RESIDENTIAL LEASE AGREEMENT

1308 Gough Street • Baltimore, Maryland 21231

This Residential Lease Agreement ("Agreement") is made between Terry Whalen ("Landlord") and Kiaira Braxton and Michael Jones (collectively, "Tenants"). The parties agree as follows:

1. Premises and Occupants

Landlord leases to Tenants the residential premises located at 1308 Gough St, Baltimore, MD 21231 ("Premises"). Authorized occupants are Kiaira Braxton and Michael Jones (primary tenants) and Khyler Jones (additional occupant). The primary tenants are jointly and severally responsible for all tenant obligations under this Agreement. The additional occupant is not a signatory or financially responsible tenant.

2. Lease Term

The fixed lease term begins November 1, 2026 and ends October 31, 2027, unless terminated earlier in accordance with applicable law. Any renewal or continuation after the end date will be governed by a written agreement and applicable Maryland and Baltimore City law.

3. Rent

Monthly rent is $2,000.00, payable in advance on the first day of each month, beginning November 1, 2026. Rent shall be paid to Terry Whalen by a mutually agreed lawful payment method at the address or account designated in writing by Landlord. No late fee or other fee is imposed unless separately agreed in writing and permitted by law. Any changes to rent must comply with applicable law.

4. Initial Payment and Security Deposit

First month's rent (November 2026): $2,000.00. Security deposit: $2,000.00. Total initial amount: $4,000.00. The parties shall acknowledge receipt separately below. Landlord shall hold, account for, and return the security deposit, with any legally required interest and lawful deductions, in accordance with Maryland law. The security deposit is not the final month's rent. Any required written security-deposit receipt, inspection rights notice, and statutory disclosures must be provided.

5. Utilities and Water

Tenants are responsible for water and for Baltimore Gas and Electric (BGE) service, including electricity and gas as applicable to the Premises. Tenants shall timely pay bills for those services and arrange account transfers where permitted. Landlord remains responsible for charges or services that cannot lawfully be transferred to Tenants and for obligations imposed on Landlord by law. Other services, including internet or cable, are the Tenants' responsibility only if separately ordered by them.

6. Use and Occupancy

The Premises shall be used as a private residence only. Tenants shall comply with lawful occupancy, safety, and nuisance requirements and shall not use the Premises for unlawful activity. No additional permanent occupants may move in without Landlord's written consent, subject to fair housing and other applicable law.

7. Maintenance and Repairs

Landlord shall provide and maintain the Premises in the condition required by applicable housing, building, and habitability laws. Tenants shall keep the Premises reasonably clean, dispose of trash properly, use fixtures responsibly, promptly notify Landlord of needed repairs, and be responsible for damage caused by their negligence or misuse beyond ordinary wear and tear, as permitted by law. Tenants shall not make material alterations without written consent.

8. Entry and Quiet Enjoyment

Tenants are entitled to peaceful use of the Premises. Landlord may enter for legitimate purposes such as repairs, inspections, and emergencies, with notice and in a manner required by applicable law. This Agreement does not waive any statutory tenant protections.

9. Assignment, Pets, and Smoking

Subletting or assignment requires Landlord's prior written consent, subject to applicable law. Any pet or smoking restrictions must be stated in a separately signed addendum; no restriction is created by this paragraph. Assistance animals are governed by applicable fair housing law.

10. Default and Termination

If either party breaches this Agreement, the other party may pursue remedies only as permitted by law, including any required notice and court process. Landlord may not engage in unlawful self-help eviction. Early termination, notice, and possession are governed by Maryland and Baltimore City law.

11. Required Disclosures and Applicable Law

This Agreement is governed by Maryland law and applicable Baltimore City ordinances. Landlord shall supply any required rental license/registration information, lead-risk or lead-based paint disclosures (as applicable), and other mandatory notices or addenda. If a provision conflicts with mandatory law, the law controls and the remaining provisions remain effective.

12. Entire Agreement and Changes

This Agreement and any signed addenda constitute the agreement of the parties. Changes must be in writing and signed by Landlord and both primary tenants, except where law provides otherwise. Each signing party should receive a copy.

Acknowledgment of Initial Funds

Security deposit received: ☒ Yes ☐ No Date: 10/31/2026
First month's rent received: ☒ Yes ☐ No Date: 10/31/2026
Payment method / receipt reference: Cash (Receipt Sent Electronically)

Signatures

Landlord: Terry Whalen
Signature: Terry Whalen Date: 10/31/2026

Primary Tenant: Kiaira Braxton
Signature: Kiaira Braxton Date: 10/31/2026

Primary Tenant: Michael Jones
Signature: Michael Jones Date: 10/31/2026

Landlord notice / payment mailing address: N/A (Everything is done electronically)
Landlord phone or email: (410) 340-3497