep entrances, lawn, yard and common areas clean and livable. No laud noise, foul smell, or unpleasant handling of items allowed. Tenant shall keep volume of music and other sounds low to keep the peace and quietness of the premises.

49. ELECTRONIC COMMUNICATION

The Tenant hereby authorizes the Landlord to communicate electronically via the following email address: Destinymurdock523@gmail.com. The Landlord may also contact the tenant at the phone number **(847) 873-2374**. By signing this form, the Tenant agrees to receive communications via electronic means, including but not limited to email and text messages and understands that any electronic record satisfies the 'in writing' requirement.

49. ENTIRE AGREEMENT. The foregoing agreement, including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT' judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.
NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

NOTICE BEFORE SIGNING. THIS LEASE IS A LEGAL CONTRACT. IF TENANT HAS LEGAL QUESTIONS, TENANT IS ADVISED TO CONSULT AN ATTORNEY.

Tenant Name:_____ Signature _____Date: _____

Tenant Name:_____ Signature _____Date: _____

Landlord's/Manager's Name: _____ Signature _____Date: _____

AMOUNT ($) DUE AT SIGNING

JUNE PRORATED RENT	**$360.00**
JULY RENT	**$1,200.00**
SECURITY DEPOSIT	**$1,200.00**
TOTAL DUE AMOUNT	**$2,760.00**