LEASE - RENTAL AGREEMENT

In consideration of the agreements of the Tenant(s), known as **Courtney Yearwood**

Bradley Gratton, the Owner(s), hereby rents the dwelling at **3001 Hudson St. Apt B, Baltimore, MD 21224** for the period commencing on the **15th** day of **August 2026**, and ending twelve and half (12.5) months later on **August 31, 2027,** at which time this agreement is terminated unless an extension is negotiated. Tenant(s), in consideration of Owner permitting them to occupy the above premises, hereby agree(s) to the following terms: The sum of **$23,750.00** payable at the rate of **$1,900.00** per month beginning on September 1, 2025 and on the first of each month thereafter, plus one half month of **$950** and the sum of **$1,900.00 as a security** deposit (paid already for first year lease, doesn't need to be paid again), which upon acceptance of this rental agreement, the Owner/Agent of said premises hereinafter referred to as Owner, shall apply said funds as follows:

Total Rent due for entire term: **$23,750.00**

Rent for the period from **8/15/2026-8/31/2027 @ $1,900.00 per month =**	**$ 23,750.00**
Security Deposit (potentially refundable)	**$ 1,900.00**
Key Deposit / Oil Co. Deposit: n/a	
Last Month's prepaid rent: n/a	
Real Estate Commission: n/a	
TOTAL:	**$ 25,650.00**

1. TERM The term hereof shall commence on **August 15th, 2026.**
(check one of the following alternatives):
[x] Until **August 31st, 2027.**
[] Either shall terminate the same by giving the other party **n/a** days written notice delivered by certified mail, provided that tenant agrees not to terminate prior to the expiration of **n/a** months.

Tenant agrees to cooperate with Owner in the showing of the premises for sale or re-rental and agrees to make premises accessible and in "show condition" once notice is given to vacate.
Tenant cannot terminate lease within the 1 year term under any circumstances, unless given written permission from Owner.

2. RENT Rent shall be **$23,750.00** with the balance to be paid at the rate of **$1,900.00** per month, payable in advance, upon the **1st** day of each calendar month, beginning September 1, 2026, to Owner or her authorized agent, to online **bank account or payment protal** (*will provide information*) or at such other place as Owner may designate. Rent must be paid in full and no amount subtracted from it.
Late charges, reasonable attorney's fees, and any expenses related to the enforcement of this lease shall be classified as "additional rent." This additional rent is payable as rent, together with the next monthly rent due. If tenant fails to pay additional rent on time, Owner shall have the same rights against tenant as if it were a failure to pay rent

3. LATE FEES In the event rent is not received by the **5th** day after due date, Tenant agrees to pay a late charge of **$95.00.** Additional late charges of $**5.00** will be incurred for each day rent is late beyond the **5th** day of the month. Tenant agrees to further pay **$50** for each dishonored bank check. After the tenth day that rent has not been paid, further legal action will be taken at Tenant's expense. Tenant acknowledges that untimely payments may adversely affect credit rating. Unpaid late charges and/or attorney's fees shall be classified as "additional rent." Additional rent that remains unpaid after 30 days from the date incurred shall constitute a breach of this lease. Tenant also understands that late fees shall be applicable if a dishonored bank check, bank error and/or out of state/non-local check prevents Owner from receiving rent money on time.

5. USE The premises shall be used as a residence by the undersigned tenants with no more than **2** occupants, and for no other purpose, without written consent of the Owner. Occupancy by guests staying over **7** days will be a violation of this provision. In the event any other people occupy and live in this rental, in any capacity, without Owner's written consent, it will constitute a breach of this lease, and the Owner at her sole option may terminate this lease.

6. UTILITIES Tenant shall be responsible for the payment of all utilities and services for the entire premises (partial water, gas/electric, cable, etc.). Water shall be subdivided by room across the entire building. Tennant is responsible for 2/5 of the water bill, which will be provided via email to the tenant.

7. HOUSE RULES In the event that the premises are a portion of a building containing more than one unit, or a single-family dwelling, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including but not limited to rules with respect to noise, odors, disposal of refuse, pets, parking and use of common areas. Tenants agree to use carpeting or area rugs on any bare wood floors above another dwelling. Tenants agree to provide their own trash cans and to bring them in after collection.

8. MAINTENANCE, REPAIRS OR ALTERATIONS Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Tenant shall at his/her own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. Once notice is given to vacate, Tenant agrees to keep the premises in "show condition". "Show condition" means as clean, orderly and undamaged as when received. Upon vacating, Tenant shall deliver premises vacant and clean. Tenant shall be responsible for damages caused by his/her negligence and that of his/her family, invitees or guests.
> **PAINT** Tenant shall not paint, paper or otherwise redecorate without the prior written consent of the Owner. All paints, materials and work plans must be approved in writing by Owner or her authorized agent. Tenant shall be responsible for paint spills/clean-ups or damages as a result of paint related work.
> **GROUNDS** Tenant shall be required to irrigate and maintain any surrounding grounds, and keep same clear of leaves, rubbish and weeds. Tenant is responsible for snow and ice removal from walks, driveways, steps and any areas where safety should be observed. It is agreed that Tenant shall not use any salt on stoops or walkways. Calcium chloride is recommended instead for de-icing and is not harmful to the masonry.
> **EXPOSED BRICK** Tenant shall not paint, paper, hang pictures, shelves, tv's, or other items, by putting holes into, or otherwise redecorating by causing damage to the exposed brick without the prior written consent of the Owner.
> **BASEMENTS AND GARAGES** In the event the dwelling has a basement or garage, use of the basement or garage is not included in the rent, nor shall it be considered living space. Any use of the basement or garage shall be at Tenant's own risk. Tenant agrees to be responsible for maintaining these areas properly,
> **WINDOWS** Tenant is responsible for the cleaning of the windows on the premises. If any window(s) or screen(s) become damaged or broken as a result of the tenant's negligence during the term of this tenancy, the Tenant will be responsible for repair(s). Tenant agrees not to install any window unit air conditioners without the consent of the Owner.
> **ADDITIONAL ITEMS** Storm doors are not included in the rental. Light bulbs shall have wattage of no higher than 60 watts and be supplied by Tenants. Should Tenant attach any fixtures, drapes, blinds, or any other objects to the real property by nails,

screws, or glue, it is agreed that these objects will remain with the premises and may be responsible for the cost of removal at Owner's discretion. Tenant shall not install or authorize installation of any wiring on the premises which requires the drilling of holes into the dwelling, without Owner's written consent. In the event a requested serviceman is unable to gain access to premises for agreed repairs, Tenant shall be responsible for a service charge of $35.00 payable as "added rent".

9. ORDINANCES & STATUTES Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, of which may hereafter be in force pertaining to the use of the premises.

10. SPACE "AS IS" Tenant has inspected the premises. Tenant states that they are in good order and repair and takes premises "as is".

11. ASSIGNMENT AND SUBLETTING Tenant shall not assign this agreement or sublet any portion of the premises without the written consent of the Owner.

12. PETS No pets shall be brought on the premises without prior written consent of the Owner. In the event that the Owner consents to allow Tenant to bring a pet into the premises an additional cleaning fee of $200.00 and security deposit of $350.00 may be required.

13. PESTS Tenant agrees to be responsible for 1/2 of the insect extermination contract and 1/2 of any cost associated with the removal of insect or wildlife infestation during the tenant's occupancy. Owner and tenant shall be responsible to immediately remedy any such infestations as soon as any pest problem is observed.

14. APPLIANCES The dwelling may contain various appliances, such as stoves, microwave ovens, refrigerators, dishwashers, laundry machines, garbage disposals and compactors, central or individual air conditioners, dehumidifiers, etc. which Owner assumes responsibility for cost of maintaining and repairing except where otherwise stated within the lease. If appliances are equipped with manuals and/or warrantee papers, Tenant shall not lose or discard these documents, and will be responsible for their return. The appliances provided in the dwelling by the Owner are as follows: **Washer/Dryer, Refrigerator, Oven, Dishwasher, Microwave.**

15. PLUMBING STOPPAGES Tenant is responsible for all plumbing stoppages caused by them.

16. HEATING AND COOLING SYSTEMS It is the responsibility of the tenant to clean the filters every 60 days. If the dwelling is equipped with central air conditioning or individual units, the air conditioning equipment care and maintenance shall be the Owner's responsibility, unless otherwise specified herein. Electric and kerosene heating units are prohibited.

17. REPAIRS Owner shall make the necessary repairs to the exterior and interior with reasonable promptness after receipt of written notice from Tenant (Email shall be considered acceptable notice). Tenant shall be responsible to the cost of any repairs that are a direct result of their negligence. Tenant shall keep premises in a safe, clean, and sanitary condition. In case of emergency Tenant may contact a repair or licensed service person and will be responsible for paying the first $100 of any charge. Owner will not warranty refrigerator ice makers and water units and neither will be repaired by Owner, nor will Owner supply water filters.

18. FUEL OIL ADJUSTMENT The fuel tank on the premises as of **N/A** gallons of oil. A fuel adjustment in the amount of **N/A** must be paid by Tenant prior to Tenant's occupancy. Owner will not be responsible to reimburse tenants for fuel upon vacating.

19. RIGHT OF ENTRY FOR PERIODIC INSPECTION The Owner or his agent may enter the premises with prior consent of the tenant or with 24 hours written notice to any tenant on the premises to be entered. The Owner may enter during reasonable hours and for the purpose of inspecting the premises, making necessary or agreed repairs, decorations, alterations or improvements, supplying necessary or agreed services, or exhibiting the dwelling unit to prospective or actual purchasers, mortgagees, prospective tenants, workmen, contractors, or insurance inspectors. The Owner shall be deemed to have given 24 hours written notice by posting a notice in a noticeable place stating such intent to enter, at least 24 hours before the intended entry, or in the event notice to vacate has been given by the tenant, the Owner shall have tenant's authorization to show the premises at any and all reasonable times, regardless of whether the tenant is present or not. However, in the event of an emergency constituting a danger to life, health or property, the Owner or her agent may enter the property at any given time without the consent of or notice to the tenant. The Owner shall have the right to enter the property at any given time upon the request for repairs.

20. INDEMNIFICATION Owner shall not be liable for any damage or injury to the tenant or any other person or to any property, occurring on the premises or any part thereof, or in common areas thereof, unless such damage or injury is the proximate result of the negligence of the Owner, her agents or employees. Tenant agrees to hold Owner harmless from any claims from damages, no matter how caused. Tenant acknowledges receipt of HUD lead paint disclosure information and/or pamphlet.

21. POSSESSION If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damages caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within **30** days of the commencement of the term hereof. In the event this agreement is terminated by the tenant and/or the owner, any monies or realty commissions paid by tenant and/or owner shall be deemed damages against the party in default, not the real estate broker.

22. SECURITY The security deposit set forth, shall secure the performance of the tenant's obligations herein. Owner may, but shall not be obligated to apply all or portions of said deposit on account to Tenant's obligations herein, including, but not limited to, if Tenant is in default of this lease, attorney's fees, unpaid rent, any other outstanding charges. Any balance remaining upon termination shall be returned to the tenant. Tenant shall not have the right to apply Security Deposit in payment of any rent. In the event Tenant shall terminate this lease prior to completion of full twelve (12) months security deposit will not be reimbursed.

23. DEPOSIT REFUNDS The balance of all deposit refunds shall be refunded within sixty (60) days from the date possession is delivered to Owner or her authorized agent together with a statement showing any charges made against such deposit by owner. Tenant agrees to provide Owner/Agent with the address of his/her new residence and include it in the Notice of Intention to Vacate form. Tenant also agrees that endorsement of a security refund settlement check shall constitute full acceptance of settlement, agreement and waiver of any claims against Owner/Agent. Deposit will not be refunded if lease is broken before twelve (12) months from the day lease is signed.

24. WAIVER No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of partial payment be deemed a waiver of Owner's right to the full amount thereof. No terms in this lease shall be deemed waived, regardless of any conflicting terms or rules in any governmental rent assistance programs.

25. REAL ESTATE COMMISSION In the event a commission was earned by a real estate broker, Tenant shall not take possession of the premises unless all fees due broker is paid in full as agreed. Commission is payable when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not refundable under any circumstances regardless of any disputes or conditions between Owner and Tenant before, after, or whether or not occupancy is taken.

26. DEFAULT If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in a manner required by law, the Owner, at his option, may terminate all rights of the tenant herein, unless Tenant within said time shall cure such default. If Tenant abandons or vacates the premises while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. If the lease is canceled or rent or added rent is not paid on time, or Tenant vacates the premises, Owner may in addition to other remedies take any of the following steps: Enter the premises and remove the tenant and any person or property; Use dispossess, eviction or other lawsuit method to take back the premises. If the lease is ended or Owner takes back the premises, rent and added rent for the unexpired term becomes due and payable. Owner may re-rent the premises and anything in it for any term. Owner may re-rent for a lower rent and give allowance to the new tenant. Tenant shall be responsible for Owner's cost of re-renting. Owner's cost shall include the cost of repairs, decorations, broker's fees, attorney's fees, advertising and preparation for renting. Tenant shall continue to be responsible for rent, expenses, damages and losses. Any rent received from the re-renting shall be applied to the reduction of money the tenant owes. Tenant waives all rights to return to the premises after possession is returned to Owner by a court. Tenant agrees to waive rights to trial by a jury in any matter which comes up between the parties under or because of this lease.

27. DAILY RENTAL This lease provides for rent to be paid monthly, but in the event of a default on the tenant's part in paying the rent, Tenant agrees that this will become a Daily Rental until such time rent is brought current. After proper notices are given by the Owner, the tenant agrees that a Daily Rental term would begin immediately following the tenant's failure to cure the default. Tenant agrees to have any arrears up to date by the tenth (10th) day from failure to cure default or Tenant will vacate the premises immediately or be subject to arrest for theft of services and/or trespassing.

28. ATTORNEY'S FEES In any legal action to enforce the terms hereof or relating to the premises, the Owner or agent shall be entitled to all reasonable costs incurred in connection with such action, including a reasonable attorney's fee. Tenant acknowledges all reasonable attorneys' fees shall be classified and billed to tenant as "added rent."

29. NOTICES Any notice which either party may or is required to give, may be given by mailing the same, by certified mail, to Tenant at the premises, or to Owner at the address shown below or at such other places as may be designated by the parties from time to time. This includes notification or requests for repairs. Tenant is required to notify Owner in writing of Intention to Vacate or Intention to Re-new at least __**60**__ days before the expiration of this lease.

Tenant agrees to immediately notify Owner or Agent in writing by certified mail, email or phone of any dangerous or hazardous conditions existing on the premises.

30. HOLDING OVER Any holding over after expiration hereof, with the consent of the Owner, shall be construed as a month to month tenancy in accordance with the terms hereof, as applicable. The terms and conditions of this lease will continue to apply.

31. TIME **"**Time is of the essence" of this agreement.

32. INSURANCE Owner is responsible for liability/fire insurance coverage on premises. Tenant agrees to obtain and maintain a mandatory "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of lease execution. Owner shall be listed as an additional insured on such "Renter's policy." In the event Tenant fails to provide Owner with a copy of a valid "Renter's Insurance" policy as agreed, Owner may issue a Notice of Lease Violation to the tenant and may obtain insurance on the tenant's behalf at the tenant's expense. In the event a written Notice of Lease Violation is issued to the tenant, the tenant shall correct the violation within five (5) days.

33. SUCCESSORS This lease is binding on all parties who lawfully succeed to the rights or take the place of the Owner or Tenant.

34. TENANCY & SERVICE OF PROCESS Every tenant who signs this agreement agrees to be fully responsible jointly and severally for all items agreed herein, and furthermore agrees to be the agent of the other tenants and occupants of the premises and is both authorized and required to accept on behalf of the other tenants and occupants, service of summons and other notices relative to the tenancy.

35. TELEPHONE Tenant agrees to furnish Owner or agent with a telephone number within five (5) days from taking occupancy. Tenant shall be responsible for any telephone company installation charges, if applicable.

36. FENCES Fences that currently exist are not included in the rental. Tenant agrees to be responsible for maintaining any existing fence, gates.

37. LOCKOUTS Should Tenants lock themselves out of their dwelling and be unable to gain access through their own resources, they may call a professional locksmith or the Owner to let them in, and will be responsible for damages if any. Tenant shall be responsible for the cost of the locksmith and also to provide the Owner with new keys if the locks are changed. If Owner is called upon to let Tenants in, there will be a $50.00 charge.

38. CLEANING FEE In the event the premises are returned in condition poor enough to require a cleaning service (unrelated to pet cleaning fee), a cleaning fee of **$200.00** is to be paid by Tenant. This fee represents the usual cost of preparation for re-occupancy. Owner will waive this fee until premises are returned, and if returned in as good condition as received at commencement of this lease.

39. BANKRUPTCY If (1) Tenant assigns property for the benefit of creditors, (2) Tenant files a voluntary petition or an involuntary petition is filed against Tenant under any bankruptcy or insolvency law, or (3) a trustee or receiver of Tenant or Tenant's property is appointed, Owner may give Tenant 30 days written notice of the cancellation of the term of this lease. If any of the above is not fully dismissed within the 30 days, the term shall end as of the date stated in the notice. Tenant must continue to pay rent, damages, losses and expenses without offset.

40. WITHHOLDING RENT Under no circumstances may any rent be withheld in full or in part, regardless of any expenses incurred by Tenant, regardless of the financial status of the premises, or the legality of the premises. Rent must be paid to Owner or Owner's agent only. Non-payment or payment to any other party is a violation of this Lease Agreement and cause for immediate eviction.

41. SMOKE DETECTOR(S), FIRE EXTINGUISHER Tenant(s) acknowledge that the dwelling is equipped with smoke detector(s) and fire extinguisher(s). Tenant(s) agree to test the smoke detector(s) on a regular basis (2-3 times per month), and to report any problem with them immediately to owner in writing. Tenant agrees to replace the battery for the smoke detector as necessary, or at a minimum once a year, with a new alkaline battery.

42. VEHICLES N/A

43. FIREPLACE If premises has a fireplace, Tenants agree to exercise safety measures when it is in use. Tenants agree to assume responsibility for keeping the chimney clear of any buildup or obstructions during their tenancy.

44. NO SMOKING Tenant acknowledges that smoking is prohibited in this rental.

45. WATERBEDS Tenant shall not have a waterbed on the premises without the written consent of the Owner. This will be an amended section of the contract.

46. ILLEGALITY If any part of this lease is not legal according to local laws, the rest of the lease will be unaffected. Illegal activity of Tenant(s), invitees or guests on premises constitutes a breach of this lease.

47. LEAD PAINT DISCLOSURE Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling.

48. RADON GAS DISCLOSURE In many states, State Law requires the landlord to make the following disclosure: Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a house or building in significant quantities, may present health risks to persons exposed to it over time.

49. OPTION TO RE-NEW LEASE Tenant has the option, providing the terms and conditions of this lease have been complied with and satisfied, to re-new this agreement for a period of **_twelve (12) months_**, at an annual increase of **_to be agreed upon_ ,** subject to Owner's approval. If the Tenant wishes to re-new, a new lease will be prepared, and a processing fee of $ **_n/a__** will be payable at the execution of the new lease.

50. BREACH OF LEASE If rent is over ten (10) days late, Owner will construe non-payment as a breach of this lease, constituting Tenant's 30 days' Notice to Vacate. Also, in the event agreements made in this lease are broken by Tenant, the security deposit will be forfeited at Owner's option. Owner may continue the lease or terminate any or all of the Tenant's rights herein. In the event a written notice advising the Tenant of a default or Notice of Lease Violation is issued to the Tenant the Tenant shall correct the violation within three (3) days.

51. FORMS AND NOTICES Tenant acknowledges receiving the following forms understands and agrees to follow instructions therein.
Notice to Vacate Form ___ Notice of Intention to Re-new ___ Move-In Inventory & Condition Form ___
List of Move-Out Charges _____ Lead Paint Disclosure ___.

52. QUIET ENJOYMENT AND HABITABILITY The Owner agrees that if the Tenant, keeps and complies with all the covenants herein contained, shall at all times during the existence of this lease, renewals or extensions, peaceably and quietly, have, hold, and enjoy the leased premises, without suit, trouble or hindrance from the Owner/Agents of the Owner, or any person claiming under the Owner. The Owner states that the premises are fit for human living and that there are no known conditions dangerous to health, life or safety.

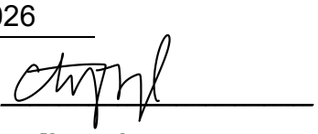
53. UNINHABITABILITY If premises become uninhabitable by reason of fire, explosion, or by any other casualty, Owner may, at its option terminate rental agreement or repair damages within 30 days. If Owner does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Owner elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of reoccupation, providing during repairs Tenant has vacated and removed Tenant's possession as required by Owner. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.

54. ENTIRE AGREEMENT The foregoing constitutes the entire agreement between the parties and may be modified only by an official change of terms notice issued by the owner/agent in writing, or a writing signed by both parties. The following exhibit has been made a part of this agreement before the parties' execution hereof:
None

55. ACKNOWLEDGMENT Tenants hereby acknowledge that they have read, understand and agree to all parts of this document, and have received a copy.

THE UNDERSIGNED TENANT(S) ACKNOWLEDGES RECEIPT OF A COPY HEREOF.

DATE: 7/24/26 **DATE:** 7/24/2026

OWNER/AGENT Signature:  **TENANT Signature:** 

Owner Printed Name: **Bradley Gratton** **Printed Name:** **Courtney Yearwood**

Address for all notices: 645 S Curley St.
Baltimore, MD 21224
Phone: 240-409-3044

Email: **grattonbradley@gmail.com**

Address for all notices: 3001 Hudson St. Apt B
Baltimore, MD 21224
Phone: 904-445-6576

Email: courtyearwood@gmail.com