Residential Lease Agreement

1731 Patapsco Street, Baltimore, MD 21230

THIS RESIDENTIAL LEASE AGREEMENT (hereinafter "Lease") is entered into this 22nd day of September 2026 by and between the Lessor: Thomas and Kaia Jacobi. (the "Landlord"), and the Lessee(s): Matthew Dooley, John McCarthy and Benjamin Meilinger. All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

The Landlord does hereby lease unto Tenant the premises known as: **1731 Patapsco Street Baltimore, MD 21230**, hereinafter referred to as the "Premises", for a period commencing on the 1st Day of October 2026, and ending on the 30th day of September 2027 at a rental rate of thirty four thousand two hundred dollars ($34,200.00) payable in equal monthly installments of two thousand eight hundred fifty dollars ($2,850.00), in advance, without notice, deduction, setoff or demand, due on the first day of each month.

1. SECURITY DEPOSIT: The security deposit shall be in the amount of two thousand eight hundred fifty dollars ($2,850.00), to be paid by Tenant to Landlord prior to taking possession of the Premises. Upon receipt, the security deposit shall be held as security for the faithful performance by Tenant of the covenants, conditions, rules and regulations contained herein. This lease shall serve as the Tenant's receipt for the security deposit upon payment. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. The Tenant shall have the right to have the Premises inspected by the Landlord or the Landlord's agent in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy, if the Tenant requests such inspection by certified mail within fifteen (15) days of the Tenant's occupancy. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of the sale or transfer of the Premises by Landlord, Landlord may transfer the Security Deposit to the vendee or other transferee in accordance with applicable

Maryland law. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void. The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

2. NATURE OF OCCUPANCY: Tenant shall only lease the Premises for use as a personal residence pursuant to the terms set forth herein. Tenant will not assign this Lease, or sublet said Premises, or any part there-of, nor permit the Premises to be occupied by anyone other than the following persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the Premises to be used for any purpose other than that of a private dwelling:

Name	**Date of Birth**
Matthew Dooley	04/05/2001
John McCarthy	07/23/2001
Benjamin Meilinger	06/02/2001

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3. RENT PAYMENTS: Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installments of **$2,850.00**, said installment for each month being due and payable on or before the 1st day of the month, the first rent payment under this Lease being due before the 1st day of October 2026. If there are multiple Tenants signed to this Lease, Landlord shall receive one payment of the full monthly rent of $2,850.00. Tenants are responsible for coordinating among themselves the payment of the total monthly rent. Landlord will not be responsible for collecting separate rent payments or individual shares from each Tenant.

List of Monthly Charges:

Rent and parking - $2,850
Water - Owner pays
BGE - Put in tenants name for duration of lease
Renters Insurance – If obtained, paid for by Tenant

Tenant agrees that if rent remains unpaid for more than ten (10) days after it is due, Tenant will pay a late charge of 5% of the unpaid rent as allowed by applicable Maryland law.

Tenant agrees that rent shall be paid in lawful money of the United States by [ ] cash, [X] personal check, [X] cashier's check, [X] ACH/Zelle using the phone number 202-746-4321.

Rent payments by Check shall be made payable to **Thomas and Kaia Jacobi** and mailed or delivered to the following address:

2 Saint Martins Rd. Baltimore, MD 21218

All notices from Tenant to Landlord under this Lease and applicable by Maryland law shall be delivered to the above address.

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent receives the rent monies, either by mail or by delivery to the above address. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof by Landlord or Landlord's agent.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually liable and bound thereby, and are liable under the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against the other Tenants.

4. BANK RETURNED CHECKS: Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord FORTY ($40.00) DOLLARS for each such bank returned check.

5. DEFINITION OF RENT: All payments from Tenant to Landlord required under the terms of this Lease, including, but not limited to, utilities and court costs, shall be deemed rent.

6. COMPLIANCE WITH RULES AND REGULATIONS: The Tenant, Tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.

7. DELIVERY DATE OF PREMISES: Tenant will only be charged from the later of the commencement date specified at the beginning of the Lease or the date Landlord tenders possession of the Premises to Tenant.

8. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of the Lease, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under the Lease to be apportioned for such period of occupancy (as to time, on a daily basis) unless otherwise agreed to between the parties.

9. WAIVER: The failure of Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall

not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

10. LEASE VIOLATIONS: If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re- enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law.

Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises.

Whenever the Tenant fails to pay the rent when due and payable, it shall be lawful for the Landlord to have again and repossess the premises by appropriate legal means, including, but not limited to, filing a complaint under Md. Real Prop. Code § 8-401, or corresponding local law in the District Court of the jurisdiction wherein the property is situated.

11. LOCKOUT SERVICES: Tenant acknowledges that lockout services are not provided by landlord or property management and that tenant is entirely responsible for the cost of any lockout related services or damage to the property resulting from such contractors.

12. INTERRUPTION OF SERVICE: Tenant will receive no rent reductions, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it becomes necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining there, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case, due diligence will be used to complete the work.

13. RIGHT OF ENTRY: Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to' show the Premises to prospective future tenants or purchasers without being liable to

prosecution therefore, or damages by reason thereof. A minimum of 24-hour notice will be given in the event of a nonemergency.

14. RE-ENTRY OF PREMISES: In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of this Lease, then Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may re-let the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the, term of this Lease, or any renewal or extension thereof, all without relieving Tenant of the liabilities imposed by applicable law and this Lease. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by Tenant, after Tenant has vacated.

15. ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when Tenant has removed the bulk of Tenant's furnishings from the Premises such as couches, beds, dressers. Tenant gives Landlord permission to take possession of premises in the event Landlord deems the Tenant has abandoned premises.

16. REPAIRS: Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to the Tenant, Tenant's family, guests, agents or employees.

17. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenantable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate and the Tenant shall only be liable for rent to the date of damage. If the damage to the Premises is caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests, Landlord may terminate Tenant's occupancy of the Premises and Tenant shall remain liable to Landlord for the rent through what would have been the expiration date of this Lease as well as the cost of renovation and or remediation that is not covered by property or liability insurance or landlord or tenant, or any renewal or extension thereof, had Tenant's possession not been so terminated and shall further remain liable for any other injury or loss incurred by Landlord as a result of such damage, such liability to include a subrogation claim by Landlord's insurer.

18. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

19. NO ASSIGNMENT: Tenant expressly agrees that the Premises or any portion thereof shall not be assigned or sub-let by Tenant without the prior written consent of Landlord.

20. DELIVERY OF NOTICES: All notices from Tenant to Landlord shall be sent by certified mail or electronically, return receipt requested, and addressed to Landlord at 2 Saint Martins Rd. Baltimore, MD 21218. Delivery by mail shall not be considered complete until actual receipt by Landlord or Landlord's agent. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

21. UTILITIES: Tenant shall continuously maintain, in Tenant's name, electricity service, including electricity service for heat and air conditioning for the Premises. Charges for utilities used or consumed in the Premises during the term of this Lease, and any renewal or extension thereof, shall be paid as follows:

Tenant will provide and pay for the following utilities:
[X] Electric, [X] Telephone, [X] Cable Television, [ ] Water, [ ] Garbage pick-up.

Landlord and/ or Baltimore City will provide and pay for the following utilities:
[ ] Electric, [ ] Telephone, [ ] Cable Television, [X] Water, [X] Municipal Garbage pick-up.

Tenant understands Tenant will be responsible for paying 100% of the monthly BGE bill for the Premise and are responsible for coordinating among themselves the payment of the BGE bill. Water/sewer will remain in Landlord's name. Tenant will have BGE service put in their name effective on the move in date and will have it remain in their name for as long as the property is leased by Tenant per this lease agreement. The failure or inability of Tenant to receive any services at the Premises or any interruption in the provision of such services shall not affect the enforceability of this Lease or the rights and obligations of Landlord and Tenant under this Lease, unless such failure or inability is caused by Landlord or any Affiliate of Landlord, or any director, officer, employee, shareholder, member, partner, invitee, trustee, or agent of Landlord or any Affiliate of Landlord.

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the Premises back unto Landlord upon termination or expiration of this Lease. If Tenant shall fail to promptly pay, when due, any such charges, taxes or levies, the Landlord, at its option, may pay same for Tenant's account, in which event Tenant shall immediately, as additional rent, reimburse Landlord therefore with interest.

22. TENANT HOLDING OVER: If Tenant shall continue to occupy the Premises after expiration of this Lease Agreement, or any renewal or extension thereof, and if Landlord shall have consented in writing to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be continuing as a month-to-month tenancy. This month-to-month tenancy shall continue at the monthly rental rate in effect during the final month of the lease term, unless otherwise agreed to in writing by both parties.

This month-to-month tenancy may be terminated by either Landlord or Tenant by providing at least sixty (60) days written notice to the other party prior to the end of any calendar month, with the termination becoming effective at the end of said calendar month. If Tenant holds over and fails to vacate the Premises after expiration of the Lease term or after proper legal notice to vacate has concluded without Landlord's written consent, Tenant shall be deemed an unlawful holdover tenant. In such an event, Tenant shall be liable to Landlord for all actual damages resulting from the holdover, including but not limited to the apportioned rental rate for the holdover period and legal costs, as permitted under Maryland real Property §8-402.

23. <u>OBLIGATIONS AND DUTIES OF LANDLORD:</u>

Landlord shall:

(a) Comply with the requirements of applicable building and housing codes materially affecting health and safety. The property is current on all of its required Baltimore City rental property registration, and is compliant with all lead paint testing requirements, under its MDE registration. The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

(b) Maintain the Premises, its plumbing, heating and/or cooling system, in substantially the same condition as at the inception of the lease, reasonable wear and tear excluded, unless the dwelling unit, its plumbing, heating and/or cooling system is damaged or impaired as a result of the deliberate or negligent actions of the Tenant or those present with Tenant's knowledge or permission.

24. <u>OBLIGATIONS AND DUTIES OF TENANT:</u>

Tenant shall:

(a) Keep that part of the Premises that they occupy and use as clean and as safe as the condition of the Premises permits. Not use gas, electric, or charcoal grills unless in accordance with Baltimore City law for residential use within Baltimore City limits;

(b) Dispose from their Premises all ashes, rubbish, garbage and other waste in a clean and safe manner in compliance with community standards;

(c) Keep all plumbing fixtures in the Premises used by the Tenant as clean as their condition permits;

(d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators, in the Premises;

(e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or knowingly permit any other person to do so;

(f) Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, agents and/or guests; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of inappropriate or offensive character or of improper behavior, and Tenant will conduct themselves and require other persons on the Premises with their consent to conduct themselves in a manner that will not disturb their neighbors' peaceful enjoyment of their Premises;

(g) Inform the Landlord of any condition of which they have actual knowledge which may cause damage to the Premises;

(h) To the extent of their legal obligation, maintain the dwelling unit in substantially the same condition, reasonable wear and tear excepted, and comply with the requirements of applicable building and housing codes materially affecting health and safety;

(i) Not engage in any illegal activity upon the Premises as documented by a law enforcement agency;

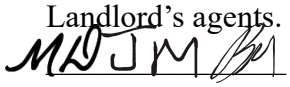
(j) If Tenant, Tenant's family, agents and/or guests, engage in, permit or facilitate any drug related criminal activity on or about the Premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "controlled dangerous substance" as defined in Section 5-101 (f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

(k) The Premises are a non-smoking residence, and Tenant agrees that the premises to be occupied by Tenant and members of Tenant's household have been designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke or use electronic cigarettes anywhere in the unit rented by Tenant, or the building where the Tenant's dwelling is located or in any of the common areas or adjoining grounds of such building or other parts of the rental community, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.

Tenant agrees that any violation of these provisions shall be considered a material breach of this Lease.

25. <u>INSURANCE:</u> The Tenant shall not act, nor permit another to act, in a manner which shall adversely affect, increase the cost of, or result in the cancellation of any fire or other insurance policy covering the Premises.

26. RENTER'S INSURANCE: The Landlord recommends that Tenant obtain and maintain renter's insurance during the term of this Lease, and any renewal or extension thereof, to protect Tenant against claims on account of personal injury, personal property, and property damage for which Tenant may, as a result of use or occupancy of the Premises, become liable. The Landlord recommends that such insurance include liability coverage of not less than $100,000.00 with respect to bodily injury or death of any person(s), arising out of any occurrence, and $50,000.00 per occurrence with respect to any instance of property damage, as well as coverage for Tenant's personal property on and in the Premises against loss or damage on a replacement cost basis. Landlord shall not be liable to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents.

 Tenant's initials

27. RENTER'S PROPERTY: All of Tenant's personal property located or stored at the Premises shall be located or stored at the Tenant's sole risk in areas under Tenant's exclusive control. To the extent permitted by law, the Tenant shall indemnify and hold harmless the Landlord from and against any loss or damage to such personal property. To the extent permitted by law, the Landlord shall not be liable for any injury, damage, or loss resulting from any accident or occurrence in or upon the Premises.

28. CONDITION OF LEASED PREMISES: Tenant hereby acknowledges that Tenant will examine the Premises prior to taking possession. Tenant acknowledges that Tenant has not relied on any representations made by Landlord or Landlord's agents regarding the condition of the Premises and that Tenant takes the Premises in its AS-IS condition with no express or implied warranties or representations beyond those contained herein or required by applicable Maryland law. Tenant agrees not to damage the Premises through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for non-payment of rent described herein. At the expiration or termination of this Lease, Tenant shall return the Premises in as good condition as when taken by Tenant at the commencement of this Lease, with only normal wear-and-tear excepted. Tenant shall have the right to remove from the Premises Tenant's fixtures placed thereon by Tenant at his expense, provided, however, that Tenant in effecting removal, shall restore the Premises to as good, safe, sound, orderly and sightly condition as before the addition of Tenant's fixture. Failing this, Tenant shall be obligated to pay for repairs as stated above. Prior to Tenant taking possession of the Premises on October 1, 2026, Landlord will have the carpets professionally cleaned.

29. FRONT STEPS, REAR YARD AND DRIVEWAY CARE: Tenant is responsible for the maintenance and lawn care of the rear yard/grass of the property where applicable. Any and all city fines and costs in relation to upkeep of the rear of the property, including appropriate storage of trash and waste for collection, will be the responsibility of the tenant. In the event 3rd party maintenance is unable to reach the property, Tenant further agrees to keep the rear

driveway free of snow and ice within 12 hours of snow fall stopping. Tenant further agrees to keep the front steps and walkway in front of the home free of snow and ice within 6 hours of the snow fall stopping. If snow fall stops between 3pm and 6am then Tenant has until 11am for removal. Any and all city fines will be the responsibility of the tenant. Landlord may make a good faith effort to arrange for snow and ice removal; however, Tenant remains responsible for the timely removal of snow and ice as stated above, particularly when maintenance personnel are unable to access the property due to winter conditions.

30. ALTERATIONS: Tenant shall not be permitted to make, without Landlord's written consent, any alterations to the Premises, including, but not limited to, any alterations that: (i) changes the gross square feet of the Premises; (ii) adversely affects the usage or the proper functioning of any of the building systems; (iii) affects the exterior of the Premises; (iv) is structural or affects the structural integrity or strength of the Premises. Tenant shall make no alterations, decorations, additions, or improvements to the Premises without first obtaining the express written consent of Landlord. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Landlord in writing prior to commencement of work and execution of any contracts. Tenant shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If a construction or mechanic's lien is placed on the Premises as a result of the work, such lien shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense, including any attorney's fees, interest, or other related fees. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien(s).

31. PREMISES' CONDITION AT END OF LEASE: Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions or improvements of a permanent nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, be the property of the Landlord and remain with the Premises. Tenant agrees to have all carpets in the Premises steam cleaned upon move-out and provide the receipt to Landlord. If Tenant fails to have the carpets professionally steam cleaned and provide a receipt, Landlord may arrange for the carpets to be professionally steam cleaned and may deduct the reasonable cost of such cleaning from the security deposit, to the extent permitted by Maryland law. If a pet(s) is present, tenant agrees to deflea/detick as needed upon move out.

32. NO ILLEGAL USE: Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried on upon the Premises or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon the Premises, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon the Premises and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or

invitees, licensees, and/or guests for any illegal act or omission upon the Premises - whether known or unknown to Tenant.

33. NOTICE OF INJURIES: In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the Premises or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.

34. LANDLORD'S RIGHT TO MORTGAGE: Tenant agrees to accept the Premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject the Premises to the same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the Premises to a mortgage or other lien.

35. EARLY TERMINATION: In the event Tenant shall elect to terminate this Lease, or any renewal or extension thereof, prior to its expiration date, Landlord agrees to permit said early termination upon Tenant giving to Landlord one (1) calendar month's prior written notice of Tenant's intent to terminate, with Tenant agreeing, in writing, to pay to Landlord an amount equal to two (2) additional month's rent beyond the end of the month in which Tenant elects to terminate this Lease (the "Lease Termination Fee"). This offer is contingent upon Tenant being current in the monthly rental at the time Tenant vacates, and with the Lease Termination Fee being paid prior to such termination date.

36. NOTICE OF ABSENCE FROM PREMISES: If Tenant is to be absent from the Premises for seven (7) or more consecutive days, written notice of such should be served upon Landlord. If such absences are to be customary or frequent, the expected frequency and duration of absence should be summarily noted here:_____

Tenant expressly agrees and understands that absence from the Premises, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, maintain the premises as required by the terms of this lease agreement, or the consequences of failure to timely pay rent and other obligations required by this Lease Agreement.

37. ATTORNEY FEES: In the event Tenant, Tenant's family, agents, employees or guests violate any term or provision of this Lease (other than Section 3), or the rules and regulations thereof, Tenant shall pay to Landlord any other damages and expenses incurred by Landlord as a result thereof, to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and

said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

38. MATERIALITY OF APPLICATION TO RENT: All representations made by Tenant on the Application to Rent (or like-titled document) are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

39. MODIFICATION OF THIS LEASE: Any modification of this Lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this Lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

40. REMEDIES NOT EXCLUSIVE: The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.

41. SEVERABILITY: If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

42. HEIRS AND ASSIGNS: It is agreed and understood that all covenants of this Lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this Lease in violation of any term hereof.

43. DESTRUCTION OR DAMAGE TO PREMISES: If the Premises are destroyed or rendered totally untenantable by fire, windstorm, or other casualty not caused by the negligence, misuse, or intentional act of Tenant or Tenant's guests, the tenancy shall terminate in accordance with Maryland Real Property § 8-112. Rent shall be prorated through the date of the casualty, and all further liability for rent shall cease.

In the event the Premises are partially damaged by fire, windstorm, or other casualty beyond the control of Landlord so as to render the Premises partially untenantable but repairable, Landlord shall have the option to restore the Premises to substantially their condition immediately prior to the casualty. Rent shall be proportionately abated based upon the portion of the Premises rendered unusable relative to the whole of the Premises until the Premises are restored to a reasonably habitable condition.

If Landlord determines that the partial damage cannot be fully repaired within sixty (60) days from the date of the casualty, either Landlord or Tenant may terminate this Lease by written notice, and rent shall be prorated through the date of the casualty. If the damage or destruction is caused by the negligence, misuse, or willful act of Tenant or Tenant's guests, Tenant shall remain liable for rent, damages, and reasonable restoration costs to the extent permitted by law.

44. EMINENT DOMAIN: In the event that the Premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.

45. GOVERNING LAW: This Lease is governed by the laws of the state of Maryland.

46. REPAIRS: Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacements if the damage or malfunction to the Premises, its equipment or appliances, is caused by Tenant, Tenant's family, guests, or agents, including, but not limited to, misuse, failure to timely report, failure to properly maintain the Premises pursuant to their obligations under this Lease Agreement, negligence by Tenant, Tenant's family, guests, or agents, or other causes.

47. SURRENDER OF PREMISES: If Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof or pursuant to any notice to terminate as defined herein, Tenant will make good to Landlord all of the damages which Landlord suffers as a result thereof, and will further indemnify Landlord against all claims made by any succeeding tenant against Landlord founded upon delay by Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

48. WAIVER OF BREACH: Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

49. TENANTS IN MILITARY SERVICE: If any Tenant is a member of the Armed Forces of the United States or is otherwise protected under the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901, *et seq.*) nothing in this Lease shall limit or waive any rights or protections available to that Tenant under applicable federal or Maryland law, including the Servicemembers Civil Relief Act.

50. INDEMNIFICATION: Tenant agrees to indemnify and save harmless 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, caused by any act or omission of Tenant, or of the family, guests, agents or employees of Tenant.

51. LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism,

fire, water, smoke, explosions or other causes, except to the extent caused by the omission, fault, negligence or other misconduct of Landlord or Landlord's agents. Failure or delay in enforcing Lease covenants of other tenants shall not be deemed an omission, fault, negligence or other misconduct of the Landlord. Tenant shall defend and indemnify Landlord from claims or liabilities arising from Tenant's acts or omissions to the extent permitted by applicable law. Landlord acknowledges that they understand the laws, rules, regulations of renting their property in Baltimore City as it relates to lead paint laws and property registration requirements.

52. PREJUDGMENT INTEREST: If Tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date Landlord mails a notice of damages.

53. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

54. SMOKE DETECTORS: Landlord certifies that one or more code-compliant smoke detectors are installed in the premises and are in proper working order as of the beginning of the lease term. Tenant agrees not to remove, obstruct, tamper with, remove batteries from, or render inoperative any detector. Tenant agrees to test the detector(s) periodically. Tenant agrees to notify Landlord immediately in writing of any defect or malfunction. Upon receiving written notice from Tenant, Landlord shall repair or replace the defective detector(s) within five (5) days, as required by Maryland law.

55. 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 invitees, 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.

56. GUEST RESTRICTIONS AND COMMUNITY SAFETY: Tenant's social guests and invitees are welcome on the premises; however, Tenant agrees to be fully responsible for the conduct, actions, and omissions of all guests and invitees. Landlord reserves the right to prohibit specific individuals from entering the Premises or the property (including the yard or walkway) if such individuals engage in behavior that:

a) Violates local, state, or federal law while on the property;
b) Damages property belonging to the Landlord, the Tenant, or neighbors; or

c) Threatens the health, safety, or quiet enjoyment of neighbors, community members, or Landlord's personnel.

57. PEST CONTROL: If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease Agreement.

RULES AND REGULATIONS

TENANT AGREES NOT TO:

1. PETS: Keep any pets in or about the Premises without the prior written permission of Landlord. A pet addendum shall be attached to this Lease if applicable.

2. FURNITURE: Keep any water-containing furniture on any non-ground level floor of the Premises.

3. WALLPAPER, PAINT AND MIRRORS: Apply contact paper, wallpaper or mirrors to the Premises and will not change type or color of paint within the Premises without the prior written permission of Landlord.

4. PORTABLE HEATERS: Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.

5. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to Landlord. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord Fifty Dollars ($50.00) for reimbursement of the cost of changing or re-keying the locks.

6. ADVERTISING: Display any advertising, sign, or notice, inside or outside the Premises.

7. FIRE RISK: Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.

8. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the Premises.

9. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision of children not related to the Tenant by blood.

10. SWIMMING POOLS: Maintain within the Premises any swimming pool without the prior written permission of Landlord.

11. STORAGE AREAS: Allow the use of any storage areas in or about the Premises for the residential quarters of any person or animal.

12. SMOKING: Smoke any form of tobacco products or otherwise in the Premises.

TENANT AGREES TO:

13. CONDITION OF PREMISES: Keep the Premises in a neat, clean and sanitary condition. This includes normal maintenance of appliances, HVAC systems (filters) and other items.

14. PAINT: Notify the Landlord, pursuant to Section 16 of this Lease, of any flaking or chipping paint found either on or inside or the outside of the Premises.

15. LIGHT BULBS AND BATTERIES: Replace, at Tenant's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises, as well as replacing batteries in the smoke detectors as required to function.

16. APPLIANCE REPAIR: If the refrigerator and/or freezer quit working, Tenant agrees to notify landlord immediately. Tenant agrees to keep their food from spoiling until such time as the appliance can be repaired. Landlord will not be responsible for loss of food. If the refrigerator is equipped with a water filter, it is Tenant's responsibility to replace the filter.

LEASE RENEWAL / MONTH-TO-MONTH OPTION

Landlord will provide Tenant with a written offer to renew the Lease for an additional one-year term between seventy-five (75) and one hundred (100) days before the expiration of the current Lease term. The renewal offer will state the proposed terms and monthly rent for the new Lease term. Tenant may accept the renewal offer by signing a new Lease, or Tenant may request to continue the tenancy on a month-to-month basis, subject to the monthly rent and other terms offered by Landlord for the month-to-month tenancy. If Tenant does not wish to renew the Lease or continue the tenancy, Tenant shall provide Landlord with written notice of the Tenant's intention to vacate at least sixty (60) days prior to the expiration of the current Lease term. If more than one person shall be Tenant hereunder, notice given by or to any one Tenant shall bind all Tenants.

Tenant's Initials MD JM

IN WITNESS WHEREOF the parties hereto have executed this Lease Agreement the day and year first above written.

Tenant(s)

Matthew Dooley

Tenant

Tenant

Tenant

Landlord

Kaia Jacobi
2 Saint Martins Road
Baltimore, MD 21218
240-498-5130
jacobirealestategroup@gmail.com

By:
Landlord

INSURANCE ACCOUNT ACKNOWLEDGMENT

If Tenant has renter's insurance, the following information may be provided for Landlord's records.

Resident: Matthew Dooley

Address: 1731 Patapsco St Baltimore, MD, 21230

Resident's Insurance Company: TBD

Policy Number: TBD

Date Service Started: TBD

Resident Signature: Matthew Dooley

Resident: Jack McCarthy

Address: 1731 Patapsco St

Resident's Insurance Company: Tbd

Policy Number: Tbd

Date Service Started: Tbd

Resident Signature:

Resident: BENJAMIN MEILINGER

Address: 1731 PATAPSCO STREET

Resident's Insurance Company: TBD

Policy Number: TBD

Date Service Started: TBD

Resident Signature:

BGE ACCOUNT ACKNOWLEDGMENT

Resident(s) must supply our office with their BGE account number before moving in. This is to verify electrical service that has been placed in their name.

Resident: Matthew Dooley

Address: 1731 Patapsco St Baltimore, MD 21230

Resident's BGE #: 2309738553

Date Service Started: 10/01/2026

Resident Signature: Matthew Dooley

Doc ID: 8f907bf2e57610cb342f815464f66bc65acfb699

COSIGNER ADDENDUM:

This cosigner forms a part of the Rental Agreement. The cosigner agrees to be jointly and severally liable along with Tenant Benjamin Meilinger ("Guaranteed Tenant"), for that Tenant's obligations stipulated in the rental agreement between Tenant(s) and Landlord. The obligations include but are not limited to unpaid rent, charges, property damage, cleaning and repair costs that exceed the Resident's security deposit.

Under the terms of this agreement, the cosigner has no intention of occupying the Property and has read and understood the Rental Agreement, promises to guarantee the Guaranteed Tenant's compliance with the financial obligations of this Agreement. The cosigner understands that he or she may be required to pay for rent, charges, cleaning and repair costs for damages in such amounts as are incurred by the Tenants under the terms of this Lease if, and only if, the Guaranteed Tenant fails to pay.

Landlord will attempt (but is not required) to notify cosigner of any financial obligation that the Guaranteed Tenant fails to pay and give the cosigner an opportunity to satisfy the financial obligation. However, if cosigner does not cover Tenant's obligation within specified period of time on notification, and the obligation remains unpaid, the owner may pursue legal options to obtain a judgment against both the Guaranteed Tenant and the cosigner. In addition, the Landlord may pursue collection procedures and recover debt from both parties as well as report the debt of both the Guaranteed Tenant and cosigner to all three credit bureaus.

If Landlord, Guaranteed Tenant and Cosigner are involved in legal proceedings, the prevailing party shall recover reasonable attorney fees, court costs and reasonable costs necessary to collect and report a judgment.

Guaranteed Tenant Francis Meilinger Date 09 / 24 / 2026

Cosigner _____ Date 09 / 24 / 2026

Printed Name of Cosigner Francis Meilinger Date 09 / 24 / 2026

COSIGNER ADDENDUM:

This cosigner forms a part of the Rental Agreement. The cosigner agrees to be jointly and severally liable along with Tenant Matthew Dooley ("Guaranteed Tenant"), for that Tenant's obligations stipulated in the rental agreement between Tenant(s) and Landlord. The obligations include but are not limited to unpaid rent, charges, property damage, cleaning and repair costs that exceed the Resident's security deposit.

Under the terms of this agreement, the cosigner has no intention of occupying the Property and has read and understood the Rental Agreement, promises to guarantee the Guaranteed Tenant's compliance with the financial obligations of this Agreement. The cosigner understands that he or she may be required to pay for rent, charges, cleaning and repair costs for damages in such amounts as are incurred by the Tenants under the terms of this Lease if, and only if, the Guaranteed Tenant fails to pay.

Landlord will attempt (but is not required) to notify cosigner of any financial obligation that the Guaranteed Tenant fails to pay and give the cosigner an opportunity to satisfy the financial obligation. However, if cosigner does not cover Tenant's obligation within specified period of time on notification, and the obligation remains unpaid, the owner may pursue legal options to obtain a judgment against both the Guaranteed Tenant and the cosigner. In addition, the Landlord may pursue collection procedures and recover debt from both parties as well as report the debt of both the Guaranteed Tenant and cosigner to all three credit bureaus.

If Landlord, Guaranteed Tenant and Cosigner are involved in legal proceedings, the prevailing party shall recover reasonable attorney fees, court costs and reasonable costs necessary to collect and report a judgment.

Guaranteed Tenant Matthew Dooley Date 09 / 24 / 2026

Cosigner  Date 09 / 24 / 2026

Printed Name of Cosigner Julie Cooper Date 09 / 24 / 2026