2026 – 2027
Legacy Hall

HOUSING LICENSE

Last Name	First Name	Birthdate	Student ID No.
Lewis	**Myonne**	**10/16/2006**	**00438757**

Housing Type: **Double Suite 1 Bath Jack and Jill**

Housing Fee: **$11,610.00 for full term of license. Details on Section 1 of Housing License Addendum.**

THIS HOUSING LICENSE ("License") is made as of Sep 24, 2026 by and between the **Maryland Economic Development Corporation** ("Owner") and Eligible Student Applicant listed above and as defined in Section 2 of the Housing License Site Addendum attached hereto and incorporated by reference ("Licensee") (and parent or guardian if the student is under 18 years of age "Guardian"), and the parties hereby agree as follows:

This Housing License Agreement shall constitute only a license and shall not be deemed to constitute a lease. This License does NOT grant Licensee a Leasehold or Property interest in the Facilities, and the terms of Title 8 of the Real Property Code of Maryland and/or any County or City Codes do NOT apply to this License.

1) **OWNER'S AGENT.** The Owner has hired Capstone On-Campus Management, LLC ("Capstone" or "Agent") as its property manager to conduct and handle all business for Legacy Hall. This includes addressing Licensee issues, establishing and enforcing certain policies and procedures, and collecting License Fees (as hereinafter defined). Unless otherwise agreed upon by the Owner, Agent, and Morgan State - Legacy Hall ("University"), Morgan State - Legacy Hall's Office of Housing and Residence Life ("HRL") or designee will handle all matters regarding issues, policies, and procedures outlined in the University's Policies for University Housing ("University Housing Policies"). Note that when the term "Owner" is referenced herein, the Agent is authorized to act on the Owner's behalf. Additionally, reference to Agent or Capstone herein shall also include any successor agent designated by Owner. The Agent, however, is not authorized to act on behalf of the University.

2) **GENERAL CONDITIONS**. Eligibility is defined within Section 2 (and 1C) of the Housing License Site Addendum. Eligibility is subject to the terms and conditions noted within this License and including, but not limited to, all current rules, policies, regulations, procedures, and responsibilities in the University undergraduate and graduate catalogs, student handbook, "License Fee Collection Policy", "Code of Student Conduct" and any addenda thereto, HRL rules and regulations, newsletters or announcements, and other relevant University documents as may be identified by University (collectively the "University Documents"). The Facilities ("Facilities" or "Facility")), which are defined as Legacy Hall (1800 Argonne Drive Baltimore, MD 21218), are provided as a service to students and are unique to the University community. This is a revocable License only and not an easement or lease for the provision of housing services. Therefore, this License and the other services provided do not create a landlord/tenant relationship. This License is personal to the Licensee and is not transferable by the Licensee. The Agent may make changes to the License by giving the Licensee a minimum of seven (7) days written notice before changes become effective with the exception of those changes that will have an impact on the health and/or safety of persons living in the Facilities. Implementation of health and/or safety changes will be immediate. Failure to comply with the terms of this License will result in a student conduct review pursuant to the University Documents and/or termination of the License. University, Owner, and Agent are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation and encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, disability, familial status, national origin, ethnic background, gender identity, or any other protected class, and are committed to nondiscrimination on those bases. The Licensee acknowledges that the Owner has granted the University authority to enforce University Housing policies and the University's Code of Student Conduct and has agreed that the University police will have jurisdiction at the Facilities.

3) **TERM**. The term of this License shall begin and end on the dates outlined in Section 1 of the Housing License Addendum ("License Term").

4) **ASSIGNMENT OF SPACE**. This License is for any Agent-assigned space ("Assigned Space") in a unit ("Unit"), which includes all common use spaces of Licensee and other licensees, and not for a specific room or bed. The Licensee is required to pay the published or officially announced rate for the space that is assigned. The Licensee acknowledges that room assignments will generally be made based on the gender identified in the Licensee's application. However, should the Licensee express interest in

assignment outside of this standard process, an approval process must be completed prior to assignment. Only those requests that have received formal approval will qualify for assignments outside of the gender-based criteria. With approval from the Agent and HRL, Licensee may seek room changes (subject to a $150 fee) business days after move-in, pending availability. Pursuant to the terms of a signed agreement by HRL, it is hereby stated that the room change fee may be waived at the discretion of the Agent. Such a waiver will only be considered following a formal request and satisfactory justification from HRL. If Licensee moves to a different room or Unit without the prior approval of the Agent and HRL, Licensee will be assessed a $300 improper room change fee. The Agent and HRL reserve the right to make changes in assignments.

a. The Americans with Disabilities Act (ADA) prohibits discriminatory actions with respect to the design, construction, and operation of residential facilities. As such, reasonable efforts must be made to accommodate accessibility needs. Per University, requests are prioritized by Student Accessibility Office based on documented need and space availability. Requests must be submitted and reviewed on an annual basis as per the Agent and HRL timelines for housing applications. While Agent and HRL will attempt to honor the Licensee's preference, assignments are made based on the approved accommodation(s), and preferences are not guaranteed.
b. Licensees' with disabilities who wish to request an Emotional Support Animal (ESA) must submit a request to the University's Student Accessibility Office. Agent is not required to notify other licensees' of an approved ESA nor is the Agent required to receive authorization from other licensees before the assignment of an ESA in the Unit. Unapproved ESAs are not permitted in the Agent's dwelling. Failure to comply will require the removal of the unapproved ESA within 24 hours and will require the treatment and cleaning of carpet, upholstery, and any additional damages at the Licensee's expense.
c. In accordance with the Uniform Federal Accessibility Standards (UFAS), a certain percentage of units must be made available for persons with mobility disabilities. Please be aware that if the Licensee has selected a designated space during the room selection process, or if the Licensee is assigned to a unit with mobility modifications, they should understand that units equipped with mobility accommodations are fixed and cannot undergo any feature alterations. Licensee concedes that units with mobility accommodations are not subject to any License changes.
d. The Agent and/or HRL reserves the right to require Licensee to move to a different room or Unit for reasons including, but not limited to: 1) assuring the most effective use of the Facilities (including consolidation and/or allocation of ADA-compliant, equipped spaces); or 2) when HRL officials deem it advisable for the welfare and benefit of Licensee and/or other students; or 3) when repairs and maintenance are required to correct a condition dangerous to the health and/or safety of the Licensee or other Licensees; or (4) when necessary that distancing or quarantine for the health and safety of the Licensee or of community members. Agent administers requests for housing accommodation through Student Accessibility Office**.**

5) INSURANCE NOTICE. The licensee is hereby advised that neither Agent nor the Owner carries insurance on Licensee's personal possessions and the Licensee is strongly encouraged to secure the Unit dweller's or similar insurance to cover any loss or damage to Licensee's personal property. The Owner, Agent, and University assume no responsibility for the damage, theft, or loss of personal property. Licensees are strongly recommended to secure insurance with a carrier of the Licensee's choice to ensure protection against personal property loss or damages. The Licensee acknowledges full responsibility at Licensee's own risk, to leave personal property in Licensee's assigned space during Holiday/Break/Low Occupancy Periods. However, the Agent and University strongly encourage Licensee to remove any valuable personal property, lock their doors, and take measures to secure their own personal property.

6) PERMISSION. The Licensee grants permission to the Owner and Agent to request and receive information from the University, and for the University to release information regarding enrollment status or history, eligibility for housing, GPA, disciplinary status or history, payment status or history, and financial aid eligibility/disbursement for the purposes of determining continuing eligibility to License space in these facilities. The Licensee authorizes the Agent to obtain confirmation from the University in order to determine eligibility to reside in Legacy Hall. This may include class status, course loads, credit hours, and disciplinary records. The Licensee consents to this investigation and certifies that all stated facts are true, and it is understood that any misrepresentation or omission may be cause for Agent to reject the Application and/or terminate the Housing License. Under Federal Law, Licensee has the right to make a written request within a reasonable time period for a complete and accurate disclosure of additional information concerning the nature and scope of this report (FERPA see 34 CFR section 99.31).

7) OCCUPANCY. Occupancy means that a key, fob and/or access card has been issued to a Licensee for a specified Assigned Space located in a specified unit ("Unit"). Occupancy begins upon issuance of a key to the Licensee and, unless sooner terminated, ends twenty-four (24) hours after Licensee completes finals, or at 12:00 PM (noon) on the last day of the License Term whichever is earlier. **Written authorization from Agent is required for any other occupancy arrangement. Occupancy status does not require the actual physical presence of the Licensee or their belongings. If Licensee has occupied the Assigned Space, the Licensee must follow proper check-out procedures to avoid late check-out and/or lock change fees.** In the event that any item(s) of personal property is left in the Facilities after this License has been terminated, Agent may consider these items to be abandoned and Agent may keep or dispose of the same as it deems fit without remuneration or liability to Licensee. In the event Agent shall commence legal action as a result of Licensee's holding over, Licensee shall additionally be liable to Agent for any and all court costs and reasonable attorney's fees incurred by Agent as a result. See Section 7 of the License Fee Collection Policy Addendum for more information.

8) CHECKOUT. If Licensee has occupied the Assigned Space, the Licensee must follow proper checkout procedures to avoid additional checkout and/or lock change fees. Also, a $175 per day fee may be added for Licensees failing to check out by the published deadlines. At the discretion of the Agent, damage charges will be assessed to the responsible individual(s); If Agent is unable to determine who caused the damages, charges for same shall be apportioned among all Unit occupants;

9) DAMAGES. Agent adopts and enforces shared responsibility for damages to Facility common areas and property. Licensees will be collectively responsible for damage, theft, loss, or special service costs in the Facility common areas, or to Facility common

property, when individual responsibility cannot be determined and when deemed appropriate, at Agent's sole discretion. At the discretion of the Agent, damage charges will be assessed to the responsible individuals; unit damages may be shared among unit occupants; damages within stairwells or other common areas (corridors, stairwells, bathrooms, kitchens, lounges, etc.) may be split among units within that common area. Damages identified and assessed by the Agent are final and conclusive. Licensee is jointly and severally liable with the other occupants of the assigned space for all License obligations relating to the Common Areas in excess of normal wear and tear ("Excess Damages"), but the Licensee is solely responsible for the License obligations relating to the Assigned Space to Licensee under this License. Licensee is responsible for the cost of all repairs made necessary by Licensee, their guest(s) or any other person's violation of this License or the negligent or careless use of the Licensee's Assigned Space or any part of the Community including without limitation damage from wastewater stoppages caused by foreign or improper objects in lines serving the bathroom used by Licensee, damages to furniture, appliances, doors, windows or screens, damage from windows or doors being left open and repairs or replacements to security devices necessitated by misuse or damage by Licensee or guests. In addition, the Licensee is responsible for any damages of any nature that result from usage or the usage of guests to any of the Community amenities and any of the furnishings, systems or components located in or on the Community. **Intentionally or recklessly destroying, damaging, or defacing MEDCO or University property by a guest shall be charged to the Licensee.** If t he party responsible for damages is identified, the Agent may determine, in their sole discretion, to release Licensee and other potentially responsible parties. The Licensee obligations to pay the charges described in this paragraph will continue after the ending of this License.

10) **UTILITIES**. In the event of excessive utility usage, additional charges may be assessed to the responsible student(s), as determined by the Owner/Agent based on their ability to identify the source of the excess consumption.

11) **USE OF SPACE**. Licensee shall use the Facilities solely for residential purposes and for no other purpose whatsoever. Licensee shall not conduct, or permit to be conducted, any business, trade, or commercial activity on or from the Facilities, whether for profit or otherwise. This includes, but is not limited to, the operation of any home-based business, sale of goods or services, or use of the Facilities as a business address. Any violation of this provision shall constitute a material breach of this License and may result in termination.

12) **FAILURE TO OCCUPY**. If the Licensee shall abandon the Assigned Space and/or facilities voluntarily or involuntarily, the same may be re-licensed by Agent for such fee and upon such terms as Agent in its discretion may deem reasonable and advantageous; and, in the event of such re-licensing, the Licensee shall be and remain liable for any deficiency in License fees, expenses incident to such re-licensing, and damages which Agent may sustain by virtue of the Licensee's abandonment. In the event of a Licensee's abandonment of the Assigned Space and/or Facilities or failure of a Licensee to begin its use, Agent shall have the sole and exclusive right to assign a new Licensee to the Assigned Space. The Agent has no obligation to obtain permission from Licensee to assign a new license to the Assigned Space, nor does Agent have any obligation to obtain permission from Licensee to assign a new Licensee to the Facilities, nor does Agent have obligation to inform the Licensee of any new Licensee assignment or move in. Examples of Abandonment of Assigned Space include, but are not limited to, return of keys, written cancellation request, or failure to check in within seven (7) days of the License Term Commencement Date.

13) **RELOCATION:** Circumstances Beyond Owner Control. Should circumstances require, at any time during the License Term that the Owner may deem it necessary or advisable, in its sole discretion, the Owner shall have the right to move the Licensee to similar accommodations within the property, to relocate the Licensee to outside housing that is otherwise similar to Licensee's accommodations within the property, require Licensee to vacate the property temporarily or permanently or otherwise adjust the living arrangements of Licensee and other Licensees within the property as reasonably necessary to respond to extraordinary weather conditions (i.e., flood, hurricane, blizzard or other natural disasters), government directives (including public health or pandemic response) or any damage to the building or other causes beyond the reasonable control of Owner that renders continuing occupancy of all or a part of the building undesirable. In the event of permanent relocation, the Owner may make an appropriate adjustment to License Fee (including, if necessary, a full or partial refund).

14) **ADMINISTRATIVE RELOCATION/CONSOLIDATION**. If the unit consists of more than one bed space, the Agent has the right, when any bed space within the unit is unoccupied, to assign a Licensee in the unoccupied bed space without prior notification to Licensee. The Agent reserves the right to administratively relocate or consolidate the Licensee prior to the start of the term and throughout the term of the License upon written notice. The Licensee is responsible for relocation of their personal property by the deadline provided by the Agent. The Licensee also acknowledges that financial compensation will not be provided by the Agent due to relocation or consolidation.

15) **SUBLICENSING OF ASSIGNED SPACE**. **Licensee shall not assign, sub-license or transfer his or her rights or duties under this Agreement or any part thereof without MEDCO's or Agent's prior written consent. At MEDCO's discretion, Licensee shall have the ability to transfer assignment, provided Licensee strictly follows the procedures established by Agent, to include paying the assignment transfer fee, due to the additional administrative work involved in transfer of assignment. MEDCO and/or Agent reserves the right to move Licensee at any time. MEDCO and/or Agent will provide Licensee with advance notice of move when possible. Licensee must comply with MEDCO procedures in following relocation policy.**

16) **INDEBTEDNESS**. Failure to make payments will not release the Licensee from the financial obligations of this License. Failure to satisfy financial obligations by published deadlines or billing due dates may result in any of the following actions by the Agent: locks changed, blockage of access, removal of Licensee's belongings, collection actions, termination of License, ineligibility to License in

the future, and/or denial of future occupancy in any MEDCO owner or Capstone managed facility, at the Agent's discretion. In accordance with any policies that the Agent may adopt, late fees and interest on delinquent accounts may be added. Collection costs plus any attorney fees and/or court costs will be charged to the Licensee and/or Guarantor. See also License Collection Policy which is incorporated herein and attached to this document.

17) **EXECUTION OF THE LICENSE**. This License is deemed accepted and effective upon execution of the License by Agent after the License has been signed by the Licensee (and parent or guardian if Licensee is under 18 years of age) and Guarantor without any change to the terms of the License and Agent is in receipt of the required Reservation Fee, Amenity Fee, and/or Administrative Fee (As outlined in section 4 the Housing License Site Addendum).

18) **LICENSE TERMINATION DUE TO HEALTH EMERGENCY.** In the event that Agent is required by either governmental mandate or the University to either close the Community, or to reduce the density of occupancy within the Community, due to any health emergency, Agent shall have the absolute right, in Agent's sole discretion, to terminate this License effective three (3) days following Licensee's receipt of written notice from Agent of the early termination (the "Emergency Termination Date") and to require Licensee to move out on the Emergency Termination Date. If the Emergency Termination Date is on or after the Starting Date, Licensee will be financially responsible, on a prorated basis, for the Total License Fee from the Starting Date through the Emergency Termination Date provided Licensee has satisfactorily complied with all requirements of the move out, including return of their key. If the Termination Date is prior to or within seven (7) days after the Starting Date, and Licensee is not in default of any other terms of the License, Licensee will not be responsible for any amount of the License Fee.

19) **MEDIA RELEASE**. Licensee gives permission to Owner and Agent, to use, without liability or remuneration, any photograph or photographic image, or audio recording taken of Licensee while participating in Agent/University-sponsored events, or while Licensee is in the common areas, public spaces, grounds, buildings, or offices of the Facilities. The use of Licensee's photograph or photographic image or audio recording shall in no way be used in any other forum other than for legitimate business purposes. Licensee acknowledges that any photograph or photographic images including video and audio taken by Licensee while in the common areas, public spaces, grounds, building, or offices of the Facilities must be approved by Agent.

20) **AMENITY SPACES.** Amenity spaces may be available for Licensee to use, free of charge, and are not a part of the rental payment. Agent may close, restrict usage or alter hours of the amenity space for good cause and there will be no refund or credit to Licensee accounts.

21) **CELLULAR SERVICE RELEASE**. Licensee acknowledges that the Owner and Agent do not guarantee any specific cellular signal levels will be available in all areas of the facility. Lack of cellular signal does not constitute grounds for Licensee's termination of the License or Assigned Space/Unit assignment change.

22) **AGENT'S REQUIREMENTS.** The Licensee agrees to follow all of the Agent's guidelines and requirements regarding the use and maintenance of the Facilities (including the Licensee's Assigned Space and/or Unit), including, without limitation, performing additional sanitation and hygiene measures, maintaining social distancing requirements, meeting face mask/covering requirements, abiding by limitations on gatherings, maintenance and use of elevators, maintenance and use of Common Areas, maintenance and use of shared equipment, and access to the Facility.

23) **AIR QUALITY/MOISTURE CONTROL**. The Licensee agrees to take reasonable steps in order to prevent or minimize the growth of mold and mildew within the Unit. To prevent or minimize the occurrence and growth of mold, preventative measures are recommended as follows: Licensee shall remove any visible moisture accumulation in or on the Unit, including on walls, windows, floors, ceilings, and bathroom fixtures, mop up spills, and thoroughly dry affected areas as soon as possible after the occurrence; use exhaust fans in kitchen and bathroom when necessary; keep climate and moisture in the unit at reasonable levels. The Licensee shall clean and dust the Unit regularly and shall keep the Unit (particularly the kitchen and bathroom), clean and dry. Licensee shall promptly notify Agent in writing of the presence of any of the following conditions; a water leak, excessive moisture, or standing water inside the Unit or any common areas; mold or mildew growth in or on the Unit that persists after Licensee has tried to remove it with household cleaning solution, such as Lysol or Pine-sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach; a malfunction in any part of the heating, air-conditioning, or ventilation system in the Unit. The Licensee shall be liable to the Agent for damages sustained to the Unit or to the Licensee's person or property as a result of the Licensee's failure to comply with these terms.

24) **PESTS.** The Licensee acknowledges and agrees that they will be financially responsible for any pest concerns that arise as a direct and exclusive result of their actions or gross negligence during the term of this License. This includes, but is not limited to, infestations or damage caused by pests that result from improper maintenance or cleaning, neglect, or failure to adhere to pest control guidelines. The Licensee agrees to take appropriate measures to prevent such issues and will bear all associated costs for mitigation and remediation. By signing this agreement, the Licensee confirms their understanding and acceptance of this financial responsibility.

25) **ROOM ENTRY AND INSPECTION CONDITIONS**. Authorized University officials and Agent reserves the right to conduct an administrative search of the Assigned Space and/or Unit occupied by the Licensee in the case of a health emergency without prior notification to the Licensee. In addition, when there is reason to believe that a specific violation of HRL or University policies is taking place that has the potential to impact the health or safety of the Licensee and/or University community, the Agent and University officials shall have the right to enter the Licensee's room or Unit. Further, the University shall have the right to enter/inspect all rooms or units under the circumstances outlined in the Code of Student Conduct and HRL rules and regulations. Finally, the Agent shall have the right to enter a room or Unit occupied by Licensee to perform maintenance and/or assess the damage.

26) PETS. Pets are prohibited, except for fish in 10-gallon aquarium or smaller. Service animals (dogs) registered with Student Accessibility Office are permitted to have access to residential areas when they are with the person whose disability they are serving. Emotional Support Animals (ESA) are only permitted in the Licensee's Assigned Space, property office, and common areas required for movement between those areas listed, if and only if, Licensee has an approved accommodation through the University's Student Accessibility Office to have an emotional support animal (ESA), Licensee has registered their ESA with Legacy Hall, and Licensee has received a formal written permission from Student Accessibility Office.

27) REQUIRED VACCINATION FOR LICENSEES. Maryland state law requires that students residing in university housing be vaccinated against meningitis. *Licensee may request exemption from this requirement if Licensee (and parent/guardian if Licensee is under 18 years of age) receives detailed information on the risks associated with meningitis* and the availability and effectiveness of any vaccine; and, Licensee (and parent/guardian, if Licensee is under 18 years of age) signs a waiver stating that Licensee (and parent/guardian, if Licensee is under 18 years of age) has received and reviewed information provided and has elected not to receive the meningitis vaccine. Proof of vaccination or waiver must be on file in the university health services or similar office prior to Occupancy.

28) LIABILITY. The University, Owner, and Agent shall not be liable for an accident, personal injury, or illness sustained by the Licensee or any guests or visitors of the Licensee unless caused by Owner or Agent's intentional acts or gross misconduct. The University, Owner, and Agent shall not be liable for any personal conflict of the Licensee with co-Licensees, Licensee's guests or invitees, or with any other licensees that reside at the Facilities. The Licensee shall indemnify and hold harmless the Owner, Agent, University, its officers, employees, agents, and students from and against any and all claims, suits, proceedings, costs, losses, damages, liabilities, expenses, demands, and judgments, including court costs, attorney's fees, and other reasonable expenses of litigation, which may arise out of, relate to or be a consequence of this License or the use or occupancy of the room or Unit by Licensee, its officers, employees, agents, guests, and invitees.

29) FORCE MAJEURE. If the Owner or Agent's performance hereunder is materially hampered, interrupted, or rendered impossible, hazardous, or is otherwise prevented, impaired, or delayed due to sickness, inability to perform, accident, interruption or failure of means of transportation, fire, casualty, lockout, act(s) of God, riots, strikes, labor difficulties, epidemics, pandemic, earthquakes, evacuation, flood, explosion, quarantine restriction, any act or order of any public authority, administrative or judicial regulations, order or decree or by any local or national emergency, and/or any other cause or event, similar or dissimilar, beyond the Agent's control, then the Owner, Agent shall be excused from performance of this License and will not have any liability in connection therewith. Each party agrees that neither the Agent nor its assigns, University, nor Owner shall be responsible for any damages sustained by the Licensee.

30) GOVERNMENTAL AND UNIVERSITY GUIDELINES. Licensee agrees, when on the Facilities, to follow all federal (including the CDC), state, and local guidelines and recommendations regarding social distancing, hygiene, and the use of face masks/coverings, as well as all University and community-specific guidelines and requirements regarding the same and to require Licensee's guests to do the same.

31) NOTICES. Unless specified otherwise herein, any notice or communication that either Licensee or Agent is required to give to the other shall be in writing, delivered by U.S. Mail or in person, addressed to the Licensee at the address of the Facilities, and to Agent at the 1800 Argonne Drive, Baltimore, MD 21218, liveatmsu@cocm.com; or to such other address as either party may from time to time direct by written notice to the other.

32) MISSING PERSON POLICY. Under new federal law, the Licensee has the right to confidentially register the name and contact information of an individual that the Licensee would like to be contacted (within twenty-four (24) hours) if it is determined that the Licensee is missing from the campus and/or Licensee's whereabouts are unknown for a period of twenty-four (24) hours or more.

33) CHOICE OF LAW. This License shall be governed by the laws of the State of Maryland, regardless of the place of execution.

34) ALTERING LICENSE DOCUMENT. The Licensee understands that any modifications, changes, additions, or deletions of the terms of this License must be signed by both Licensee and Agent in order to be binding.

ADDENDUM TO HOUSING LICENSE
LICENSE FEE COLLECTION POLICY ADDENDUM
2026-2027

Licensee Name: Myonne Nichol Lewis (the "Licensee")
Facilities: Legacy Hall

The following License Fee Collection Policy is incorporated by reference and made a part of the Housing License between Owner (Maryland Economic Development Corporation) and Licensee for the 2026-2027 Term.

1. No bills, invoices or statements will be sent to Licensee or Guarantor. Communications/notifications to the Guarantor (as defined in the continuing Guaranty of License also attached as an Addendum to the License) regarding any modifications and/or changes to the Housing License are the sole responsibility of the Licensee.
2. License Fees due are specified by the rates indicated through the Morgan State University billing system and indicated in Section 3 of the Housing License Site Addendum ("License Fee"). The Licensee agrees to pay the License Fees for the residence hall accommodations and service in full and in accordance with the schedule determined by the University and the Owner/Agent.
3. The Licensee agrees that failure to make payments as prescribed does not relieve the Licensee of Housing License obligations and understands that nonpayment may result in the steps listed below.
4. All License Fees and associated charges will appear on the Licensee's Morgan State University account. All License Fee payments, as provided in Section 3 of the attached Housing License Site Addendum ("License Fee"), are due and payable to Morgan State University. In the event any License Fees are not collected by Morgan State University, the Licensee is responsible for payment to Owner/Agent by cashier's check, certified check, personal check, money order, ~~or~~ credit card or electronic clearinghouse payments via the online portal on the *https://legacyhall.prospectportal.com website*.

If payments are required to be made to Owner directly, the Licensee is responsible for the following

5. Payments to Owner may be made by cashier's check, certified check, personal check, money order, ~~or~~ credit card or electronic clearinghouse payments via the online portal on the *https://legacyhall.prospectportal.com website*. Payments in check-form shall be made payable to "Legacy Hall" and paid at the management office (1800 Argonne Drive, Baltimore, MD 21218) either via US Mail or in-person during normal business hours as posted on https://legacyhall.prospectportal.com. No partial, incomplete, or postdated checks will be accepted. Postdated checks, incomplete checks, or checks not made payable to Legacy Hall will be mailed back to the address on the payment or if no address is noted on payment Please write Licensee's full name and unit number in the memo section of the check
6. Credit card and electronic clearinghouse payments ("EFT") are available via the *online portal* at *https://legacyhall.prospectportal.com*. Please note that electronic payments will carry a processing fee per transaction.
7. The License Fee must be paid in full on the due dates specified in the Housing License Site Addendum, or other countersigned Addendum (i.e. Financial Aid, Payment Plan). If License Fee due date falls on a weekend, holiday or posted office closure, it is the Licensee's responsibility to ensure physical payment is received prior to due date, typically by close of business on the business day prior, if not paying electronically. All electronic payments must be received by due dates. Post-mark will not be used to determine whether or not payments by mail were received by deadline. It is the responsibility of the Licensee to ensure payment arrives within calendar days of License Fee due date.
8. There will be a five percent (5%) late fee charged to Licensee's account if License Fee is not received by the () calendar day after the License Fee due date. Late charges are due and collectable as additional License fees.
9. If License Fee is not paid in full by the due dates specified in the License or other countersigned Addenda (i.e. Housing License Site Addendum, Financial Aid Addendum, Installment Plan Addendum, Payment Plan Addendum, Guaranty of License Addendum), administrative and collections actions may be taken to collect same and/or to recover the Assigned Space. Failure to remit payment within 30 calendar days after Notice of Default will result in blockage of access to the Assigned Space, followed by removal and disposal of Licensee's belongings as outlined below. Once a Licensee has been found to be in default under the terms of the License, the Agent or their designee will make the determination whether the Licensee should be removed. Notice is sent to the Licensee's mailbox, and a copy of the same notice will be affixed to the Assigned Space door of the Licensee ("the Removal Notice"). The Removal Notice will give the Licensee a date and time by which they must remove their belongings from the Assigned Space (the "Removal Date"). The Removal Date will be not less than 48 hours and never more than five (5) calendar days from the date of the Removal Notice. The Removal Date will always be on a normal business day. On the Removal Date, if the Licensee has not checked out, Agent will deactivate Licensee's card access and/or change locks to the Assigned Space and will enter the Assigned Space. If the Licensee is present, Agent will ask the Licensee to remove themselves and their property from the Assigned Space. If the Licensee refuses, Agent will ask for assistance from the University to remove the Licensee from the Facilities. All personal belongings of the Licensee in the Assigned Space will be packaged up and stored at the Licensee's expense and risk. For belongings in the common area and bathroom, Agent will work with the other Licensees to identify what belongs to the Licensee who has been removed. Agent will use its best judgment, and the Agent or designee will make final determination of which property belongs to the Licensee. All of these items will be stored for five (5) business days at the property at the Licensee's expense and risk. If the Licensee does not contact the Agent to reclaim these items, they will be disposed of. The cost for all such actions will be charged to Licensee's

account.

10. In the event a personal check is not accepted, the balance must be paid by cashier's check, certified check, credit card, or money order only. Checks and/or ACH payments will only be submitted to the issuing bank once for payment. If payment is returned for non-sufficient funds (NSF), Licensee is required to repay the amount of the balance due and all additional charges immediately upon notification. All returned transactions are charged a thirty-five dollar ($35.00) "NSF" fee, in addition to the five percent (5%) late charge if applicable. After one (1) NSF payment, Agent will no longer accept personal checks or EFT payments from Licensee; only cashier's checks, certified checks, or money orders will be accepted.

11. Any License Fee not paid when due will be reasonable grounds for termination and/or non-renewal of the Housing License.

12. If Licensee is applying financial aid to the payment of the License Fee and wishes to delay payment until financial aid funds become available, Licensee must complete and submit the Financial Aid Addendum along with supporting documentation to the Agent through the Management Office by the published due date for each semester, found on the Financial Aid Addendum. Any Financial Aid Addendums submitted after the published due date will not be accepted. Licensee will then be required to remit payment for license fees according to the schedule outlined in Section 3 of the Housing License Site Addendum.

13. Agent requires, as a condition of the License, a binding Continuing Guaranty of License (the "Guaranty"), which Guaranty constitutes an essential inducement for the granting of this License by Agent. Agent reserves the right to cancel this License in the event such Guaranty is not fully executed and returned to the Agent within fifteen (15) days from the date of execution of the License by Licensee, or if such Guaranty is not fully executed and returned to the Agent prior to occupancy, whichever occurs first. Licensee understands that the Guaranty must be obtained directly from the parent or sponsor and that Agent reserves all rights both civil and criminal, for any false execution or forgery of the Guaranty. Licensee acknowledges that the License is for an essential necessity of Licensee, and that Licensee shall be fully bound by all of the terms and conditions hereof irrespective of Licensee's age or legal status. The execution of the Guaranty constitutes an additional insurance to Agent of the performance of the covenants of this License and shall not be construed as a release of Licensee's responsibilities and obligations hereunder.

14. Any unpaid balance remaining owed thirty (30) days after the move out date may be submitted to a collection agency. In such event, a collection expense of up to thirty percent (35%) of the total amount remaining due will be added to the original balance as additional fees due.

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Legacy Hall

Housing License Site Addendum

This Housing License Site Addendum is an Addendum to the Housing License between Myonne Nichol Lewis ("Licensee") and the Maryland Economic Development Corporation ("Owner") through its property manager Capstone On-Campus Management, LLC ("Agent" or "Manager").

Last Name	First Name	Birthdate	Student ID No.
Lewis	**Myonne**	**10/16/2006**	**00438757**

1. **LICENSE TERMS**
   The License will commence on 09/25/2026 and ends at 12:00 pm (noon) on 05/20/2027. The License is binding on the Owner and on the Licensee for the entire term of the License and cannot be terminated, except under the conditions cited in this License.
   If space is available, the Licensee may be permitted, in the sole discretion of the Manager/Agent and the Office of Residence Life and Housing to arrive or depart earlier or later than the specified dates. Residence hall early arrival or late fees are processed separately and are assessed at a daily rate.
   This License does not provide housing during closures deemed by the Office of Residence Life and Housing.

2. **ELIGIBILITY**
   To be eligible to have use of a room in the residential Facilities, Licensee must be admitted and enrolled as an undergraduate or special student at the University. The Licensee must also be financially cleared to have use of a room in the residential Facilities. Licensee shall be deemed in breach of this License if the Licensee's enrollment status changes during the License period, however, such a breach does not release Licensee from the financial responsibility for the Housing License.

3. **LICENSE TERM, TYPE, FEE, AND PAYMENT SCHEDULE.**
   This License serves as final notice of payment deadlines and amounts due. All License fees due, per this License, are due on a per person basis. Evenly priced payments are intended to simplify payments and do not provide for a full month's use of the space during the first and last month of the License. Furthermore, these installments do not represent a daily room rate, as the use of the Facilities is for the academic period (typically fall and spring semester). Fees shall be based on the Term and Unit selected below and are due to the Agent on/before the payment due dates set forth below (the "License Fees"):

   Unit Type: Double Suite 1 Bath Jack and Jill
   Total License Fee: $11,610.00

Payment Due	Payment Amount
08/01/2026	$5,805.00
01/07/2027	$5,805.00

4. **NON-REFUNDABLE HOUSING APPLICATION FEE**
   To accept the offer of housing and reserve a Legacy Hall room space, Licensees acknowledge they have paid a non-refundable application fee. Upon the end of the License term, all due and payable housing fees must be paid to Morgan State University. Damage fees will be assessed by the Owner/Manager and applied to the Licensee's resident portal account.

5. **License Cancellation by Licensee**
   a. License may request to be released from their License by logging into their MSU account and completing the Housing Contract Release Form. Notification made via any other method will not be accepted.
   b. Decision regarding cancellation requests will be made by MSU Housing and Residence Life Department. If approved, Licensee will be held financially responsible as follows:
      i. Fall Semester
         1. Cancellations submitted through August 1st will not be responsible for their License Fee.
         2. Cancellations submitted after August 1st but before the first day of classes shall be subject to a $500 Cancellation Fee.

3. Cancellation requests submitted on or after the first day of classes but before midterms begin will responsible for a prorated Licensee Fee.
4. Cancellation requests received after midterms begin will be responsible for the full Fall semester License Fee.

ii. Spring Semester

1. Cancellations submitted through January 1st will not be responsible for their License Fee.
2. Cancellations submitted after January 1st but before the first day of classes shall be subject to a $500 Cancellation Fee.
3. Cancellation requests submitted on or after the first day of classes but before midterms begin will be responsible for a prorated Licensee Fee.
4. Cancellation requests received after midterms begin will be responsible for the Spring semester License Fee.

c. In some specified cases under "Extenuating Circumstances," Licensees may be released from this Agreement without incurring any financial obligation excluding services rendered. (i.e.,apart from charges associated with occupancy). In most cases only when Residence Life has received from the student and verify the receipt of a request for release from housing form has been submitted: "Housing Contract Release Form". Upon a specified fate that is supported with verifiable and credible documentation, students may request consideration for "Extenuating Circumstances." Extenuating Circumstances, as an example, are minimally considered to be:

1. students disenrollment
2. withdrawal,
3. graduation,
4. marriage,
5. student teaching,
6. studying abroad, e
7. Co-op work in conjunction with a University sponsored accredited program,
8. substantial physical health or (verified by the University) which prevents continued participation in this Agreement,
9. military duty,
10. incarceration,
11. or other documented- verified circumstances that would prevent a Licensee's continued matriculation. However, in any case a Licensee is responsible for "services rendered," i.e., residential occupancy and meal plan usage. In most cases, it is preferable that such request for release be submitted within the semester services were rendered. Thus, the Housing Contract Release Form should be submitted prior to the start of the subsequent semester. If a release from the housing/meal contractual agreement, is approved appropriate billing, based upon "services rendered" will be applied. The approved adjustment (s) will be made to the Licensee's MSU account based on the published fee schedules. Authorized or Unauthorized released Licensees forfeit their application fee. If demand for housing exceeds space available, Residence Life reserves the right to permit releases for reasons other than those specified above.

6. License Cancellation by University, Agent or Owner:

The University, Agent, and/or Owner reserves the right to terminate this License for:

1. Public health emergencies and other unforeseen events;
2. It is determined that information furnished by the Licensee and/or parent/guardian for the purpose obtaining residence is substantially incomplete, misleading, or false in whole or impart;
3. If a Licensee is academically dismissed ;
4. If a Licensee withdraws from the University;
5. Licensee is dismissed from the University or required to vacate assignment for administrative and/or disciplinary reasons;
6. For any reason, a Licensee loses the student's status as a student at Morgan State University; or
7. It is determined that the Licensee has violated any applicable laws or applicable University policies, procedures, and/or housing rules.

In such cases, the Licensee may also be denied continued access to any University residence and/or dining facility. Additionally, the Licensee may be required to vacate the assignment and accept termination of the Meal Plan on the date of separation from the University or as otherwise specified in writing by the Director of the Office of Residence Life & Housing and/or Agent.

Licensee will be financially responsible based on the cancellation fee schedule outlined in section 5 of this Housing License Site Addendum and may be required to vacate the Facilities within 72 hours of notification of cancellation, with the exception of cancellation of License for violations of laws, policies, procedures and/or housing rules. Licenses cancelled for violations of law, policies, procedures and/or housing rules will be financially responsible for the full License Fee, with no refund.

7. **UTILITIES**

The Owner/Manager agrees to provide reasonable amounts of heat, water, electricity, and waste disposal consistent with university policies during the License service period. Internet services, including Wi-Fi, are included in the room fee, and are provided by the University.

8. **FURNISHINGS**
The room's furnishings will include a bed, dresser, desk chair, armoire, and desk. Apartment-style apartments also include a kitchen table, chairs, loveseat, chair, and entertainment table.

9. **KEYS**
The Licensee agrees to be responsible for the key to their Assigned Space and/or assigned University Bear Card to his or her assigned Unit. The Licensee further agrees not to have or allow the key or Bear Card to be duplicated nor transfer use of the key or Bear Card. The Licensee agrees to report loss of the assigned keys or Bear Card, and to pay the charges for key/lock replacement unless there is a police report indicating the key was stolen, in which case there will be no charge. The Licensee agrees to turn in all keys upon termination of this License or upon written notice from the Manager.

10. **PACKAGE RELEASE**
Licensee authorizes Agent to accept or reject packages, parcels, and deliveries on behalf of Licensee. Licensee hereby acknowledges that accepted packages, parcels, and deliveries may not be kept in a locked or otherwise secured area. Licensee also understands that any perishable packages, parcels, and deliveries may not be stored in a climate-controlled environment. Licensee agrees to hold Agent free of liability or responsibility for packages, parcels, or deliveries should they be lost, damaged, or otherwise harmed. Furthermore, Licensee understands that if such packages, parcels or deliveries are not claimed with three (3) days, they may either be returned to the sender or discarded as Agent deems appropriate. Packages, parcels, or deliveries that arrive prior to a Licensee's occupancy or after move-out may also be returned to sender or discarded as Agent deems appropriate in Agent's sole discretion. Licensee warrants that he or she shall not cause the shipping of illegal or hazardous items to the Facility.

11. **Legacy Hall POLICIES AND PROCEDURES**
The Licensee agrees to review and observe all published rules affecting his or her status with the University, specifically including the Morgan State University (MSU) Student Code of Conduct, and posted housing rules established by University officials and/or the Owner, all of which are incorporated into this License by reference or contained in a separate Legacy Hall Handbook which will be provided to each Licensee by the manager. Licensee acknowledges that violation of rules and regulations will be adjudicated through the Morgan State University (MSU) Office of Student Rights & Responsibilities and/or the Morgan State University (MSU) judicial process.
The Licensee agrees to conduct him or herself in such a manner as to allow others the quiet enjoyment of the residence halls. The Licensee agrees to abide by the laws of the State of Maryland and to avoid causing excessive noise and/or disruptive behavior and understands that he or she may be required to provide and use earphones or to remove stereos or musical instruments from the room if the use of such equipment is causing a disturbance.
The Owner/Manager reserves the right to amend or modify the Legacy Hall Handbook and the University reserves the right to amend or modify the Morgan State University (MSU) Student Code of Conduct as deemed necessary by the Owner or the University during the term of this License.

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ADDENDUM TO HOUSING LICENSE

GUARANTY OF LICENSE ADDENDUM (THE "GUARANTY")

This Guaranty of License Addendum is an Addendum to the Housing License between Myonne Nichol Lewis ("Licensee") and the Maryland Economic Development Corporation ("Owner") through its property Agent Capstone On-Campus Management, LLC ("Agent").

Last Name	First Name	Birthdate	Student ID No.
Lewis	**Myonne**	**10/16/2006**	**00438757**

In consideration for, and as an inducement to Capstone On-Campus Management, LLC, as agent for the Owner ("Agent") in making the License between Maryland Economic Development Corporation ("Owner") and Myonne Nichol Lewis (the "Licensee"), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Shawn Peterson (the "Guarantor"), Guarantor does hereby guarantee primarily, irrevocably, absolutely and unconditionally, to Owner and its successors and assigns, the full performance and prompt observance of all terms and conditions of the License and of any amendments, revisions or renewals of the License (and all documents that are a part of the License), including, but not limited to, the payment of the License Fee (as defined in the Housing License Addendum) and other sums due under the License . Guarantor hereby acknowledge that he/she has a blood or familiar relationship with the Licensee and as a result of that relationship you will derive a substantial benefit from the making of the License to Licensee.

This is a guaranty of payment and performance and not of merely collection and your liability is primary and not secondary. You expressly waive any defenses based upon any applicable statute of limitations, failure of us to enforce the License against the Licensee, any failure to give notice of default to the Licensee or other notices due under the License and any duty to give you notice of facts about the Licensee. We may, on one or more occasions, in our sole discretion, waive terms of the License, grant concessions or other indulgences to the Licensee, all without any notice to you or effect on your obligations under this Guaranty. Any obligations Licensee has to you are subordinate to Licensee's License obligations to us. This Guaranty does not include the right of access, possession or use of the Unit or facilities associated with the Unit by Guarantor.

If the terms of the License (including the amount of the License Fee) are amended or modified in any way in accordance with the License, by operation of law, by law, by agreement between Owner and Licensee, or by a course of conduct, this Guaranty shall continue in full force and effect as so modified or assigned. Guarantor shall, not have a right of consent or notice to an amendment or assignment, and no such amendment, modification or assignment shall require Guarantor's consent or approval. The Guaranty shall continue through the License's initial term **plus** any renewals or extensions of the License(s).

No delay, indulgence, waiver, non-enforcement, election or non-election by Owner/Agent under the License shall affect Guarantor's duties, obligations, and liabilities under the Guaranty.

Guarantor waives notice of any breach or default by Licensee under the License. If Licensee defaults in the performance of any of their obligations under the License upon Owner/Agent demand, Guarantor will perform Licensee's obligations under the License. Notice to the Licensee constitutes notice to the Guarantor. Guarantor specifically agrees that this Guaranty is a continuing guaranty under which Owner may proceed immediately against Licensee and/or against Guarantor following any breach of default by Licensee or for the enforcement of any rights which Owner/Agent may have against Licensee.

Guarantor hereby waives (1) notice of acceptance of this Guaranty, (2) demand for payment, presentation and/or protest, (3) all rights to assert or plead any statute of limitations relating to this Guaranty or the License, (4) any right to require the Owner/Agent to proceed against Licensee or any other person or entity liable to Licensee, (5) any right to require Owner/Agent to apply any security deposit or other security held under the License, against any default, except as required by law, (6) any right to require Owner/Agent to proceed against Licensee before proceeding against Guarantor, and (7) any right of subrogation.

As used in this Guaranty, the term "you" shall also include all other persons claiming by, through or under you, including your heirs or personal representatives. You may not assign your obligations under this Guaranty to anyone else. Your liability under this Guaranty continues in full force and effect even if the Licensee becomes incapacitated, disabled or bankrupt. You are not released from your guarantee obligations until we have been fully paid all sums due under the License. If we institute any legal proceedings against you to enforce this Guaranty and prevail in such action, you will be liable for the costs and expenses of such action incurred by us, including our reasonable attorneys' fees, in addition to any amounts awarded to us in such action. You consent to the jurisdiction of, and venue in, any local or state court as having subject matter jurisdiction in the State of **Maryland**. By signing this document, either physical copy or electronically, you are confirming that you have had the opportunity to read and understand this Guaranty and to consult legal counsel if you so desire.

In any action or legal proceeding to enforce any part of this Guaranty, the prevailing party may recover reasonable attorneys' fees and court costs. All parties agree to waive any right to a jury trial, unless otherwise prohibited by

If any of the provisions of this Guaranty shall contravene or be held invalid under the laws of the jurisdiction where the Premises are located, this Guaranty shall be construed as if not containing those and the remaining rights and obligations of the parties hereto shall be construed and enforced accordingly.

By signing this document, including electronically, you are authorizing a credit and/or criminal screening report to be processed and verification of information provided below.