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MARYLAND RESIDENTIAL

LEASE AGREEMENT

Managed by

5 Star Solutions

Real Property Article, Maryland Code | Updated 2026

Prepared by DK Law Group, LLC

10451 Mill Run Circle, Suite 400 | Owings Mills, MD 21117

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IMPORTANT NOTICE

THIS IS A LEGALLY BINDING CONTRACT. READ IT CAREFULLY BEFORE SIGNING.

If you do not understand any provision of this Lease, you should seek the advice of an attorney before signing. By signing this Lease, Tenant acknowledges that Tenant has read, understands, and agrees to be bound by each and every provision set forth herein.

This Lease has been prepared in compliance with the Real Property Article of the Annotated Code of Maryland, including the Maryland Tenant Safety Act, the Maryland Access to Counsel in Evictions Act, and all applicable local ordinances. Certain provisions have been updated to reflect statutory changes effective through 2025, including amendments to security deposit limits, notice requirements, and flood and lead-based paint disclosures.

PARTIES TO THIS LEASE

This Residential Lease Agreement (the "Lease") is entered into and made effective as of the date last signed below (the "Effective Date"), by and between:

LANDLORD: DNT Legacy (the "Owner"), acting by and through its exclusive authorized agent and property manager, 5 STAR SOLUTIONS MANAGEMENT SERVICES, a Maryland property management company ("Manager" or "Agent"), with principal offices at 8304 Harford Rd Parkville MD 21234

☐ ☐ **5 STAR SOLUTIONS Management Services**

with a mailing address at 8304 Harford Rd Parkville MD 21234 ("Landlord" or "Owner," and together with Manager where context requires, "Landlord"); and

TENANT(S): The individual(s) identified in Section 1 below (individually and collectively, "Tenant," also referred to as "Lessee").

Where more than one individual enters into this Lease as Tenant, each individual shall be jointly and severally liable for all obligations under this Lease and for all Rent (as defined below) due hereunder. All persons age eighteen (18) or older who will occupy the Property must execute this Lease. If any occupant of the Property reaches the age of eighteen (18) during the Lease Term, that occupant shall be required to execute the Lease or any renewal thereof.

For purposes of this Lease, "Occupy" means any person visiting or residing at the Property for more than fourteen (14) days, whether consecutive or non-consecutive, during any twelve (12) month period, without Landlord's prior written consent.

Tenant Information

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant #1 Full Legal Name:	Alton Davis
Tenant #1 Date of Birth:	3/20/1980
Tenant #1 Phone & Email:	4102371344/al_toneg@yahoo.com
Tenant #2 Full Legal Name:	The Alton Group, LLC
Tenant #2 Date of Birth:	
Tenant #2 Phone & Email:	
Additional Occupants (name / age):	

TABLE OF CONTENTS

1. Term of Lease
2. Monthly Rent
3. Rental Property
4. Renewal of Lease
5. Security Deposit
6. Payment of Rent – ACH / PORTAL Only
7. Legal Obligations of Tenant
8. Reletting
9. No Assignment or Sublease
10. Indemnification
11. Use and Occupancy
12. Abandonment
13. Tenant's Responsibility at End of Term
14. Early Termination (Break Lease)
15. Military Clause (SCRA)
16. Failure to Vacate / Holdover
17. Notices
18. Validity of Provisions
19. Waiver
20. Landlord's Right to Enter
21. Keys, Locks, and Lockouts
22. Repairs and Maintenance – PORTAL Ticketing
23. Tenant Maintenance Responsibilities
24. Snow, Ice, and Lawn Care
25. Renters Insurance (Required)
26. Alterations
27. Fires and Casualty

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

28. Condition of Property
29. Pest Control
30. Water, Moisture, and Mold
31. Utilities and Water Usage
32. Smoke and CO Detectors
33. Pets
34. Smoking Prohibited
35. Inspections
36. Vehicles and Parking
37. Trash and Recycling
38. Joint and Several Liability
39. Prohibited Conduct
40. Applicable Law and Venue
41. Attorneys' Fees and Costs
42. Owner Does Not Waive Rights
43. Consent to Electronic Notice
44. Lead-Based Paint Disclosure
45. Flood Risk Disclosure
46. Fair Housing / Source of Income
47. Maryland Receipt of Security Deposit
48. Acceptance and Signatures

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

SECTION 1. TERM OF LEASE

Tenant shall lease the Property (as defined in Section 3 below) from the Landlord for an initial term (the "Initial Term") commencing on the Commencement Date and expiring on the Expiration Date, each as set forth below. In the event the parties renew the Initial Term in accordance with Section 4 below, the Initial Term as extended by any Renewal Term (each as defined herein) shall be collectively referred to as the "Term."

Commencement Date:	11/01/2026
Expiration Date:	12/01/2026
Initial Term (months):	mont to month lease agreement

By initialing, Tenant acknowledges and agrees to the terms of Section 1.	**Tenant Initials:** DS

SECTION 2. MONTHLY RENT

Tenant shall pay to Landlord a monthly rent ("Monthly Rent") in the amount set forth below, which shall be paid in advance, without notice, deduction, setoff, or demand, on or before the first (1st) day of each calendar month during the Term. On the Effective Date, Tenant shall pay to Landlord the full first month's Monthly Rent (prorated if the Commencement Date is other than the first day of the month).

Any additional amounts due from Tenant pursuant to this Lease, including but not limited to late fees, returned payment fees, utility reimbursements, water usage charges, attorneys' fees, court costs, and damages, shall be collectively referred to as "Additional Rent." Monthly Rent and Additional Rent are collectively referred to as "Rent," and Landlord shall have all rights and remedies available under Maryland law for the collection of any component of Rent.

Monthly Rent ($):	1895.00
Prorated First Month ($):	0.00
Security Deposit ($):	1895.00

By initialing, Tenant acknowledges and agrees to the terms of Section 2.	**Tenant Initials:** DS

SECTION 3. RENTAL PROPERTY

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential dwelling located at the address set forth below (the "Property"). Tenant acknowledges that the Property is in a habitable, reasonable, and safe condition as of the Commencement Date, and that Tenant has had an opportunity to inspect the Property prior to executing this Lease. Tenant agrees to give Landlord immediate written notice of any defect at the Property that constitutes a serious or substantial threat to life, health, or safety.

The Property is classified, for purposes of this Lease, as (check one): ☐ Single-Family Dwelling ☐ Multi-Family / Apartment Unit. The classification of the Property affects certain obligations under this Lease, including snow removal and lawn care obligations under Section 24.

Property Address:	228 N Kenwood Ave
Unit (if any):	
City, State, ZIP:	Baltimore MD 21224
County:	

By initialing, Tenant acknowledges and agrees to the terms of Section 3.	**Tenant Initials:** DS _____

SECTION 4. RENEWAL OF LEASE

AUTOMATIC RENEWAL PROVISION — PLEASE READ CAREFULLY BEFORE INITIALING.

THIS LEASE SHALL AUTOMATICALLY RENEW ON A MONTH-TO-MONTH BASIS UPON EXPIRATION OF THE INITIAL TERM UNLESS EITHER PARTY PROVIDES WRITTEN NOTICE OF NON-RENEWAL AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF THE THEN-EXISTING TERM, CONSISTENT WITH § 8-402 OF THE REAL PROPERTY ARTICLE OF THE MARYLAND CODE AND ANY APPLICABLE LOCAL ORDINANCE.

During any month-to-month renewal, all terms and conditions of this Lease shall remain in full force and effect except that Landlord reserves the right to increase the Monthly Rent upon not less than sixty (60) days' prior written notice, or such longer notice period as may be required by any applicable rent stabilization ordinance (including, where applicable, Montgomery County and Prince George's County).

Nothing in this Section shall be construed to shorten any notice period required under applicable law, and Landlord shall comply with all notice requirements applicable in the jurisdiction in which the Property is located.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

By initialing, Tenant acknowledges and agrees to the terms of Section 4.	**Tenant Initials:** DS _____

SECTION 5. SECURITY DEPOSIT

On or before the Commencement Date, Tenant shall deposit with Landlord a security deposit (the "Security Deposit") in the amount set forth in Section 2 above, which amount shall not exceed one (1) month's Monthly Rent, consistent with § 8-203 of the Real Property Article of the Maryland Code as amended. Receipt of the Security Deposit is acknowledged upon execution of this Lease.

The Security Deposit shall be held by the Landlord in a federally insured financial institution in the State of Maryland that does business in the State of Maryland, in accordance with § 8-203(d) of the Real Property Article. The Security Deposit shall accrue simple interest at the rate required by Maryland law, computed from the date of receipt, and such interest shall be paid to Tenant at the time of any refund of the Security Deposit.

Tenant is hereby advised of Tenant's rights as set forth in §§ 8-203(f) and 8-203.1 of the Real Property Article of the Maryland Code. Landlord's failure to advise Tenant of these rights forfeits Landlord's right to withhold any part of the Security Deposit for damages.

Permitted Withholdings

The Security Deposit, or any portion thereof, may be withheld only for: (a) unpaid Rent; (b) damage due to breach of this Lease; or (c) damage to the Property, common areas, major appliances, or furnishings owned by Landlord caused by Tenant, Tenant's family members, agents, employees, guests, or invitees, in excess of ordinary wear and tear. In calculating damages for lost future Rent, any amount of Rent received by Landlord for the Property during the remainder of Tenant's Term shall reduce the damages by a like amount. The Security Deposit is not liquidated damages and may not be forfeited to Landlord for a breach of this Lease except to the extent Landlord is actually damaged by the breach.

Move-In and Move-Out Inspections

Tenant has the right to have the Property inspected by the Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy, provided Tenant so requests by certified mail within fifteen (15) days of Tenant's occupancy. Tenant has the right to be present when Landlord inspects the Property at the end of the tenancy in order to determine if any damage was done, provided Tenant notifies Landlord by certified mail at least fifteen (15) days prior to Tenant's intended date of move-out, specifying the date of moving and Tenant's forwarding address (the "Move-Out Inspection Request Notice"). Upon receipt of the Move-Out Inspection Request Notice, the landlord shall notify the tenant by certified mail of the date and time of the inspection, which shall occur within five (5) days before or five (5) days after the designated date of moving.

Return of Security Deposit

Within forty-five (45) days after the termination of the tenancy, Landlord shall either return to Tenant, by first-class mail addressed to Tenant's last known address, any unused portion of the

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Security Deposit together with any required interest, or shall provide Tenant with a written list of the charges against the Security Deposit claimed by Landlord and the actual costs incurred. Landlord's failure to comply with § 8-203 of the Real Property Article may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorneys' fees.

The foregoing provisions do not apply to any Tenant who has abandoned the Property or who has been evicted, unless such Tenant makes a written demand for the return of the Security Deposit within forty-five (45) days of being evicted, ejected, or abandoning the Property, and provides Landlord with the Tenant's new forwarding address.

Additional Security Deposit Terms

- Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial that work will not be completed within the forty-five (45) day period following termination, in which event Landlord reserves the right to pursue Tenant for reimbursement of such costs.
- In the event of a sale or transfer of the Property, Landlord shall transfer the Security Deposit to the new owner, and upon written notice of such transfer to Tenant, Landlord shall be released from all liability for the return of the Security Deposit.
- In the event of any permitted assignment of this Lease, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee, and Landlord will have no liability with respect to the return of such Security Deposit to the original Tenant.
- Where multiple individuals constitute "Tenant," the Security Deposit shall be retained by the Landlord until the last such individual vacates the Property and all financial responsibilities have been fulfilled. Refunds, if any, shall be payable jointly to all original tenants of record.

By initialing, Tenant acknowledges and agrees to the terms of Section 5.	**Tenant Initials:** DS _____

SECTION 6. PAYMENT OF RENT – ACH / PORTAL ONLY

EXCLUSIVE PAYMENT METHOD.

“PORTAL” means the secure online tenant portal designated by Landlord and made available to Tenant through Landlord’s third-party property management software provider. The PORTAL is the exclusive platform through which Tenant shall (i) pay Monthly Rent and all Additional Rent, (ii) submit maintenance and repair requests, (iii) upload proof of renters insurance, (iv) receive statements, notices, and ledgers, and (v) communicate with Landlord regarding non-emergency matters. Landlord shall provide Tenant with PORTAL login credentials on or before the Commencement Date. Tenant is solely responsible for activating the account, maintaining current contact information within the PORTAL, and securing Tenant’s login credentials. All payments of Rent under this Lease shall be made exclusively through the PORTAL. Acceptable forms of payment are limited to (a) Automated Clearing House (ACH) electronic bank transfer;

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

and (b) credit card or debit card payment processed through the PORTAL. Credit card and debit card payments may be subject to third-party processing fees that will be disclosed to Tenant prior to payment.

LANDLORD DOES NOT ACCEPT PAPER CHECKS, MONEY ORDERS, CASHIER'S CHECKS, CERTIFIED CHECKS, WIRE TRANSFERS, PEER-TO-PEER APPLICATIONS (INCLUDING BUT NOT LIMITED TO ZELLE, VENMO, CASH APP, OR PAYPAL), OR CASH. ANY SUCH PAYMENT TENDERED TO LANDLORD OR LANDLORD'S AGENT SHALL BE RETURNED TO TENANT UNAPPLIED, AND RENT SHALL BE DEEMED UNPAID UNTIL PROPERLY REMITTED THROUGH THE PORTAL.

Landlord shall provide Tenant with access credentials to the PORTAL on or before the Commencement Date. Tenant is responsible for maintaining the security of Tenant's login credentials and for ensuring that funds are available in Tenant's designated payment account on the date payment is initiated. A payment shall not be deemed received until such funds have actually cleared into Landlord's operating account; a scheduled or pending payment does not constitute receipt of Rent.

Late Rent and Late Fees

Monthly Rent is due on the first (1st) day of each calendar month. If the first (1st) day of the month falls on a weekend or legal holiday, payment is nevertheless due on that date. All payments shall be considered late if not received by the Landlord through the PORTAL by 11:59 p.m. Eastern Time on the fifth (5th) day of the month. In the event Monthly Rent is not paid in full by such time, Tenant agrees to pay, as Additional Rent, a late fee equal to five percent (5%) of the unpaid Monthly Rent for the applicable rental period, consistent with § 8-208(d)(3) of the Real Property Article of the Maryland Code. The late fee shall be due and payable immediately upon the Rent becoming delinquent.

In the event of delinquency, Tenant agrees to pay any costs of collection incurred by the Landlord, including but not limited to reasonable attorneys' fees and court costs, to the extent allowed by law. Tenant expressly waives any right to withhold, offset, or abate Rent except as specifically authorized by applicable Maryland law. Any attempt by Tenant to unilaterally withhold or reduce Rent shall constitute a default under this Lease and entitle Landlord to pursue all available legal remedies, including summary ejectment.

Application of Partial Payments

If Landlord receives a payment from Tenant that is less than the total amount due, Landlord may, at its sole discretion and to the extent permitted by law, apply such payment to any outstanding charges owed by Tenant in any order Landlord deems appropriate, including to late fees, legal fees, utility reimbursements, maintenance charges, or any other Additional Rent, before applying any portion to Monthly Rent. Partial payment of any amount owed does not waive Landlord's right to demand the full balance or to commence a summary ejectment action for nonpayment.

Dishonored or Reversed Payments

In the event any ACH payment or card payment initiated by Tenant is reversed, charged back, dishonored, or otherwise rejected for any reason, Tenant agrees to pay, as Additional Rent, a service charge of Thirty-Five Dollars ($35.00) or the maximum amount permitted by law,

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

whichever is greater. If two (2) or more payments from Tenant are reversed or dishonored within an eighteen (18)-month period, Landlord may, at its sole discretion, require that Tenant's payment account be updated and that all subsequent payments be made by a verified ACH withdrawal only, and may disable credit and debit card payment options for the remainder of the Term.

By initialing, Tenant acknowledges and agrees to the terms of Section 6.	**Tenant Initials:** DS

SECTION 7. LEGAL OBLIGATIONS OF TENANT

Tenant acknowledges that Tenant has a legal obligation to pay Monthly Rent on time, on or before the first (1st) day of each month, regardless of any other debts, financial obligations, or personal circumstances of Tenant. Tenant agrees to be fully liable for any Monthly Rent or Additional Rent owed under this Lease.

Except as otherwise provided in this Lease or under applicable law, neither termination of this Lease nor recovery of possession of the Property shall constitute a waiver by Landlord of any claim for unpaid Rent or for damages due or sustained before or after the termination, nor shall such events extinguish Tenant's obligation to pay all Rent and other sums due and owing before or after such termination. Tenant acknowledges that defaulting on this Lease may result in a judgment being filed against Tenant and a lien being filed against Tenant's current and future assets and/or earnings, and may adversely affect Tenant's credit and future rental applications.

SECTION 8. RELETTING

If the Property becomes vacant because of the exercise by Landlord of its remedies hereunder, or if Tenant abandons the Property, Landlord may take possession and relet the Property upon such terms and conditions as Landlord shall reasonably determine. Tenant shall, upon demand, pay to Landlord the costs incurred by Landlord in such reletting (including advertising, broker's fees, cleaning, and necessary repairs) and thereafter pay monthly in advance the difference between the Rent payable under this Lease and the rent received upon such reletting. In the case of early termination, Tenant is also liable for all Rent payable under this Lease until this Lease expires or until the Property is leased to a new tenant, whichever occurs first.

SECTION 9. NO ASSIGNMENT OR SUBLEASE

Tenant shall not assign this Lease in whole or in part, nor shall Tenant sublet the Property or any portion thereof, without the prior written consent of Landlord, which may be withheld in Landlord's sole and absolute discretion. Any purported assignment or subletting without such consent shall be null and void and of no force or effect. Landlord may elect to accept Rent directly from any assignee or subtenant, but such acceptance shall not constitute a release of Tenant from Tenant's obligations under this Lease. Any consent to an assignment or subletting shall not constitute a waiver of the requirement to obtain consent for any subsequent assignment or subletting.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant expressly agrees that posting of the Property on any short-term rental platform (including but not limited to Airbnb, VRBO, Booking.com, or any similar service) constitutes a prohibited subletting and is a material breach of this Lease.

By initialing, Tenant acknowledges and agrees to the terms of Section 9.	**Tenant Initials:** DS _____

SECTION 10. INDEMNIFICATION

To the fullest extent permitted by law, Tenant shall indemnify, defend, and hold harmless Landlord, Landlord's members, managers, officers, agents, employees, contractors, and representatives (collectively, the "Indemnified Parties") from and against any and all claims, demands, losses, liabilities, damages, injuries (including death), costs, and expenses (including reasonable attorneys' fees) arising out of or related to: (a) any injury, death, or property damage occurring within those portions of the Property within the exclusive control of Tenant; (b) any act or omission of Tenant, any occupant of the Property, or any agent, employee, invitee, licensee, family member, or guest of Tenant; (c) Tenant's failure to comply with any provision of this Lease; (d) Tenant's failure to comply with any requirement of any governmental authority; or (e) any judgment, lien, or encumbrance filed against the Property as a result of Tenant's conduct. This indemnity obligation shall survive the termination of this Lease.

SECTION 11. USE AND OCCUPANCY

Tenant agrees to use and maintain the Property in a reasonable, responsible, and careful manner, and shall not use or permit the use of any portion of the Property for any purpose other than as a private residence for Tenant and Tenant's immediate family members and approved occupants. Tenant acknowledges that this is a residential property and agrees not to use or allow the Property to be used for any commercial, business, or unlawful purpose without Landlord's prior written consent. Tenant shall ensure that all occupants, invitees, licensees, or guests conduct themselves in a manner that does not disturb the peaceful enjoyment of neighboring residents.

Conduct on the Property

The Property shall not be used for any improper, illegal, immoral, or dangerous purpose. Tenant specifically agrees that no unlawful activity shall be conducted on or from the Property, including but not limited to the manufacture, distribution, or use of controlled substances. Tenant shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the occupancy and use of the Property.

Occupancy Restrictions

Only the individuals listed as Tenant and the additional occupants identified in the "Tenant Information" section above are permitted to reside at the Property. Any additional occupant who would cause the total occupancy to exceed applicable housing code limits, or who would reside at the Property for more than fourteen (14) days in any twelve (12) month period, must be disclosed to Landlord and approved in writing prior to occupancy.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Early Possession

If Tenant is permitted to take possession of the Property prior to the Commencement Date, such early possession shall be subject to all terms and conditions of this Lease as though the Commencement Date had occurred, and Tenant shall pay Landlord prorated Rent for the early possession period.

By initialing, Tenant acknowledges and agrees to the terms of Section 11.	**Tenant Initials:** DS

SECTION 12. ABANDONMENT

If Tenant removes a substantial portion of Tenant's personal belongings from the Property, fails to pay Rent for a period of thirty (30) days or more, and is absent from the Property for an extended period, Landlord may presume that Tenant has abandoned the Property. Upon a reasonable determination of abandonment, Landlord shall have the right to enter the Property, change the locks, and take possession in accordance with Maryland law.

Disposition of Personal Property

Any personal property of Tenant left at the Property upon termination of the tenancy or upon abandonment shall be handled in accordance with § 8-208 and related provisions of the Real Property Article of the Maryland Code. Landlord shall have no liability for such property except as expressly required by law, and Tenant shall reimburse Landlord for all reasonable costs of storage, removal, and disposal.

Mitigation of Damages

Landlord shall use reasonable efforts to mitigate damages by reletting the Property upon abandonment, as required by Maryland law. Tenant remains liable for the difference between the Rent due under this Lease and any rent actually received from a replacement tenant, together with all reasonable costs of reletting.

By initialing, Tenant acknowledges and agrees to the terms of Section 12.	**Tenant Initials:** DS

SECTION 13. TENANT'S RESPONSIBILITY AT END OF TERM

Upon the expiration of the Lease term, or upon any earlier termination of this Lease for any reason, whether voluntary or involuntary, Tenant shall be obligated to vacate and surrender full possession of the Property to Landlord in strict compliance with the following conditions:

Tenant shall deliver the Property in a clean, orderly, and undamaged condition, consistent with the condition of the Property at the commencement of the tenancy, excepting only reasonable

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

and ordinary wear and tear resulting from lawful residential use. For purposes of this provision, "ordinary wear and tear" shall not include damage resulting from negligence, misuse, abuse, accident, failure to maintain the premises, or any unauthorized alterations or installations.

Without limiting the generality of the foregoing, Tenant shall, prior to surrender:

First, remove all personal property, furnishings, and belongings of any kind from the Property. Any personal property remaining after surrender may, at Landlord's option and in accordance with applicable Maryland law, be deemed abandoned and may be disposed of without further notice to Tenant, and at Tenant's expense.

Second, thoroughly clean the entire Property to a professionally reasonable standard. This obligation includes, but is not limited to, cleaning all appliances (including refrigerator, oven, stovetop, microwave, and dishwasher), sanitizing all bathrooms, cleaning all cabinetry, countertops, sinks, and fixtures, vacuuming and/or mopping all floors, removing stains where possible, and cleaning all interior windows and accessible glass surfaces.

Third, remove all trash, debris, and refuse from both the interior and exterior of the Property, including any storage areas, garages, patios, or yards associated with the premises.

Fourth, repair or restore any damage to the Property caused by Tenant, Tenant's occupants, guests, invitees, or contractors, including but not limited to holes in walls beyond ordinary use, damaged fixtures, broken appliances, or unauthorized alterations, unless otherwise agreed to in writing by Landlord.

Fifth, return to Landlord all means of access to the Property, including all keys, key fobs, garage door openers, access cards, parking passes, and remote controls. Any failure to return such items shall authorize Landlord to rekey or replace access devices at Tenant's expense.

Sixth, provide Landlord with a written forwarding address for the purpose of receiving any correspondence and the return of any remaining Security Deposit, as required under Maryland law. Tenant acknowledges that failure to provide such address may delay the processing of any Security Deposit disposition.

Tenant's failure to strictly comply with any of the foregoing obligations shall constitute a breach of this Lease. In such event, Landlord shall be entitled to perform any necessary cleaning, repairs, removal, or replacement, and to charge Tenant for the actual, reasonable costs incurred. All such costs shall be deemed Additional Rent under this Lease and shall be immediately due and payable, and may be deducted from the Security Deposit to the fullest extent permitted by Maryland law, without limiting Landlord's right to pursue any deficiency or additional damages.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

By initialing, Tenant acknowledges and agrees to the terms of Section 13.	**Tenant Initials:** DS

SECTION 14. EARLY TERMINATION (BREAK LEASE)

Tenant expressly acknowledges and agrees that this Lease constitutes a legally binding contract for the full Initial Term, and that Landlord has relied upon Tenant's agreement to occupy the Property and pay Rent for the entirety of such term in entering into this Lease. Tenant further acknowledges that any early termination of this Lease by Tenant will result in financial loss, administrative burden, vacancy risk, and additional expense to Landlord, the precise amount of which would be difficult to ascertain at the time of contracting.

Accordingly, except as expressly provided by applicable Maryland law, Tenant shall have no unilateral right to terminate this Lease prior to the expiration of the Initial Term. In the event Tenant seeks to vacate or otherwise terminate possession of the Property prior to the expiration of the Initial Term, such action shall constitute a voluntary early termination and a material breach of this Lease, subject to the conditions set forth herein.

As a condition precedent to any consideration by Landlord of Tenant's request for early termination, Tenant shall provide not less than sixty (60) days' prior written notice of intent to vacate. Such notice shall not, in and of itself, operate to terminate this Lease, and shall not relieve Tenant of any obligations hereunder.

Tenant shall remain fully liable for the payment of all Rent and Additional Rent, as defined in this Lease, together with all other charges and obligations, through the earlier of: (i) the date on which a replacement tenant, acceptable to Landlord in Landlord's sole and reasonable discretion, has executed a new lease for the Property and has taken actual possession thereof; or (ii) the expiration of the Initial Term. Tenant expressly acknowledges that Landlord shall have no obligation to prioritize the reletting of the Property over other available units, nor to accept any proposed replacement tenant who does not meet Landlord's standard leasing criteria.

Pursuant to Maryland Real Property Article § 8-207 and applicable case law governing liquidated damages, Tenant agrees to pay to Landlord an early termination fee in an amount equal to two (2) months' Monthly Rent. The parties expressly agree that this amount represents a fair and reasonable estimate of the damages likely to be incurred by Landlord as a result of early termination, including but not limited to costs associated with marketing, advertising, showing the Property, tenant screening, administrative processing, vacancy loss, and potential rental concessions. The parties further agree that such fee is intended as liquidated damages and not as a penalty, and shall be due and payable immediately upon Tenant's notice of early termination or vacating of the Property, whichever occurs first.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Payment of the early termination fee shall not be deemed an election of remedies by Landlord, nor shall it release, waive, or otherwise limit Tenant's continuing liability for: (a) all Rent and Additional Rent accrued or accruing through the applicable liability period set forth above; (b) any physical damage to the Property beyond ordinary wear and tear; (c) the cost of cleaning, repair, restoration, or removal of personal property; (d) any unpaid utilities, late fees, or other charges due under this Lease; and (e) any other breach of this Lease.

Tenant expressly agrees that Landlord shall have the right to apply the Security Deposit toward any outstanding obligations arising from early termination, to the fullest extent permitted under Maryland Real Property Article § 8-203, without prejudice to Landlord's right to pursue Tenant for any deficiency. Tenant further acknowledges that any outstanding balance shall be deemed a debt due and owing, subject to collection, legal action, and the recovery of court costs, allowable attorney's fees, and post-judgment interest as permitted by Maryland law.

Nothing in this Section shall be construed to waive or limit any statutory duty imposed upon Landlord under Maryland Real Property Article § 8-207 to mitigate damages; however, Tenant acknowledges that such duty is satisfied by reasonable efforts to relet the Property under then-existing market conditions, and that no guarantee is made as to the timing or terms of any such reletting.

Notwithstanding the foregoing, this Section shall not operate to limit or impair any rights of Tenant to terminate this Lease as expressly provided under applicable Maryland or federal law, including but not limited to the Servicemembers Civil Relief Act (50 U.S.C. § 3901 et seq.), Maryland Real Property Article § 8-212.2 (relating to victims of domestic violence, sexual assault, or stalking), or any other non-waivable statutory right. Any such termination must be exercised strictly in accordance with the requirements of the applicable statute.

By initialing, Tenant acknowledges and agrees to the terms of Section 14.	**Tenant Initials:** DS

SECTION 15. MILITARY CLAUSE (SCRA)

If Tenant is or becomes a member of the United States Armed Forces on active duty or active duty for training and receives (a) permanent change of station orders to a location outside fifty (50) miles of the Property; (b) temporary duty orders for a period exceeding ninety (90) days outside fifty (50) miles of the Property; or (c) orders to reside in government-provided quarters, Tenant may terminate this Lease by providing Landlord with written notice together with a copy of the official orders, in accordance with the Servicemembers Civil Relief Act, 50 U.S.C. § 3955. Termination shall be effective thirty (30) days after the first date on which the next Monthly Rent is due following proper notice.

SECTION 16. FAILURE TO VACATE / HOLDOVER

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If Tenant fails, refuses, or neglects to vacate and surrender full possession of the Property upon the expiration of the Lease term or any earlier termination of this Lease, and in the absence of an express written agreement executed by Landlord extending or renewing the tenancy, Tenant shall be deemed a holdover tenant without right of possession.

Tenant expressly acknowledges that any continued occupancy beyond the Lease term constitutes a wrongful holding over and a material breach of this Lease, which interferes with Landlord's possessory rights and may expose Landlord to liability to third parties, including incoming tenants, purchasers, or contractors.

In such event, Landlord shall have the absolute and unilateral right, at Landlord's sole election, to treat Tenant in one or more of the following manners, without limitation and without waiver of any other rights or remedies:

First, Landlord may treat Tenant as a tenant holding over without permission and initiate immediate legal proceedings for repossession pursuant to § 8-402 of the Real Property Article of the Maryland Code (Tenant Holding Over). Tenant acknowledges that such action may result in a judgment for possession, eviction by the appropriate authorities, and the entry of a money judgment against Tenant for damages, court costs, and any other relief permitted by law.

Second, at Landlord's sole option and without creating any presumption of consent, Landlord may elect to treat Tenant as a month-to-month tenant. In such event, all terms, covenants, and conditions of this Lease shall continue in full force and effect, except that the Monthly Rent shall automatically and immediately increase to one hundred fifty percent (150%) of the Monthly Rent in effect immediately prior to the holdover period. Tenant agrees that such increased rent is fair, reasonable, and necessary to compensate Landlord for the uncertainty, administrative burden, lost leasing opportunities, and market disruption caused by Tenant's holdover, and is not intended as a penalty.

Tenant further acknowledges that acceptance of any rent by Landlord during a holdover period shall not be deemed a waiver of Landlord's right to recover possession of the Property, nor shall it be construed as consent to continued occupancy beyond a month-to-month tenancy, unless expressly agreed to in writing by Landlord.

In addition to the increased rent obligation described above, Tenant shall be fully liable for any and all damages suffered by Landlord as a direct or indirect result of Tenant's holdover. Such damages shall include, without limitation, consequential damages arising from Landlord's inability to deliver possession of the Property to a new tenant or purchaser, lost rental income under a replacement lease, rent concessions or abatements granted to an incoming tenant, reputational harm, administrative and re-leasing costs, and any other foreseeable losses resulting from the delay in possession.

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Tenant shall further be responsible for all costs incurred by Landlord in enforcing its rights and recovering possession of the Property, including but not limited to filing fees, sheriff or constable fees, service of process costs, and reasonable attorneys' fees to the fullest extent permitted under Maryland law.

Nothing in this Section shall be construed to limit Landlord's right to pursue all available legal and equitable remedies, including damages, injunctive relief, and recovery of possession, cumulatively or consecutively. Tenant expressly waives any claim that the imposition of holdover rent or damages constitutes an election of remedies or otherwise limits Landlord's rights.

Tenant understands and agrees that the obligations set forth in this Section are material inducements to Landlord entering into this Lease, and that strict compliance is required to avoid significant harm to Landlord.

By initialing, Tenant acknowledges and agrees to the terms of Section 16.	**Tenant Initials:** DS

SECTION 17. NOTICES

ll notices, demands, requests, or other communications required or permitted under this Lease shall be in writing. The parties expressly agree to broaden and clarify acceptable methods of delivery in a manner that facilitates efficient communication to Tenant while imposing stricter compliance obligations on Tenant with respect to notice to Landlord.

Notice to Tenant

Notice to Tenant shall be deemed validly given and effective upon the earliest of the following: (a) personal delivery to Tenant; (b) delivery to the Property address, whether or not Tenant is physically present; (c) posting at the Property in a conspicuous manner; (d) transmission by electronic mail to any email address provided by Tenant; (e) transmission by text message (SMS or similar messaging service) to any telephone number provided by Tenant; or (f) any other electronic communication method customarily used by Tenant in communications with Landlord or Landlord's agents.

Tenant expressly consents to and authorizes Landlord and Landlord's agents to provide all notices, including but not limited to notices of entry, inspection notices, notices of default, rent demands, notices of termination, and any other communications relating to the tenancy, by email and/or text message. Tenant agrees that such electronic communications shall constitute valid

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and legally sufficient written notice for all purposes under this Lease, regardless of whether Tenant actually opens, reads, or acknowledges such communication.

Tenant further agrees that it is Tenant's affirmative obligation to maintain accurate and current contact information with Landlord at all times, including email addresses and telephone numbers. Any notice sent to the most recent contact information provided by Tenant shall be deemed effective, and Tenant assumes all risk of non-receipt due to outdated, incorrect, or inaccessible contact information.

To the extent Maryland law specifically requires a particular method of service, including certified mail, Landlord shall comply with such statutory requirement; however, any additional delivery by electronic means shall remain valid and effective to the fullest extent permitted by law and shall supplement, not invalidate, such notice.

Notice to Landlord

All notices from Tenant to Landlord shall be strictly construed and shall only be deemed valid if delivered in full compliance with the requirements of this Section. Tenant shall deliver all notices to Landlord exclusively by: (a) United States certified mail, return receipt requested, postage prepaid; or (b) a nationally recognized overnight courier service with written proof of delivery. Notice shall be sent to Landlord's property manager at the address designated in this Lease, or to such other address as Landlord may designate in writing.

Under no circumstances shall notice from Tenant to Landlord be deemed valid if sent by email, text message, or any other electronic communication method, unless Landlord expressly acknowledges receipt of such notice in writing. Tenant bears the sole responsibility of ensuring proper delivery and receipt of any notice, and failure to comply strictly with these requirements shall render such notice ineffective.

Tenant acknowledges that defective or improper notice may result in significant legal and financial consequences, including but not limited to continued liability for Rent, denial of lease termination, or waiver of Tenant's rights under this Lease or applicable law.

General Provisions

Refusal or failure to accept delivery of any notice shall not invalidate such notice, and notice shall be deemed effective upon attempted delivery if properly addressed and sent in accordance with this Section. The parties agree that this notice provision is a material term of the Lease and is intended to allocate risk and responsibility for communication in a clear and enforceable manner consistent with Maryland law.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Landlord c/o Property Manager:	5 Star Solutions LLC
Property Manager Name:	Kita Holmes
Property Manager Address:	8304 Harford Rd Parkville MD 21234
Property Manager Email:	info@5starsol.com
Tenant Email for Notices:	kita@5starpropmgmt.com

SECTION 18. VALIDITY OF PROVISIONS

If any provision of this Lease is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision, and this Lease shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. The parties agree that the court shall, to the maximum extent permitted by law, reform any such provision to render it valid, legal, and enforceable while preserving the parties' original intent.

SECTION 19. WAIVER

No failure or delay by Landlord in exercising any right or remedy under this Lease shall operate as a waiver of such right or remedy, nor shall any single or partial exercise preclude any other or further exercise of any other right or remedy. No waiver by Landlord of any breach of this Lease shall be deemed a waiver of any subsequent breach of the same or any other provision. All waivers must be in writing and signed by Landlord to be effective.

SECTION 20. LANDLORD'S RIGHT TO ENTER

Landlord, together with Landlord’s agents, property managers, employees, contractors, inspectors, and other authorized representatives, shall have the continuing right to enter the Property at reasonable times and in a reasonable manner, upon reasonable prior notice to Tenant, for any legitimate purpose related to the ownership, maintenance, management, or transfer of the Property.

Except as otherwise provided herein, “reasonable prior notice” shall ordinarily mean not less than twenty-four (24) hours’ advance notice. Such notice may be given in any manner permitted under the Notice provision of this Lease, including but not limited to email and text message, and shall be deemed effective whether or not Tenant actually receives or reads the notice.

Permissible purposes for entry include, but are not limited to, the following: (a) inspecting the condition of the Property; (b) making repairs, maintenance, or replacements, whether required or deemed advisable by Landlord; (c) performing agreed or necessary alterations or improvements; (d) supplying services or responding to service requests; (e) exhibiting the Property to prospective or actual purchasers, tenants, lenders, appraisers, insurers, or contractors; (f) verifying Tenant’s compliance with the terms of this Lease; (g) conducting periodic inspections

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

or occupancy verifications; and (h) any other lawful purpose reasonably related to Landlord's interest in the Property.

Emergency Entry Without Notice

Notwithstanding the foregoing, Tenant expressly acknowledges and agrees that Landlord shall have the unrestricted right to enter the Property at any time, without prior notice and without Tenant's consent, in the event of an emergency or reasonably suspected emergency.

For purposes of this Lease, an "emergency" shall be broadly defined to include any condition or circumstance that, in Landlord's reasonable judgment, poses an immediate or imminent risk to life, health, safety, the Property, or any neighboring property. Such emergencies include, but are not limited to: fire or suspected fire; gas leaks or suspected gas leaks; flooding, water intrusion, or burst pipes; electrical hazards; structural instability; sewage backups; loss of essential utilities; criminal activity; abandonment of the Property; threats to occupant safety; or any situation where delay in access could result in injury, property damage, or violation of law or insurance requirements.

Tenant agrees that Landlord's determination of an emergency shall be made in good faith and shall be conclusive for purposes of exercising the right of entry under this Section. In such circumstances, Landlord may use any reasonable means necessary to gain access to the Property, including the use of a master key, engaging a locksmith, or forcibly entering if required. Tenant shall be responsible for the cost of any such entry and any resulting repairs if the emergency was caused in whole or in part by Tenant, Tenant's occupants, guests, or invitees.

By initialing, Tenant acknowledges and agrees to the terms of Section 20.	**Tenant Initials:** DS _____

SECTION 21. KEYS, LOCKS, AND LOCKOUTS

Landlord shall provide Tenant with keys or access devices to the Property on the Commencement Date. Tenant shall not rekey, change, or install any lock at the Property, nor install any additional lock, chain, bolt, or security device, without Landlord's prior written consent and without providing Landlord with a working key or access device immediately upon installation. In the event Tenant is locked out of the Property, Tenant shall contact Landlord's property manager during normal business hours. Landlord may charge a reasonable lockout fee, as Additional Rent, for any lockout assistance provided.

Locks and Access Control

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant shall not, under any circumstances, alter, replace, rekey, add, or install any lock, deadbolt, chain, security device, or other access control mechanism on any door, window, or entry point to the Property without Landlord's prior written consent, which may be granted or withheld in Landlord's sole discretion.

Any unauthorized lock change or installation shall constitute a material and non-curable breach of this Lease, as it directly interferes with Landlord's legal right of access, ability to respond to emergencies, compliance with statutory obligations, and duty to protect the Property and other occupants. Tenant acknowledges that restricting Landlord's access may expose Landlord to significant liability, including but not limited to property damage, personal injury, insurance violations, and claims from third parties.

In the event Tenant violates this provision, Landlord shall have the immediate right, without prior notice, to access the Property and remove, replace, or disable any unauthorized lock or security device. Tenant shall be liable for all costs incurred by Landlord in restoring access, including locksmith fees, hardware replacement, and administrative charges, all of which shall be deemed Additional Rent and immediately due and payable.

If Landlord consents to any lock change or additional security device, such consent shall be conditioned upon Tenant providing Landlord with a working key, code, or access credential immediately upon installation. Failure to provide such access shall be treated as a violation of this Section.

Tenant further acknowledges that any attempt to deny, obstruct, or delay Landlord's lawful entry, whether by changing locks, refusing access, disabling communication, or otherwise interfering with Landlord's rights under this Section, shall constitute a material breach of this Lease and may result in legal action, including but not limited to lease termination and recovery of possession.

SECTION 22. REPAIRS AND MAINTENANCE – PORTAL TICKETING

Landlord shall be responsible for keeping the Property in a habitable condition and for making repairs necessary to comply with applicable building, housing, and health codes, except where such repairs are the responsibility of Tenant under Section 23 below or are caused by the negligent or wrongful act of Tenant, Tenant's family, guests, or invitees.

EXCLUSIVE MAINTENANCE REQUEST CHANNEL.

All requests for repairs, maintenance, or service at the Property must be submitted through the PORTAL as a maintenance ticket. Maintenance requests communicated by telephone, text message, email, or verbally to any representative of Landlord (other than in a true emergency) shall not be considered valid notice of a maintenance issue and may not be processed. Landlord's in-house property manager for the Property is:

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Property Manager:	Kita Holmes
Email:	info@5starsol.com
Maintenance Channel:	PORTAL – submit a Maintenance Ticket

Emergency Maintenance

For true emergencies that present an immediate threat to life, health, or property — including active fire, gas leak, active flooding, lack of heat in winter, total loss of water, or sewage back-up — Tenant shall first call 911 if appropriate and then contact the emergency maintenance line identified in the PORTAL. Tenant shall still log the emergency as a maintenance ticket in the PORTAL as soon as practicable.

Repair Timing and Access

Landlord shall use commercially reasonable efforts to respond to non-emergency maintenance tickets within two (2) business days and to complete repairs within a commercially reasonable time thereafter, taking into account the nature of the repair and the availability of parts and contractors. Tenant shall provide reasonable access to the Property for the performance of any repair, and failure to do so shall excuse any corresponding delay.

By initialing, Tenant acknowledges and agrees to the terms of Section 22.	**Tenant Initials:** DS

SECTION 23. TENANT MAINTENANCE RESPONSIBILITIES

enant shall, at all times during the term of this Lease, maintain the Property in a clean, orderly, sanitary, and safe condition, consistent with good housekeeping standards and in compliance with all applicable local, state, and health regulations. Tenant's obligations under this Section are continuous in nature and extend to all areas of the Property, including interior living spaces, appliances, fixtures, mechanical systems, and any exterior areas exclusively assigned to Tenant, such as patios, yards, or storage areas.

Tenant shall ensure that the Property is kept free from the accumulation of trash, debris, refuse, and hazardous materials, and shall properly dispose of all waste in designated receptacles in accordance with local ordinances and collection schedules. Tenant shall not permit the storage or accumulation of items that create unsanitary conditions, attract pests, create fire hazards, or otherwise diminish the condition or value of the Property.

Tenant shall take all reasonable and necessary measures to prevent the presence or infestation of pests, including but not limited to rodents, insects, and vermin. Tenant shall promptly notify Landlord of any signs of infestation and shall cooperate fully with any pest control measures. To the extent any infestation is caused or exacerbated by Tenant's conduct, including poor housekeeping, improper food storage, or failure to timely report conditions, Tenant shall be responsible for the full cost of extermination and remediation as Additional Rent.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant shall use all appliances, plumbing fixtures, electrical systems, heating, ventilation, and air conditioning systems, and all other equipment and systems within the Property in a careful, reasonable, and responsible manner consistent with their intended use. Tenant shall not overload electrical circuits, misuse plumbing systems, or operate any system in a manner that could cause damage or excessive wear.

Tenant shall be strictly responsible for, and shall reimburse Landlord as Additional Rent upon demand, for the full cost of any repairs, replacements, or remediation required as a result of any negligent act, omission, misuse, or intentional conduct by Tenant, Tenant's family members, occupants, guests, invitees, or contractors. This responsibility applies regardless of whether such damage occurs inside or outside the Property and regardless of whether such damage was foreseeable.

Without limiting the generality of the foregoing, Tenant shall be responsible for the following, which are deemed beyond ordinary wear and tear:

1. Clogged or obstructed drains, toilets, garbage disposals, or sewer lines resulting from improper use, including the disposal of grease, wipes, feminine hygiene products, paper towels, foreign objects, or any material not intended for such systems.
2. Damage to or breakage of windows, window screens, doors, locks, mirrors, cabinetry, countertops, appliances, or fixtures of any kind, whether caused by impact, misuse, neglect, or failure to exercise reasonable care.
3. Damage to walls, floors, ceilings, carpets, tile, hardwood, or other finishes, including but not limited to stains, burns, gouges, holes, excessive nail or anchor use, water damage, or unauthorized alterations.
4. Any and all damage caused by pets, including scratching, chewing, staining, odor, or waste-related damage, regardless of whether such pets are authorized under a separate Pet Addendum.
5. Damage resulting from water overflow, running or leaking fixtures, clogged plumbing, unattended bathtubs or sinks, appliance malfunctions not timely reported, or any failure to take reasonable steps to prevent or mitigate water damage.
6. The ongoing obligation to replace batteries in smoke detectors and carbon monoxide detectors as needed to ensure continuous operation, and to immediately report any malfunctioning device.

The obligation to replace HVAC filters at regular intervals consistent with manufacturer recommendations or Landlord's guidelines, in order to maintain system efficiency and prevent damage. Failure to do so resulting in system impairment or damage shall be the responsibility of Tenant.

Replacement of all interior light bulbs and routine consumables required for the normal use of the Property.

Any damage, deterioration, or increased repair cost resulting from Tenant's failure to promptly notify Landlord of a maintenance issue, leak, malfunction, or hazardous condition. Tenant is

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

specifically required to submit all maintenance and repair requests through the PORTAL, and failure to do so in a timely manner shall result in Tenant being responsible for any resulting or worsened damage.

Tenant acknowledges that early reporting of maintenance issues is critical to preventing more extensive damage, and agrees that any delay, neglect, or failure to report shall shift full financial responsibility to Tenant.

All amounts incurred by Landlord in connection with repairs, cleaning, pest control, replacement, or remediation arising from Tenant's breach of this Section shall be deemed Additional Rent, shall be due and payable immediately upon demand, and may be deducted from the Security Deposit to the fullest extent permitted by Maryland law. Tenant shall remain liable for any deficiency, which may be pursued through legal action.

The obligations set forth in this Section are material terms of this Lease, and any violation shall constitute a breach subject to enforcement, including but not limited to recovery of damages, termination of tenancy, and all other remedies available under Maryland law.

By initialing, Tenant acknowledges and agrees to the terms of Section 23.	**Tenant Initials:** DS

SECTION 24. SNOW, ICE, AND LAWN CARE

The allocation of snow, ice, and lawn care responsibilities depends on the classification of the Property as set forth in Section 3 above.

Single-Family Dwellings

Where the Property is a single-family dwelling, Tenant shall be solely responsible, at Tenant's sole cost and expense, for: (a) snow and ice removal from all walkways, driveways, steps, porches, and any sidewalks adjacent to the Property, together with the application of salt or other ice-melt products as necessary for safety; and (b) routine lawn care, including mowing, edging, weeding, trimming of shrubs and hedges, leaf removal, and general yard upkeep. Tenant shall comply with all applicable local ordinances regarding snow removal timing and lawn maintenance, and Tenant shall indemnify and hold Landlord harmless from any fine, citation, or claim arising from Tenant's failure to perform these duties. If Tenant fails to perform snow, ice, or lawn care in a timely manner, Landlord may (but is not obligated to) perform or contract for such services, and Tenant shall pay the actual cost thereof as Additional Rent.

Multi-Family / Apartment Properties

Where the Property is a unit in a multi-family or apartment building, Landlord shall be responsible for snow and ice removal from common walkways and parking areas and for routine lawn care and landscaping of common areas. Tenant remains responsible for keeping the area immediately outside Tenant's unit entrance free of debris and hazards, and for promptly reporting any icy conditions or lawn care issues to Landlord through the PORTAL.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

By initialing, Tenant acknowledges and agrees to the terms of Section 24.	**Tenant Initials:** DS

SECTION 25. RENTERS INSURANCE (REQUIRED)

RENTERS INSURANCE IS REQUIRED.

Throughout the Term, Tenant shall maintain, at Tenant's sole cost and expense, a renters insurance policy (sometimes referred to as an HO-4 policy) issued by a reputable insurance carrier licensed to do business in the State of Maryland, providing: (a) personal liability coverage of not less than One Hundred Thousand Dollars ($100,000) per occurrence; and (b) personal property coverage in an amount sufficient to protect Tenant's belongings. The policy shall name Landlord as an additional interest (or additional insured for liability purposes, where available) and shall require the carrier to provide Landlord with at least ten (10) days' written notice of cancellation or non-renewal.

On or before the Commencement Date, and at each renewal, Tenant shall provide Landlord with a current certificate of insurance or declaration page evidencing such coverage. Failure to maintain renters insurance as required by this Section shall constitute a material breach of this Lease. If Tenant fails to provide proof of insurance within ten (10) days after written request from Landlord, Landlord may, at its option, obtain a landlord-placed tenant liability policy and charge the cost as Additional Rent.

Landlord's Disclaimer of Liability

LANDLORD'S INSURANCE DOES NOT COVER TENANT'S PERSONAL PROPERTY OR LIABILITY. LANDLORD SHALL NOT BE LIABLE, AND TENANT HEREBY RELEASES LANDLORD FROM ANY LIABILITY, FOR ANY LOSS, DAMAGE, OR DESTRUCTION OF TENANT'S PERSONAL PROPERTY, OR FOR ANY DISPLACEMENT OR TEMPORARY HOUSING COSTS, RESULTING FROM FIRE, SMOKE, WATER, FLOOD, STORM, TORNADO, BURGLARY, VANDALISM, POWER OUTAGE, OR ANY OTHER CASUALTY, EXCEPT TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD. TENANT IS STRONGLY ENCOURAGED TO OBTAIN INSURANCE SUFFICIENT TO COVER ALL OF TENANT'S PERSONAL PROPERTY AND TO INCLUDE LOSS-OF-USE COVERAGE FOR TEMPORARY HOUSING.

By initialing, Tenant acknowledges and agrees to the terms of Section 25.	**Tenant Initials:** DS

SECTION 26. ALTERATIONS

Tenant shall not make any alteration, addition, or improvement to the Property, including but not limited to painting, wallpapering, installing shelving or fixtures, changing locks, drilling holes in tile or masonry, or altering any electrical, plumbing, or HVAC system, without the prior written

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

consent of Landlord. Any approved alteration shall become the property of Landlord at the expiration of the Term, unless Landlord requires Tenant to remove the same and restore the Property to its original condition at Tenant's expense. Tenant shall not install any satellite dish, antenna, or similar device on the exterior of the Property without Landlord's prior written consent.

SECTION 27. FIRES AND CASUALTY

If the Property is damaged by fire or other casualty such that it is rendered wholly uninhabitable, either party may terminate this Lease by written notice to the other, in which event Rent shall be prorated through the date of the casualty and the Security Deposit (less any permitted deductions) shall be returned to Tenant in accordance with Section 5. If the Property is partially damaged but remains habitable, Landlord shall repair the damage with reasonable diligence, and Rent shall be equitably abated for the portion of the Property rendered unusable during the repair period, consistent with Maryland law. In no event shall Landlord be liable for any inconvenience, annoyance, or loss of business or personal property resulting from such casualty or repair, and Tenant acknowledges that renters insurance is required to protect Tenant's interests.

SECTION 28. CONDITION OF PROPERTY

Tenant acknowledges that Tenant has examined the Property and agrees that it is in good order, repair, and safe, clean, and tenantable condition as of the Commencement Date, except as may be noted in a written move-in inspection report signed by both parties. Tenant agrees to return the Property to Landlord at the expiration or termination of this Lease in the same condition as received, ordinary wear and tear excepted.

SECTION 29. PEST CONTROL

andlord represents and warrants that, to the best of Landlord’s actual knowledge, the Property shall be delivered to Tenant at the Commencement Date in a condition free from any active and observable infestation of rodents, insects, or other pests. Tenant acknowledges, however, that pest conditions can arise from a variety of causes beyond Landlord’s control, including but not limited to environmental conditions, neighboring properties, seasonal migration, and tenant conduct, and that the mere presence of a pest at any time during the tenancy does not, in and of itself, constitute a breach of Landlord’s obligations under Maryland law.

Tenant shall, at all times during the tenancy, maintain the Property in a clean, sanitary, and habitable condition so as to prevent the attraction, harboring, or proliferation of pests. This obligation includes, but is not limited to, proper storage of food in sealed containers, regular removal of trash and recycling, prompt cleaning of spills and food residue, avoidance of clutter that provides harborage, and maintaining all areas of the Property in a condition that does not contribute to pest activity.

Tenant shall have an affirmative and continuing duty to promptly report any condition relating to pests, moisture, leaks, or sanitation that could contribute to an infestation. All such reports must

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

be made immediately upon discovery through the PORTAL, and shall include sufficient detail to allow Landlord to assess and respond to the issue. Tenant expressly acknowledges that delay in reporting pest activity materially increases the scope and cost of treatment and may exacerbate damage to the Property.

Failure to provide prompt written notice through the designated system shall be deemed a material failure by Tenant to mitigate damages and maintain the Property, and Tenant shall be financially responsible for any resulting or increased costs of inspection, treatment, repair, or remediation.

In determining responsibility for pest control, the parties agree that causation shall be evaluated based on the totality of the circumstances, including but not limited to cleanliness of the Property, timing of the report, nature and extent of the infestation, presence of food or waste, and compliance with Tenant's maintenance obligations under this Lease.

Where an infestation is caused in whole or in part by Tenant's acts or omissions, including but not limited to poor housekeeping, improper food storage, delay in reporting, introduction of infested items, or failure to comply with preventative measures, Tenant shall be solely responsible for all costs associated with inspection, extermination, treatment, cleaning, and any necessary repairs. Such costs shall be deemed Additional Rent and shall be immediately due and payable upon demand.

Where an infestation is not attributable to Tenant, and where Tenant has strictly complied with all reporting and maintenance obligations under this Lease, Landlord shall be responsible for arranging and paying for reasonable extermination services, subject to Tenant's full cooperation as outlined herein.

Tenant expressly acknowledges that, under Maryland law, including Real Property Article § 8-211 governing rent escrow actions, a tenant's right to assert a breach of warranty of habitability based on pest conditions is contingent upon proper notice to the landlord and a reasonable opportunity to cure. Tenant agrees that strict compliance with the notice provisions of this Lease, including the requirement to report issues through the PORTAL, is a condition precedent to any claim that Landlord has failed to address a pest condition. Failure to comply with these notice requirements shall constitute a waiver of any such claim to the fullest extent permitted by law.

Bed Bug Addendum and Notice

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant acknowledges that bed bugs are a serious and highly transmissible pest that can be introduced into any dwelling through no fault of the Landlord, including through clothing, luggage, used furniture, bedding, and personal belongings. Tenant further acknowledges that bed bug infestations require specialized and often costly treatment procedures and that early detection and reporting are critical to effective remediation.

Tenant agrees that no used or secondhand furniture, mattresses, box springs, upholstered items, or similar belongings shall be brought into the Property without prior inspection and reasonable assurance that such items are free from infestation. Tenant assumes all risk associated with introducing personal property into the premises.

Tenant shall immediately notify Landlord in writing, through the PORTAL, upon any suspicion of bed bug activity, including bites, sightings, stains, or other indicators. Verbal notice or informal communication shall not be sufficient.

Upon notice of suspected or confirmed bed bugs, Tenant shall fully cooperate with all inspection, preparation, and treatment protocols required by Landlord and any licensed pest control provider. Such cooperation includes, but is not limited to, laundering all clothing, linens, and fabrics at high temperatures, bagging and sealing personal items, reducing clutter, moving furniture, and vacating the Property during treatment if required.

Failure to fully comply with preparation or treatment instructions shall constitute a material breach of this Lease and may result in additional treatments at Tenant's expense. If any treatment is rendered less effective or unsuccessful due to Tenant's noncompliance, Tenant shall be responsible for all additional costs incurred.

If it is determined, based on professional inspection, that the bed bug infestation originated from or was introduced by Tenant, Tenant's guests, or Tenant's belongings, Tenant shall be solely responsible for the full cost of treatment, including multiple treatments if necessary, replacement of infested materials, and any associated damages. Such costs shall be deemed Additional Rent.

Tenant acknowledges that bed bug infestations, by their nature, may spread to adjacent units or properties. Accordingly, Tenant shall also be responsible for any damages or treatment costs incurred by Landlord in neighboring units to the extent such infestation is attributable to Tenant.

The provisions of this Section are material to the Lease and are intended to allocate responsibility in a manner consistent with Maryland law, while protecting Landlord from claims

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

arising from conditions caused or exacerbated by Tenant's conduct or failure to comply with reporting and cooperation requirements.

Bed Bug Notice

Tenant acknowledges that bed bugs can be transported on clothing, luggage, used furniture, and personal belongings. Tenant agrees to inspect any used furniture before bringing it into the Property and to immediately notify Landlord in writing of any suspected bed bug activity. Tenant shall fully cooperate with any inspection, treatment, and preparation instructions, including laundering clothing and linens and vacating the Property during treatment if required.

By initialing, Tenant acknowledges and agrees to the terms of Section 29.	**Tenant Initials:** DS

SECTION 30. WATER, MOISTURE, AND MOLD

Tenant shall immediately notify Landlord through the PORTAL upon the discovery of any water leak, water intrusion, excessive moisture, or visible mold within the Property, including in or around the roof, windows, doors, ceilings, walls, floors, toilets, bathtubs, showers, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit, or any faucet or fixture. Tenant shall take immediate measures to contain the water and prevent further damage, including turning off the water main to the Property if necessary.

Upon notification, Landlord shall, at Landlord's sole expense, promptly remediate any water damage and remove any mold to the extent such condition is not caused by Tenant. Where water damage or mold occurs through the negligence of Tenant, including but not limited to Tenant's failure to provide timely notice of a leak, Tenant shall pay, as Additional Rent, all costs incurred by Landlord in such remediation.

Mold Prevention Obligations

- Tenant shall remove any visible moisture accumulation from walls, windows, floors, ceilings, and bathroom fixtures, and shall thoroughly dry affected areas as soon as possible;
- Tenant shall use exhaust fans in the kitchen and bathroom when cooking, showering, or washing dishes;
- Tenant shall maintain climate and humidity in the Property at reasonable levels and shall not block air vents or returns;
- Tenant shall clean the Property regularly, particularly kitchen and bath surfaces;
- Tenant shall promptly notify Landlord through the PORTAL of any water leak, excessive moisture, standing water, persistent mold, or HVAC malfunction.

By initialing, Tenant acknowledges and agrees to the terms of Section 30.	**Tenant Initials:** DS

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SECTION 31. UTILITIES AND WATER USAGE

Utilities Generally

Except as expressly set forth below, Tenant shall be directly responsible for the payment of all charges for gas, electricity, heating oil, internet, cable television, telephone, trash collection (where billed separately), and any other utility or service furnished to the Property during the Term. Tenant shall place all such accounts in Tenant's name as of the Commencement Date. In the event Landlord pays any such charge on behalf of Tenant, the amount paid shall be treated as Additional Rent and shall be due and payable immediately upon demand.

Water and Sewer – Paid by Landlord

Landlord shall pay for water and sewer service at the Property as a general matter. Tenant acknowledges, however, that the inclusion of water and sewer is conditioned upon reasonable and customary residential usage. Tenant agrees to use water responsibly and to promptly report any leak, running toilet, dripping faucet, or water-related malfunction through the PORTAL.

Excessive Water Use – Tenant Overage

If the water usage attributable to the Property during any billing cycle exceeds one hundred fifty percent (150%) of the average residential water usage for a comparable household in the jurisdiction in which the Property is located, as reasonably determined by Landlord based on utility company data, historical usage at the Property, or published municipal averages (the "Baseline"), then Tenant shall reimburse Landlord, as Additional Rent, for the full cost of all water and sewer charges in excess of the Baseline for that billing cycle. Landlord shall provide Tenant with a copy of the applicable water bill and a written calculation of the overage with the next invoice.

In addition, if Tenant is found to be intentionally or negligently wasting water — including but not limited to running water continuously, failing to report a known leak, using Property water for commercial purposes, or filling swimming pools without Landlord's prior written consent — Tenant shall be fully responsible for the entire water bill for the billing cycle in which such conduct occurred, regardless of the Baseline, and repeated violations shall constitute a material breach of this Lease.

The parties agree that this water usage provision is intended to protect Landlord from extraordinary and abusive water consumption while preserving Landlord's commitment to pay for normal residential water use. Nothing in this Section shall be construed to circumvent the protections of § 7-301 et seq. of the Public Utilities Article or any applicable Maryland law regarding ratio utility billing.

Interruption of Utilities

Landlord shall not be liable for any interruption, reduction, or failure of any utility service arising from causes beyond Landlord's reasonable control, including without limitation acts of God, weather, utility company actions, and governmental orders. Tenant shall continue to pay Rent in full during any such interruption, except as otherwise required by Maryland law.

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By initialing, Tenant acknowledges and agrees to the terms of Section 31.	**Tenant Initials:** DS

SECTION 32. SMOKE AND CARBON MONOXIDE DETECTORS

Landlord has installed smoke detectors and, where required, carbon monoxide detectors in the Property in compliance with Maryland law, including § 12-1101 et seq. of the Public Safety Article and applicable local ordinances. Tenant acknowledges that each such device is in good working order as of the Commencement Date. Tenant agrees not to remove, tamper with, disable, or otherwise render any smoke or carbon monoxide detector inoperable, and agrees to test each device periodically, replace batteries as needed, and immediately report any malfunction through the PORTAL. Tenant's failure to maintain the detectors shall constitute a material breach of this Lease, and Tenant shall be liable for any injury, death, or damage arising from such failure to the extent permitted by law.

By initialing, Tenant acknowledges and agrees to the terms of Section 32.	**Tenant Initials:** DS

SECTION 33. PETS

No pets, animals, or living creatures of any kind shall be kept, maintained, housed, boarded, fostered, or otherwise allowed on or about the Property, whether temporarily or permanently, without the prior written consent of Landlord and the full execution of a separate, written Pet Addendum approved by Landlord. This prohibition applies broadly and without limitation to all animals, including but not limited to dogs, cats, birds, reptiles, amphibians, rodents, fish, insects, and any exotic or non-traditional animals, regardless of size, number, or duration of presence.

Tenant expressly agrees that the presence of any animal on the Property, even on a temporary, visiting, or intermittent basis, shall constitute a violation of this Lease unless expressly authorized in writing by Landlord. This includes animals belonging to guests, invitees, or occupants. “Pet sitting,” fostering, or otherwise harboring an animal for any period of time shall be deemed a violation absent written consent.

As a condition of any approval, Landlord may require execution of a Pet Addendum, payment of a non-refundable pet fee, payment of monthly pet rent, proof of vaccinations, renter’s insurance coverage, and compliance with any additional conditions deemed necessary by Landlord to protect the Property.

If any unauthorized animal is discovered on or about the Property, whether through inspection, complaint, observation, or other means, Tenant shall be deemed in material breach of this Lease. In such event, Landlord shall have the right, without waiving any other remedies, to impose a non-refundable pet fee of up to Five Hundred Dollars ($500.00) per animal, together with monthly pet rent in an amount determined by Landlord, retroactive to the Effective Date of the Lease or the date the animal is determined to have first been present, whichever is earlier. All

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such charges shall be deemed Additional Rent and shall be immediately due and payable upon demand.

Tenant acknowledges that the assessment of such fees does not constitute permission to keep the unauthorized animal, and Landlord expressly reserves the right to require immediate and permanent removal of the animal from the Property. Failure to remove the unauthorized animal upon notice shall constitute a continuing breach and may result in lease termination, legal action for possession, and recovery of damages.

Tenant shall be strictly liable for any and all damage, injury, or nuisance caused by any animal brought onto the Property by Tenant, Tenant's occupants, or guests, regardless of whether such animal was authorized. This includes, but is not limited to, damage to flooring, carpets, walls, landscaping, fixtures, odors, noise disturbances, and any claims brought by third parties. All such costs shall be charged to Tenant as Additional Rent.

Nothing in this Section shall be construed to limit Landlord's rights to enforce applicable health, safety, and nuisance laws, including local ordinances relating to animal control, noise, and sanitation.

Assistance Animals and Reasonable Accommodation

Notwithstanding the foregoing, a service animal or emotional support animal shall not be considered a "pet" for purposes of this Lease. Landlord shall comply with all applicable federal and Maryland fair housing laws, including the Fair Housing Act and related guidance, which require reasonable accommodations for qualified individuals with disabilities.

Tenant requesting an accommodation for an assistance animal must submit a written request, together with reliable supporting documentation establishing (a) the existence of a disability as defined by law, and (b) the disability-related need for the animal. Documentation must be from a qualified and licensed healthcare or mental health professional with knowledge of Tenant's condition and must comply with applicable legal standards.

Tenant acknowledges that no assistance animal shall be brought onto the Property until such request has been reviewed and approved by Landlord in writing, except where prohibited by law. Landlord reserves the right to verify documentation to the extent permitted by law and to deny requests that do not meet legal requirements.

Even where an assistance animal is approved, Tenant remains fully responsible for the conduct of the animal and shall ensure that the animal does not pose a direct threat to the health or safety of others, does not cause substantial physical damage to the Property, and does not create a nuisance or disturbance. Tenant shall also be responsible for maintaining the Property in a clean and sanitary condition and for promptly addressing any waste or damage caused by the animal.

Any damage caused by an assistance animal shall be the responsibility of Tenant and shall be payable as Additional Rent. Landlord reserves the right to require removal of any assistance animal that poses a direct threat, causes significant damage, or results in repeated lease violations, to the extent permitted by law.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

The provisions of this Section are material terms of this Lease and are intended to protect the Property, neighboring occupants, and Landlord's interests, while remaining compliant with applicable fair housing requirements.

By initialing, Tenant acknowledges and agrees to the terms of Section 33.	**Tenant Initials:** DS

SECTION 34. SMOKING PROHIBITED

NO SMOKING OR VAPING OF ANY SUBSTANCE, INCLUDING TOBACCO, CANNABIS, OR E-CIGARETTE PRODUCTS, IS PERMITTED INSIDE THE PROPERTY OR WITHIN TWENTY-FIVE (25) FEET OF ANY BUILDING ENTRANCE, WINDOW, OR VENT, AT ANY TIME, BY ANY PERSON. VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL BREACH OF THIS LEASE, AND TENANT SHALL BE LIABLE FOR ALL COSTS OF REMEDIATION, INCLUDING BUT NOT LIMITED TO CLEANING, PAINTING, AND DEODORIZING, AS ADDITIONAL RENT.

SECTION 35. INSPECTIONS

Landlord may conduct periodic inspections of the Property upon reasonable prior notice to confirm compliance with this Lease and assess the condition of the Property. Tenant shall cooperate with any such inspection and shall provide access at a reasonable time. Any deficiency noted during an inspection shall be promptly corrected by the party responsible under this Lease.

SECTION 36. VEHICLES AND PARKING

Only operable, currently licensed and registered vehicles may be parked at the Property, and only in designated parking areas. No commercial vehicles, recreational vehicles, boats, trailers, or inoperable vehicles may be parked at or stored on the Property without Landlord's prior written consent. Tenant shall not perform any significant vehicle repair, oil change, or fluid discharge on the Property. Landlord may tow any vehicle parked in violation of this Section at the owner's expense.

SECTION 37. TRASH AND RECYCLING

Tenant shall promptly dispose of all household trash and recycling in the designated containers and shall comply with all local trash and recycling ordinances, including timing and placement of containers for collection. Tenant shall not allow trash to accumulate inside or outside the Property. Any fine or citation issued against the Property for Tenant's failure to comply shall be paid by Tenant as Additional Rent.

SECTION 38. JOINT AND SEVERAL LIABILITY

Where more than one individual executes this Lease as Tenant, each such individual shall be jointly and severally liable for all obligations under this Lease. Any notice given by Landlord to any one Tenant shall constitute notice to all Tenants. Any breach of this Lease by any one Tenant

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

shall constitute a breach by all Tenants. Departure of one Tenant from the Property shall not relieve any remaining Tenant from full liability under this Lease.

SECTION 39. PROHIBITED CONDUCT

Tenant, Tenant's occupants, and Tenant's guests, invitees, or any other person present at or using the Property with Tenant's permission shall at all times conduct themselves in a lawful, orderly, and respectful manner so as not to disturb or interfere with the rights of Landlord, neighboring occupants, or the surrounding community. Tenant shall be strictly responsible and liable for the conduct of all such persons and shall ensure full compliance with the provisions of this Section.

Without limiting the generality of the foregoing, Tenant expressly agrees that the following conduct is strictly prohibited on or about the Property:

First, engaging in or permitting any criminal activity of any kind, whether occurring on or off the Property, that impacts the safety, reputation, or legal compliance of the Property. This includes, but is not limited to, drug-related activity as defined under federal and Maryland law, including the manufacture, distribution, possession with intent to distribute, or use of controlled substances; any violent or threatening conduct; illegal possession or use of weapons; theft; vandalism; fraud; or any activity that endangers the health, safety, or welfare of other residents, neighbors, or the public. Tenant acknowledges that even a single incident of criminal activity may constitute a material breach of this Lease.

Second, the discharge, brandishing, or unlawful possession of any firearm, weapon, or destructive device on the Property, except as may be expressly permitted by applicable law. Tenant acknowledges that any use or display of a weapon in a manner that threatens or endangers others shall constitute an immediate and material breach of this Lease.

Third, the storage, use, or handling of hazardous, flammable, explosive, or toxic materials in excess of ordinary household quantities or in any manner that violates applicable fire, safety, or building codes. This includes, but is not limited to, gasoline, propane tanks (except as permitted for ordinary residential grilling in compliance with applicable codes), chemicals, fireworks, or other combustible materials. Tenant shall not engage in any activity that creates a risk of fire, explosion, or environmental hazard.

Fourth, disturbing, threatening, intimidating, or harassing any neighbor, other tenant, guest, employee, contractor, or agent of Landlord. This includes verbal abuse, physical threats, intimidation, harassment through electronic means, or any pattern of conduct that interferes with another person's quiet enjoyment of their property or creates a hostile living environment.

Fifth, creating or permitting any nuisance condition, including but not limited to excessive or unreasonable noise, loud music, parties, persistent disturbances, offensive or noxious odors, smoke, or any activity that disrupts the peace and quiet of neighboring residents. Tenant shall comply with all applicable local noise ordinances and shall ensure that all occupants and guests conduct themselves in a manner consistent with normal residential living standards.

Sixth, allowing any person to reside, stay, or occupy the Property who is not expressly approved as an occupant under this Lease. Any unauthorized occupant, whether temporary or permanent,

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shall constitute a violation. Repeated or extended stays by non-approved individuals, even if characterized as "guests," shall be deemed unauthorized occupancy.

Seventh, engaging in any conduct or activity that results in or could reasonably result in the cancellation, non-renewal, restriction, or increase in premium of Landlord's insurance coverage. Tenant acknowledges that certain activities, including but not limited to criminal conduct, hazardous storage, or repeated disturbances, may jeopardize insurability and expose Landlord to substantial financial risk.

Eighth, engaging in any other conduct, whether specifically enumerated herein or not, that materially interferes with the rights of Landlord, other residents, or neighboring property owners to the quiet enjoyment, safety, and lawful use of their premises. This includes any pattern of behavior that generates repeated complaints, police involvement, code enforcement actions, or other disruptions.

Tenant acknowledges that Landlord has a legal obligation to maintain the Property in compliance with applicable laws and to protect the safety and quiet enjoyment of other residents and neighbors. Accordingly, any violation of this Section shall be deemed a material and substantial breach of this Lease.

Upon any such violation, Landlord shall have the right to pursue all remedies available under Maryland law, including but not limited to issuing notices of lease violation, filing for summary ejectment, seeking damages, and recovering possession of the Property. Tenant further acknowledges that certain violations, particularly those involving criminal activity or threats to safety, may warrant immediate legal action without opportunity to cure, to the fullest extent permitted by law.

The provisions of this Section are fundamental to the tenancy and are intended to preserve the safety, habitability, and integrity of the Property and surrounding community. Strict compliance is required.

By initialing, Tenant acknowledges and agrees to the terms of Section 39.	**Tenant Initials:** DS

SECTION 40. APPLICABLE LAW AND VENUE

This Lease shall be governed by, and construed in accordance with, the laws of the State of Maryland, without regard to its conflict of laws principles. The parties agree that any action arising out of or related to this Lease shall be brought exclusively in the District Court of Maryland or the Circuit Court for the county in which the Property is located, and the parties hereby consent to the personal jurisdiction and venue of such courts.

SECTION 41. ATTORNEYS' FEES AND COSTS

In the event of any dispute, claim, action, or proceeding arising out of or relating to this Lease, the tenancy created hereby, or the possession, condition, or use of the Property, whether sounding in contract, statute, or otherwise, and whether brought in a court of law, administrative forum, or alternative dispute setting, the prevailing party shall be entitled to recover from the

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

non-prevailing party all reasonable attorneys' fees, court costs, and litigation-related expenses incurred, to the fullest extent permitted under Maryland law.

For purposes of this Section, the "prevailing party" shall include any party who substantially prevails on the merits of the dispute, whether through judgment, dismissal, settlement, or other resolution that materially achieves the relief sought. The determination of prevailing party status shall be made by the court or adjudicating authority in accordance with Maryland law.

Without limiting the foregoing, Tenant expressly agrees that Landlord shall be entitled to recover all reasonable attorneys' fees and costs incurred in connection with the enforcement of any provision of this Lease, including but not limited to: (a) nonpayment of Rent or Additional Rent; (b) breach of any covenant or obligation under this Lease; (c) holdover proceedings; (d) actions for possession, including summary ejectment proceedings under Maryland Real Property Article § 8-401 and § 8-402; (e) collection of unpaid sums; (f) defense of any claim, counterclaim, or affirmative defense asserted by Tenant arising from the tenancy; (g) administrative proceedings, including rent escrow actions under § 8-211; and (h) any other action necessary to protect Landlord's rights in the Property.

Collection and Percentage-Based Attorneys' Fees

To the fullest extent permitted by Maryland law, in any action or proceeding for the recovery of monetary damages, including but not limited to unpaid Rent, Additional Rent, damages to the Property, or any other sums due under this Lease, Tenant agrees that reasonable attorneys' fees may be calculated as a percentage of the total amount awarded. The parties agree that an attorneys' fee equal to up to thirty percent (30%) of the total judgment, award, or amount collected shall be presumed reasonable for purposes of collection and enforcement, provided such amount is permitted by applicable law and approved by the court where required.

Tenant acknowledges that such percentage-based fee reflects the contingent, administrative, and litigation costs incurred by Landlord in pursuing recovery and is intended to compensate Landlord for the full scope of enforcement efforts.

Eviction and Possession Proceedings

In any action for possession of the Property, including summary ejectment or tenant holding over proceedings, Tenant shall be responsible for all attorneys' fees incurred by Landlord at the standard hourly or flat rates customarily charged by Landlord's counsel for such matters, to the extent permitted by Maryland law. Tenant acknowledges that eviction proceedings often require multiple court appearances, filings, and enforcement steps, and agrees that all such fees, whether incurred before filing, during litigation, or in post-judgment enforcement, shall be recoverable.

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Tenant further agrees that attorneys' fees incurred in connection with warrants of restitution, coordination with the sheriff or constable, lockouts, and any related enforcement actions shall be included within recoverable costs.

Pre-Litigation and Administrative Fees

Tenant agrees that Landlord shall be entitled to recover attorneys' fees and costs incurred prior to the filing of any formal legal action, including but not limited to drafting notices, lease violation correspondence, demand letters, consultations, file preparation, and negotiation efforts. Tenant acknowledges that such pre-litigation efforts are necessary to enforce the Lease and mitigate damages and shall be compensable to the extent permitted by law.

Post-Judgment and Collection Efforts

Tenant further agrees that Landlord shall be entitled to recover all attorneys' fees and costs incurred in the enforcement and collection of any judgment entered against Tenant. This includes, but is not limited to, fees associated with garnishments, liens, recording of judgments, debtor examinations, discovery in aid of enforcement, execution proceedings, and any other lawful collection method.

Tenant acknowledges that post-judgment enforcement may require substantial legal effort and agrees that all such fees shall be recoverable as part of the underlying obligation.

Tenant-Initiated Claims and Continuing Liability

In the event Tenant initiates any legal action, administrative complaint, or rent escrow proceeding against Landlord and does not prevail, Tenant shall be responsible for Landlord's reasonable attorneys' fees and costs incurred in defending such action, to the fullest extent permitted by Maryland law. This includes claims arising during the tenancy as well as claims brought after Tenant has vacated the Property.

Tenant further agrees that any claims, defenses, or counterclaims asserted by Tenant that are not substantially justified, are withdrawn, or are resolved in Landlord's favor shall subject Tenant to liability for Landlord's legal fees to the extent permitted by law.

Additional Rent and Enforcement

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

All attorneys' fees and costs recoverable by Landlord under this Section shall be deemed Additional Rent under this Lease, shall be immediately due and payable upon demand, and may be included in any judgment entered against Tenant or deducted from the Security Deposit to the fullest extent permitted by Maryland law. Tenant shall remain liable for any deficiency and agrees that such amounts constitute a continuing obligation.

Compliance with Maryland Law

Nothing in this Section shall be construed to authorize the recovery of attorneys' fees or costs in any manner inconsistent with Maryland law. This provision is intended to comply with Maryland Real Property Article § 8-208 and applicable case law governing residential lease provisions, including limitations on fee-shifting and requirements that attorneys' fees be reasonable and, where applicable, awarded by a court.

To the extent any portion of this Section is limited or deemed unenforceable under Maryland law, such limitation shall apply only to the minimum extent required, and the remaining provisions shall remain in full force and effect.

Survival

The provisions of this Section shall survive the termination, expiration, or earlier ending of this Lease and shall apply to any and all disputes, claims, or proceedings arising out of or relating to the tenancy, including those initiated after Tenant has vacated the Property.

SECTION 42. OWNER DOES NOT WAIVE LEGAL RIGHTS

Nothing in this Lease shall be construed to waive any legal right or remedy available to Landlord under Maryland law, and no action taken or omitted by Landlord shall constitute such a waiver unless expressly set forth in a written instrument signed by Landlord. Acceptance of Rent by Landlord with knowledge of a breach of this Lease shall not constitute a waiver of such breach.

SECTION 43. CONSENT TO ELECTRONIC NOTICE AND SIGNATURE

Tenant consents to the delivery of notices, statements, invoices, ledgers, and other communications under this Lease by electronic mail to the email address provided by Tenant, except where Maryland law specifically requires delivery by certified mail or another method. Tenant further consents to the use of electronic signatures for this Lease and any amendment, addendum, or related document, in accordance with the Maryland Uniform Electronic Transactions Act and the federal Electronic Signatures in Global and National Commerce Act (E-SIGN).

SECTION 44. LEAD-BASED PAINT DISCLOSURE

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the

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presence of any known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

If the Property was constructed prior to 1978, Tenant acknowledges receipt of: (a) the EPA pamphlet titled "Protect Your Family From Lead in Your Home"; (b) any records and reports pertaining to lead-based paint or lead-based paint hazards in the Property known to Landlord; and (c) the separate Lead-Based Paint Disclosure Form required by 42 U.S.C. § 4852d and the Maryland Lead Poisoning Prevention Program, § 6-801 et seq. of the Environment Article. Landlord further certifies that the Property is registered with the Maryland Department of the Environment to the extent required by law.

By initialing, Tenant acknowledges and agrees to the terms of Section 44.	**Tenant Initials:** DS _____

SECTION 45. FLOOD RISK DISCLOSURE

In accordance with § 8-119 of the Real Property Article of the Maryland Code, Landlord hereby discloses to Tenant the following information regarding flood risk at the Property (check applicable):

- ☐ The Property IS located in a FEMA-designated Special Flood Hazard Area (100-year floodplain).
- ☒ The Property IS NOT located in a FEMA-designated Special Flood Hazard Area, to Landlord's knowledge.
- ☐ The Property HAS sustained flood damage within the past five (5) years, to Landlord's actual knowledge.
- ☒ The Property HAS NOT sustained flood damage within the past five (5) years, to Landlord's actual knowledge.

Tenant acknowledges that Landlord's insurance does not cover damage to Tenant's personal property caused by flooding, and Tenant is strongly encouraged to obtain flood insurance if the Property is located in a flood hazard area.

By initialing, Tenant acknowledges and agrees to the terms of Section 45.	**Tenant Initials:** DS _____

SECTION 46. FAIR HOUSING / SOURCE OF INCOME NON-DISCRIMINATION

Landlord complies with the federal Fair Housing Act, the Maryland Fair Housing Act, and the HOME Act (§ 20-705 of the State Government Article), and does not discriminate against any person on the basis of race, color, religion, sex, national origin, familial status, disability, marital status, sexual orientation, gender identity, or source of income, including housing assistance vouchers issued by any federal, state, or local program. Any Tenant who believes they have been

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subjected to discrimination may file a complaint with the Maryland Commission on Civil Rights or the U.S. Department of Housing and Urban Development.

SECTION 47. MARYLAND RECEIPT OF SECURITY DEPOSIT

Pursuant to § 8-203.1 of the Real Property Article of the Maryland Code, Landlord hereby provides Tenant with the following receipt for the Security Deposit paid at the execution of this Lease:

Property Address:	228 N Kenwood Ave Baltimore MD
Tenant Name(s):	Alton Davis
Security Deposit Amount:	1895.00
Date Received:	
Holding Institution:	Owner Held

NOTICE OF TENANT'S RIGHTS UNDER MARYLAND LAW:

- Tenant has the right to have the Property inspected by Landlord in Tenant's presence at the commencement of the tenancy upon request made by certified mail within fifteen (15) days of occupancy.
- Tenant has the right to be present at the move-out inspection, provided Tenant notifies Landlord by certified mail at least fifteen (15) days prior to moving, specifying the date of moving and Tenant's forwarding address.
- Within forty-five (45) days after termination of the tenancy, Landlord shall return any unused portion of the Security Deposit, together with any required interest, or shall provide Tenant with an itemized written list of damages.
- Landlord's failure to comply with Maryland's security deposit law may result in a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorneys' fees.
- The Security Deposit shall accrue simple interest at the rate required by § 8-203(e) of the Real Property Article, from the date of receipt.
- Tenant acknowledges that Landlord has provided Tenant with the applicable Maryland Tenants' Bill of Rights and any required local jurisdiction notice of tenant rights, as in effect at the commencement of the tenancy, and Tenant's signature below constitutes confirmation of receipt of such notice in compliance with Maryland law.

By initialing, Tenant acknowledges and agrees to the terms of Section 47.	**Tenant Initials:** DS

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

ACCEPTANCE AND SIGNATURES

By signing below, the parties acknowledge that they have read this Lease in its entirety, understand its contents, have had the opportunity to consult with legal counsel of their choosing, and agree to be bound by each and every term and condition herein. This Lease, together with any addenda executed contemporaneously herewith, constitutes the entire agreement between the parties regarding the Property and supersedes any and all prior negotiations, representations, or agreements, whether oral or written.

LANDLORD

Entity (circle one):	
5 STAR SOLUTIONSProperty Management Services, acting as authorized agent for the Owner of record / 5 STAR SOLUTIONS Property Management Services	
By (print name):	Kita Holmes
Title:	Senior PM
Signature:	DocuSigned by: Kita Holmes BB63420B0BC5452...
Date:	10/19/2026

TENANT #1

Print Name:	Alton Davis
Signature:	DocuSigned by: 2D7A004715C74E5...
Date:	10/19/2026

TENANT #2

Print Name:	
Signature:	
Date:	

TENANT #3 (if applicable)

Print Name:	

Docusign Envelope ID: CC6580E9-2975-8B71-828F-BF473FDD1303

Signature:	
Date:	