Residential Lease Agreement

This Lease Agreement, (also referred to as "Lease" and "Agreement") dated, October 05, 2026 is between Balaram Owens **("Owner")** and **Divine Home Solutions Property Management, LLC (Owner's Agent),** parties of the first part, and Jordan Christopher Kauffman, Jeremiah Adrien Quenano Michael Joseph Elchik, and Sean Ryan Rivard **(Tenant/s)**, the party of the second part.

1. LANDLORD. Term "**Landlord**" refers to the owner of the rental property Balaram Owens **(Owner's full name)** and the **owner's agents** including but not limited to the property manager **(Divine Home Solutions Property Management, LLC)**, which has been authorized to lease this property to the Tenant(s) and perform all property management functions related to the tenancy.

2. TENANT. The Tenant(s) is/are: Jordan Christopher Kauffman, Jeremiah Adrien Quenano, Michael Joseph Elchik, and Sean Ryan Rivard and will be referred to in this Lease Agreement as "**Tenant(s)**".

3. RENTAL PROPERTY. The Landlord agrees to rent to Tenant(s) the Property located at as 1008 Boyd St Baltimore, MD 21223 (referred to hereafter as "Property")

4. TERM OF LEASE AGREEMENT. Tenant(s) will lease the Property from the Landlord for the Initial term of 12 months and 22 days (Terms), commencing on October 10, 2026 (Lease Start Date) and ending on October 31, 2027 (Lease End Date) for the total sum of Twenty-seven thousand three hundred twenty-six (amount in words) dollars($ 27,326.00 payable in equal monthly payments of Two thousand one hundred fifty dollars ($2,150.00). Rent will be due on the 1st day of every month.

4a.PRORATED LEASE AMOUNT. A prorated amount of (Put NA if not applicable.) One thousand five hundred twenty-six (Amount in words) ($ 1,526.00) from October 10, 2026 (Start date) to October 31, 2026 (End date of Prorated Amount).

Note: Prorated amount applies to the 2nd month upon move-in date.

4b. RENEWAL OF LEASE. (TENANT MUST INITIAL ONE):

_____NONE. Tenant(s) agrees to vacate the Property by the last day of the Initial Term. Notice shall not be required by either party.

__✓__MONTH-TO-MONTH. Lease shall continue in force from month to month after the expiration of the Initial Term. Either party may terminate the month-to-month lease provided written notice is given at least thirty (30) days prior to the last day of the desired, final rental month of the tenancy. Tenant(s) agrees to a month-to-month Residential Lease Agreement at the rate of $ N/A per month.

_____YEAR-TO-YEAR. This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this Lease after the Initial Term by giving

sixty (60) days advance notice prior to the last day of the desired final rental month of the tenancy.

5. SECURITY DEPOSIT. A security deposit is required as a condition of this Lease. Landlord acknowledges receipt from the Tenant(s) of a security deposit in the amount of Two thousand one hundred fifty (Amount in words) ($2,150.00) to be held in an escrow account. Upon payment of the security deposit, Landlord will provide a receipt containing the security deposit provision as required by law. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees and costs suffered by the Landlord by reason of Tenant(s)'s default of this Lease Agreement. Tenant(s) may be responsible for any unpaid charges or attorney fees and costs, suffered by the Landlord by reason of Tenant(s)'s default of this Lease in accordance to state and local laws and regulations. Under no circumstances can the security deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement. The Property must be left in good and clean condition with all trash, debris, and Tenant(s)'s personal property completely removed from the premises. The Property shall be left with all appliances, fixtures, and equipment in working order and intact. All appliances, fixtures, equipment, etc. contained on the Property and belonging to Landlord shall not be removed by Tenant(s). Landlord's recovery of damages will not be limited to the amount of the security deposit. Provided the Tenant(s) fulfills all the obligations of the Lease Agreement, the Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant(s) within forty-five (45) days of the end of the Lease to Tenant(s)'s last known address. It is Tenant(s) responsibility to provide Landlord with a mailing address upon the end of the tenancy. Landlord need not notify Tenant(s) of its intention to withhold all or any part of the security deposit if Tenant(s) has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant(s) has abandoned the Property prior to the termination of the tenancy. In such event, Tenant(s) may make demand for return of the security deposit by giving written notice by first class mail to Landlord with forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant(s)'s new address. Landlord, within forty-five (45) days of receipt of said notice, shall provide Tenant(s) with a list of damages and costs by first class mail.

6. PERSONS WHO WILL OCCUPY THE PROPERTY.

Jordan Christopher Kauffman, Jeremiah Adrien Quenano (Tenant/s full name)
Michael Joseph Elchik, and Sean Ryan Rivard
Minor children (if any):

N/A (Name of children and ages and any will person who will occupy the property.)

7. PAYMENT OF RENT. Tenant(s) agrees to pay the rent when due without any deduction or setoff. If the rent is received **more than five (5) days late**, Tenant(s) agrees to pay as additional rent a late charge equal to **five percent (5%)** of such overdue amount for the rental period which said payment is delinquent. Tenant(s) agrees to pay any costs of collection for non-payment of rent, including, but not limited to reasonable attorney's fees and costs regardless as to whether or not a suit is filed. **Tenant(s) further agrees to pay court costs for any notices sent for non payment of rent unless a court decision is rendered in favor of the Tenant(s).** If Tenant(s) pays by check, and it is dishonored and returned unpaid for any reason to Landlord, Tenant(s) agrees to pay an additional rent sum of **$45.00. Payment is to be made to: Divine Home Solutions Property Management LLC, 841 East Fort Ave, Suite 328, Baltimore, MD 21230.**

8. LEGAL OBLIGATIONS. Tenant(s) hereby acknowledges that they have a legal obligation to pay their rent on time each and every month regardless of any other debts or responsibilities they may have. They agree that they will be fully liable for any back rent owed. **If the rent is fifteen (15) days late, or if Tenant(s) shall breach any other term, covenant, or condition of this Lease Agreement, Landlord may:**

a. utilize distraint all in accordance with the applicable provisions of law;

b. re-enter the Property and terminate the Lease Agreement in accordance with the applicable provision of law;

c. bring summary proceedings to evict Tenant; and/or

d. pursue any other remedy available to Landlord at law or in equity.

No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord of any available action by Landlord against Tenant(s) for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Tenant(s)'s obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/ or recovery of possession. Tenant(s) also acknowledges that defaulting on this Lease Agreement could result in a judgment being filed against them and lien being filed against their current and future assets and /or earnings. Should action be brought by either party here to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees and court costs incurred by the prevailing party in the action. Tenant(s) further agrees that if Tenant(s) pursues action in District Court for Rent Escrow prior to giving Landlord proper notice of defects and sufficient time to remedy defects per Code, Tenant(s) will be charged, and agrees to pay, One Hundred Dollars ($100.00) per hour for any court time and time associated with preparation for court by Landlord plus any miscellaneous charges including, but not limited to parking, copies, etc. Notice must be in writing and delivered by certified mail to proper parties.

9. RELETTING. If the Property becomes vacant because of the exercise by Landlord of its remedies hereunder, or should Tenant(s) abandon the Property, Landlord may take possession of the same, and may relet the Property to others, as the agent of the Tenant(s), upon such terms and conditions as Landlord shall reasonably determine. Tenant(s), upon demand, shall pay to Landlord and be liable for the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the rent payable under the lease Agreement and the amount of the rent received upon any such reletting.

10. NO ASSIGNMENT OR SUBLEASE. Tenant(s) agrees that this Lease Agreement shall not be assigned in whole or in part nor shall any portion of the premises be sublet without the prior written consent of the Landlord. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant(s) from Tenant(s)'s liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant(s) to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant(s) from Tenant(s)'s liability hereunder.

11. INDEMNIFICATION. Tenant(s) shall indemnify and hold Landlord, it's members, managers, agents, and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the tenancy to person or property arising within

those portions of the Property, or of any agent, employee, invitee, or family member of Tenant(s). Tenant(s) also releases Landlord from liability for Tenant(s)'s failure to fulfill any condition of this Lease Agreement, from Tenant(s)'s failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against residence as a result of Tenant(s)'s action.

12 .USE. Residence shall be used for residential purposes only. Residence shall be used so as to comply with all federal, state, county, and municipal laws and ordinances. Tenant(s) shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other residents' quiet enjoyment of their residence. Tenant(s) also shall comply with any and all homeowner's association or condominium association's governing documents, including, but not limited to articles of incorporation, declarations, bylaws, and rules and regulations that may apply to the Property.

13. ABANDONMENT. If Tenant(s) leaves the Property unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months, the Landlord has the right to take immediate possession of the Property and to bar the Tenant(s) from returning. Landlord shall have the right to store or dispose of any of Tenant(s)'s personal property remaining on the property after the termination of this Agreement, and Landlord shall not be held liable for the disposition of Tenant(s)'s personal property. Any such property shall be considered Owner's property and title thereto shall vest in the Owner. Tenant(s) also agrees that if Property is vacated prior to the end of the lease term: Tenant(s) is responsible for the remainder of the rent due for the entire lease term until the Property is rented (in which case Tenant(s) shall be responsible for any offset of rent, pursuant to Paragraph 9 of this lease agreement); the security deposit is forfeited; Tenant(s) are responsible for paying one month's leasing commission for securing a new lease; and Tenant(s) are responsible for any other damages per the terms of the lease agreement.

14. TENANT(S) RESPONSIBILITIES AT END OF TERM. Tenant(s) agrees that in order to terminate the lease, the property must be returned vacant. To the extent that Tenant(s) fail to vacate the property at the end of the term and Tenant(s) have not elected to automatically renew the lease, pursuant to Paragraph 4(b)&(c) of this agreement; then Landlord, at it's option, may consider the tenancy continued on a month-to-month basis as a holdover unless or until further action is taken by either party to effectuate termination and/or the vacancy of the Property, including, but not limited to eviction proceedings, a suit for possession, or exercise any other remedy granted a landlord under Maryland law. Tenant(s) agrees to surrender the Property to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant(s) further agrees to surrender the Property free and clear of all furniture, personal property, and debris, and in a broom clean condition. All keys to the Property are to be returned to Landlord. If any painting or alterations occurred at the Property during the lease term, Tenant(s) agrees to restore the affected area to the original color. If not restored to original color and condition, Tenant(s) agrees to pay for the restoration.

15. FAILURE TO VACATE AT TERMINATION. If Tenant(s) does not vacate the Property on or before the last day of the Term, Landlord may: (a) Forthwith eject Tenant(s) and take possession of the Property, all furniture, and personal property present thereon (b) Hold Tenant(s) liable for another year at the same rental, and/or (c) Exercise any other remedy granted to an Landlord under Maryland law, including to the extent permitted by law, the power to collect double rent for the holdover period.

16. NOTICES. Any notice required by this agreement from Landlord to Tenant(s) shall be

in writing and shall be delivered personally or mailed by registered or First Class mail. If there are two of more undersigned as Tenants, then any notice given by Landlord to one shall constitute as notice to all. All notices from Tenant(s) to Landlord, and all rent, shall be delivered to: **Divine Home Solutions Property Management, LLC, 841 East Fort Avenue, Suite 328, Baltimore, MD 21230. Upon termination of tenancy, it is Tenant(s)'s obligation and responsibility to provide a new mailing address for all notices. If Tenant(s) fails or refuses to provide a new mailing address to Landlord, then Landlord shall deliver notices to the Property.**

17. VALIDITY OF RENTAL AGREEMENT PROVISIONS. Any provision set forth is the Lease Agreement which is contrary to the Maryland Law or any subsequently passed Laws or amendments, shall be treated by Landlord and Tenant(s) as void and as if it were not set forth herein. All other provisions of the Lease agreement shall remain in full force and effect.

18. WAIVER. All rights given to the Landlord by this Agreement shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its Landlords or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this agreement.

19. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM. Landlord and Landlord's agents, employees, and representatives shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease Agreement or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Landlord and Landlord's agents, employees, and representatives shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post " For Sale" or "For Rent" signs thereon, as may be permitted by law and Tenant(s) shall not unreasonable interfere with such right.

20. TENANT(S)'S USE OF KEYS AND LOCKS, LOCKOUTS. Tenant(s) agrees not to install any additional locks or change any existing locks without the Landlord's prior written consent. Two (2) keys will be furnished to the Tenant(s) and any additional keys required will be paid for by Tenant(s). Tenant(s) shall not duplicate key(s) without Landlord's prior written consent. All keys will be returned by Tenant (s) to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant(s) shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant(s). Should Tenant(s) lock him/herself out and are unable to gain access through their own resources, they may call upon a professional locksmith or the Landlord to let them in. In either case, Tenant(s) are responsible for payment of the charges and/or damages involved. Management charges a fee of $55.00 for providing this service between the hours of 8a.m and 4p.m., Monday through Friday. At all other times, there will be a fee of $80.00, and $100.00 during holidays. This fee must be paid for before service is provided.

21. REPAIR AND MAINTENANCE. Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant(s). Landlord shall maintain, and/or repair/replace the plumbing, heating, cooling, electrical systems, and the exterior walls and roof of the Property. Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements and related services results from negligence or misuse by Tenant(s), other residents of the Property, or Tenant(s)'s agents, servants, employees, invites, or family members. Tenant(s) agrees to promptly notify Landlord of

any condition which is the obligation of Landlord to repair or replace.

Except as provided above, Tenant(s) shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant(s), his family, or any of his guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant(s), at Tenant(s)'s sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant(s) shall fail to made any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant(s) to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease. Any damage to window glass or entry doors is the sole responsibility of the Tenant(s). Tenant(s) shall furnish the HVAC system filters, batteries, trash cans, janitorial services, electric light bulbs, fuses, or any other services not specifically listed as supplied in this Lease Agreement at Tenant(s)'s expense.

As of the date of this Agreement, Landlord warrants that the Property sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items. Tenant(s) agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber, who is called to clear the stoppage, will attest to in writing were caused by defective plumbing, tree roots, or act of god. Upon the failure of the Tenant(s) to make any such repair, Landlord, in Landlord's discretion, may make such repair and the cost of such repair shall be added to and deemed a part of the rental sum, and shall be payable, on-demand, by Tenant(s) to Landlord. The Landlord shall have the same remedies for the collection of such costs as Landlord has for non-payment of rent. Any such repairs made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to the Tenant(s) that a maintenance technician will be entering the property in reasonable time and Tenant(s) agree not to unreasonably interfere with that individual's right of entry.

22. ALTERATIONS. Tenant(s) shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of the Owner and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the term hereof.

23. FIRES AND CASUALTY. Tenant(s) agrees not to do or permit to be done anything on the Property in contravention of any fire insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant(s) shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at its option, terminate rental agreement or repair damages within thirty (30) days. If Landlord does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Landlord elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of re-occupancy shall

be the date of notice that residence is ready for occupancy.

24. TENANT INSURANCE. Tenant(s) is responsible for obtaining and maintaining rental liability / fire insurance.

Tenant(s) agrees to obtain and maintain a "Renter's Insurance policy" sufficient to protect themselves and their property from, including, but not limited to, fire, theft, burglary, breakage, and electrical connections, and to provide Landlord with a copy of policy within seven (7) days of lease execution. Landlord will not be liable for any loss of Tenant(s)'s property. Tenant(s) hereby acknowledges this and agrees to make no such claims for any losses or damages against Owner, Landlord, or Landlord's agents, employees, or representatives. Tenant(s) acknowledges that if he or she fails to procure such insurance, it is his or her responsibility and he or she alone shall bear the consequences.

Tenant Initials: _____

25. CONDITION OF PROPERTY. The Tenant(s) hereby acknowledges and agrees that the Property is in good condition. Tenant(s) will be furnished with a Move-in-Report upon commencement of this Lease. If there is anything regarding the condition of the Property that fails to meet this standard, then Tenant(s) agrees to record it on the Move-in-Report and return said report to Landlord within five (5) days of taking possession of the Property. Tenant(s) agrees that failure to provide any written notice of defects will be legally binding proof that the Property is in good condition at the time of occupancy.

26. MAINTENANCE BY TENANT(S). Tenant(s) agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private, single-family residence; to keep lawns neatly mowed and landscaping in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulation, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant(s)'s use of the Property. Tenant(s) and all other occupants and / or invitees on the Property, whether known by the Tenant(s) or not, shall conduct themselves in a matter that will not disturb the peaceful use and enjoyment of neighbors, and Tenant(s) further covenants and agrees that Tenant(s) will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant(s) further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant(s) shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant(s) of such laws, codes, ordinances, rules or regulation; (b) any violation or non performance by Tenant(s) of any of the covenants contained herein; or (c) any other act or omission of Tenant(s), other resident of the Property, or Tenant(s)'s agents, employees invitees, or family member. All electrical, heating, air-conditional, mechanical, and plumbing equipment and facilities and shall be used for their intended purposes only.

Landlord shall deliver the Property to Tenant(s) in a pest free condition, and shall be responsible for pest control for thirty (30) days after the commencement of the initial term. Upon expiration of the thirty (30) day period, Tenant(s) shall become responsible for pest control, including, but not limited to the extermination of any insects, rodents, and other pests, during the remainder of the tenancy. The cost and expense of pest control shall be solely borne by Tenant(s) after the aforementioned thirty (30) day period ends. Upon termination of the tenancy, Tenant(s) agrees to return the Property back to Landlord in a pest

free condition.

Notwithstanding the aforementioned provision regarding pest control, Landlord shall be responsible for rat proofing the Property and maintaining the rat proof condition of the Property. Additionally, Tenant(s)' responsibility to maintain the Property in a pest free condition shall not extend to the extermination of wood destroying insects, which are the responsibility of the Landlord to exterminate.

27. WATER/MOISTURE/MOLD. Tenant(s) shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding and /or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and /or water damage, Tenant(s) shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant(s) shall notify Landlord promptly in the event mold of any type is observed within the Property.

Upon notification from Tenant(s), Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards and mold within the Property which occur through no fault of Tenant(s). In the event water damage or mold occurs within the Property through the negligence of Tenant(s), Tenant(s) shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

Tenant Initials: JH CM ES

28. UTILITIES. Tenant(s) will be responsible for payment of all charges for gas, electric, heat (including oil where applicable), garbage pickup, water bill and sewer, cable, and any other bills incurred during their residency that are not included with the rent. The cost of utilities that are to be furnished at the expense of Tenant(s), shall be considered additional rent and Tenant(s) agrees to pay such costs when due. **If Tenant(s) fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default** under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant(s) to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this lease. In the event Landlord or Tenant(s) is prevented or is unable, for reasons beyond Landlord's or Tenant(s)'s control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant(s), and this Lease shall continue to full force and effect for the full rent without abatement.

Tenant Initials: JH CM ES

JH CM ES

29. TENANT(S) AND LANDLORD AGREEMENT FOR REPAIRS. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant(s) if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

30. SMOKE AND CARBON MONOXIDE DETECTORS. Smoke and Carbon Monoxide detectors are provided on the Property according to the laws of Maryland that dictate the number, location, and type of detectors that are required. (If fossil fuels are not relied upon for a fuel source on the Property, then carbon monoxide detectors are not required). Tenant(s) acknowledges that all smoke and carbon monoxide detectors present on the property are in good condition and proper working order as of the date of this Lease. Tenant(s) agrees not to obstruct or tamper with any detector. Tenant(s) further agrees to test the detectors periodically and report in writing to Landlord any malfunctions. Upon receiving notice, Landlord agrees to repair or replace said detector(s) within five (5) days of notice. Tenant(s) assume sole responsibility to test the detectors and shall indemnify and hold harmless Landlord from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector(s) which Tenant(s) shall not have specifically reported in writing to Landlord. Tenant(s) shall bear the cost of repair or replacement for malfunctioning detector(s) caused by the negligence, deliberate misuse, or abuse by Tenant(s). Such cost shall be considered additional rent collectible in a like manner as rent.

31. TENANT'S RESTRICTIONS CONCERNING PETS: No pet may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing Pet provisions must be attached to this Lease. If it is discovered that there is a pet on the Property without a signed pet addendum, the Tenant(s) will immediately be billed up to a $500.00 additional non-refundable pet fee. Service animals are allowed to the extent permitted by law, however, Tenant(s) must still complete a Pet addendum to be included with this Lease.

32. CLEANING FEE. Tenant(s) hereby acknowledge property is in a cleaned condition and agrees to accept the property in its present state of cleanliness. Tenant(s) agrees to return the property in the same condition or pay a cleaning fee if Landlord needs to have the Property professionally cleaned. Property need to be delivered to the Landlord free and clear of all items, personal property, and debris upon move-out. Tenant(s) will be responsible for all charges associated with removal of any items, personal property, or debris.

33. RESIDENT'S GUIDE. Tenant(s), and Tenant(s)'s agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations as Landlord shall, in its judgment, determine to be necessary for the safety, care, cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of residents generally. Tenant acknowledges and agrees to that the following is NOT permitted on or about the Property: waterbeds, smoking, and/or space heaters.

34. TENANT(S)'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT. If the property or any part thereof is taken or condemned for a public or quasi public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant(s) waives all claims against Owner, Landlord, and condemner by reason of the complete or partial taking of the Property, and all damages awarded as a result of any



condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

35. INSPECTIONS. Tenant(s) acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and Tenant(s) agrees to notify Landlord prior to any inspection.

36. TENANT(S)'S RESTRICTIONS CONCERNING VEHICLE PARKING. Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

37. TENANT(S)'S RESTRICTIONS CONCERNING TRASH. All garbage and trash must be placed in dumpster (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

38. JOINT AND SEVERAL LIABILITY. Each Tenant(s) is jointly and individually liable for all Lease Agreement obligations, including but not limited to rent monies. If any Tenant(s), guests, or occupant violates the Lease Agreement, all Tenant(s) are considered to have violated the Lease Agreement. Landlord's requests and notices to any one Tenant(s) constitute notice to all Tenant(s) and occupants. Notices and requests from any one Tenant(s) or occupant (including repair requests and entry permissions) constitute notice from all Tenant(s). In eviction suits, each Tenant(s) is considered the Landlord of all other Tenants in the Premises for service of process.

39. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

40. APPLICABLE LAW. The laws of Maryland shall govern the validity, performance and enforcement of this Residential Lease Agreement. Jurisdiction and venue shall be in State of Maryland.

41. ATTORNEY'S FEES AND COURT COSTS. Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the actions.

42. OWNER DOES NOT WAIVE LEGAL RIGHTS. The failure of Owner to insist upon the strict performance of any of the terms and conditions of this lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

43. HEIRS AND ASSIGNS ARE BOUND BY LEASE. The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant(s).

44. TERMS. This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this Agreement the singular shall include the plural and the plural shall include the singular, the use of any genders shall be applicable to all genders, and the term Landlord will include the Owner, Landlord, and Lessor, and the term Resident will include Tenant(s) and Lessee.

45. LEAD PAINT-APPLICABLE LAW. Title X, Section 10108. The Residential Lead–Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the Tenant(s), based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the Tenant(s) with any available reports in the Owner's possession relating to lead based paint or lead-based paint hazards applicable to the Property.

If the Property was built prior to 1978, the property is also subject to the Maryland Lead Paint Poisoning Prevention Program act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that Owner will have the option to participate in the liability limitation portion of the Maryland Program. Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx

AGE CLASSIFICATION OF PROPERTY. Owner represents and warrants to Tenant(s), Landlord, Landlord(s) subagents, intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (initial one)

_____ The Property was built during or after 1978; **the Federal Program does not apply.**

__✓__ The Property was built before 1978; **the Federal Program applies.**

The Maryland Program (initial one)

__✓__ The Property was built prior to 1950; **the Maryland Program applies fully.**
_____ The Property was built after 1949 but **BEFORE** 1978; **the Maryland Program applies at Owner's option**

The age Classification Unknown (initial, if applicable)

_____ Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, The Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and / or lead-based paint hazards.

NOTICE TO TENANT(S)- LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant(s) acknowledge that Property may be subject to Federal and Maryland Law as to the presence of lead-based paint and /or lead-based paint hazards. Tenant(s) acknowledges the receipt of the following required brochures from Landlord:

a. The EPA "**Protect your Family from Lead in Your Home"** brochure. (Under Federal Law The Residential Lead Based Paint Hazard Reduction act of 1992)

b. The **"Notice of Tenants Rights, Lead Poisoning Prevention"** published by the Maryland Department of the Environment. (Under Maryland Law-The Maryland Lead Poisoning Prevention Program)

c. Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Tenant(s) understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the Landlord, and the Tenant(s) will read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notices.

Tenant Initials: ____

46. INCLUSIONS / EXCLUSIONS. Included in this property are all permanently attached fixtures, including all smoke and carbon monoxide detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the Property, are included, as follows:

CHECK INCLUDED ITEMS

✓ Refrigerator / Freezer

✓ Clothes Washer

✓ Clothes Dryer

✓ Stove or Range

✓ Oven

___ Dishwasher

✓ Central Heating System (Forced Air or Radiant)

✓ Air Conditioning System (Central or Window Units)

✓ Ceiling Fan(s)

Additional Inclusions:

_____

_ _____

Exclusions:

_____

_____

____

47. ADDENDUM(S) ATTACHED CONCERNING:

An addendum and Continuing Guaranty of Lease are attached. (Put a note if addendum is attached.)

48. FULL DISCLOSURE. The Tenant(s), by signing this Lease Agreement, hereby states that all questions about this Lease Agreement have been answered, that they fully understand all the provisions of the Lease Agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant(s) further states that Tenant(s) agrees to fulfil his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action as a violation of this agreement. Signature by the Tenant(s) on this Agreement is an acknowledgment that he or she has received a signed copy of the Lease Agreement. **TIME IS OF THE ESSENCE REGARDING THIS LEASE**.

TENANT(S) HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTAND THE SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT(S) BY THEIR SIGNATURE BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.

Jordan Christopher Kauffman		10 / 06 / 2026
Name of Tenant/s	Signature	Date Signed
Jeremiah Adrien Quenano		10 / 06 / 2026
Name of Tenant/s	Signature	Date Signed
Michael Joseph Elchik		10 / 06 / 2026
Name of Tenant/s	Signature	Date Signed
Sean Ryan Rivard		10 / 06 / 2026
Name of Tenant/s	Signature	Date Signed
Loren Ann Elchik		10 / 06 / 2026
Name of Co-signer	Signature	Date Signed
Patrick Garnes	Patrick Garnes	10 / 06 / 2026
Name of Property Manager	Signature	Date Signed

Divine Home Solutions Property Mgt, LLC
841 East Fort Avenue, Suite 328 Baltimore, MD 21230
Office # 443-885-0317

General Addendum

The lease contract dated October 06, 2026

Address 1008 Boyd St

City Baltimore, State MD, Zip 21223

Between the Landlord, Balaram Owens and Property Manager-Patrick Garnes

and the Tenant Jordan Christopher Kauffman, Jeremiah Adrien Quenano Michael Joseph Elchik, and Sean Ryan Rivard

is hereby amended by the incorporation of this Addendum, which shall supercede any provisions to the contrary in the Contract.

Tenant-Managed Cleaning – No Regular Cleaning Service

- Tenant(s) chooses to manage all cleaning responsibilities themselves, including establishing a cleaning schedule or rotation among occupants. The kitchen, bathrooms, floors, common areas, and the property overall must be consistently maintained in a clean and sanitary condition throughout the tenancy, rather than only at move-out. Periodic property-condition inspections will be conducted with a minimum of 24 hours' notice, in accordance with the lease and applicable requirements. These inspections are intended to confirm that day-to-day standards are being upheld, such as proper dishwashing, trash removal, wiping down counters, minimizing clutter, and general upkeep. Should the property not be maintained to a reasonable standard, the owners reserve the right to revisit the option of engaging a professional cleaning service.

  Failure to Maintain Clean and Sanitary Condition: If, during a property-condition inspection, the Landlord or Property Manager determines that the kitchen, bathrooms, floors, common areas, or other portions of the Property are not being consistently maintained in a reasonably clean and sanitary condition, the Tenant(s) will be notified in writing and given seven (7) calendar days from the date of notice to correct the condition.

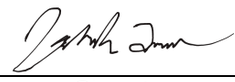
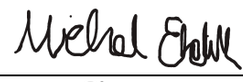
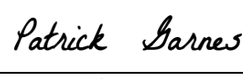
  If the condition is not corrected within the seven (7)-day period, the Landlord may arrange for professional cleaning as reasonably necessary to restore the Property to an acceptable condition.

  Tenant(s) shall be jointly and severally responsible for 100% of the actual and reasonable costs of any professional cleaning required as a result of Tenant(s)' failure to comply with the cleaning and maintenance obligations of this Addendum. Any cleaning charges incurred during the tenancy shall be reimbursed by the Tenant(s) upon receipt of an invoice or other documentation of the expense.

  To the extent permitted by applicable law, any unpaid cleaning costs resulting from a breach of these obligations may be deducted from the security deposit at the termination of the tenancy. The security deposit does not limit the Tenant(s)' liability. If the total lawful charges for cleaning, damages, unpaid rent, or other amounts permitted under the Lease and applicable law exceed the security deposit, Tenant(s) shall remain jointly and severally responsible for the remaining balance.

This addendum does not change the lease other than the things stated herein which all parties agreed.

Divine Home Solutions Property Mgt, LLC
841 East Fort Avenue, Suite 328 Baltimore, MD 21230
Office # 443-885-0317

Jordan Christopher Kauffman		10 / 06 / 2026
Tenant	Signature	Date Signed
Jeremiah Adrien Quenano		10 / 06 / 2026
Tenant	Signature	Date Signed
Michael Joseph Elchik		10 / 06 / 2026
Tenant	Signature	Date Signed
Sean Ryan Rivard		10 / 06 / 2026
Tenant	Signature	Date Signed
Loren Ann Elchik		10 / 06 / 2026
Co-signer	Signature	Date Signed
Patrick Garnes		10 / 06 / 2026
Property Manager	Signature	Date Signed

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CONTINUING GUARANTY OF LEASE

1008 Boyd Street, Baltimore, Maryland 21223

This Continuing Guaranty of Lease ("Guaranty") is made in connection with the Residential Lease Agreement ("Lease") for the property located at 1008 Boyd Street, Baltimore, Maryland 21223 ("Property").

The Lease is between Balaram Owens ("Landlord"), by and through its authorized agent, Divine Home Solutions Property Management, LLC, and the following tenants:

Sean Rivard
Michael J. Elchik
Jordan Kauffman
Jeremiah Quenano

The undersigned Guarantor is: **Loren Ann Elchik** ("Guarantor").

1. Consideration and Purpose

Guarantor acknowledges that Landlord is entering into the Lease and approving the tenancy in reliance upon this Guaranty. Guarantor further acknowledges that this Guaranty is a material condition of Landlord's approval of the tenancy.

Guarantor acknowledges receipt of, or access to, the Lease and any addenda incorporated into the Lease.

2. Unconditional Guaranty

Guarantor unconditionally and irrevocably guarantees the full and timely payment and performance of all lawful obligations of the Tenant(s) under the Lease.

Guarantor's obligation is not limited to Michael J. Elchik's individual or proportional share of the rent or other obligations.

Guarantor guarantees the entire monthly rent of $2,150.00, together with all other lawful amounts and obligations due under the Lease.

3. Joint and Several Liability

To the fullest extent permitted by applicable law, Guarantor shall be jointly and severally liable with each Tenant for the full obligations arising under the Lease.

The Landlord shall not be required to divide, allocate, or apportion rent, damages, charges, or other obligations among the individual Tenants or between the Tenants and Guarantor.

If any Tenant fails to pay his or her portion of the rent, moves out before the Lease expires, abandons the Property, fails to perform an obligation under the Lease, or otherwise defaults under the Lease, Guarantor shall remain responsible for the full amount owed under the Lease, subject to applicable law.

4. Obligations Covered by Guaranty

This Guaranty includes, to the extent permitted by the Lease and applicable law: the full monthly rent and any lawful unpaid rent; lawful late charges; unpaid utilities that are the responsibility of the Tenant(s); damage to the Property beyond ordinary wear and tear; cleaning expenses properly chargeable to the Tenant(s); costs associated with Tenant-caused repairs or maintenance; costs resulting from a breach of the Lease; lawful court costs and attorney's fees where recoverable; amounts due because of early termination, abandonment, holdover, or other default; and any other lawful financial obligation imposed upon the Tenant(s) under the Lease.

Nothing in this Guaranty authorizes the collection of any amount that is prohibited or unenforceable under Maryland or Baltimore City law.

5. No Requirement to Pursue Tenants First

Landlord shall not be required to first pursue, sue, obtain a judgment against, or exhaust remedies against any Tenant before seeking payment or performance from Guarantor.

Guarantor's obligations shall become enforceable upon a Tenant's failure to timely satisfy an obligation covered by this Guaranty.

6. No Reduction Based on Roommate Arrangements

Any private arrangement among the Tenants concerning how they divide rent or other household expenses shall not affect the obligations of Guarantor.

Guarantor understands that the monthly rent is a single household obligation and is not divided into separate individual rental obligations for each Tenant.

The departure, nonpayment, financial hardship, or default of any individual Tenant shall not reduce or eliminate Guarantor's obligations under this Guaranty.

7. Continuing Nature of Guaranty

This Guaranty shall remain in effect throughout the initial Lease term; any lawful holdover tenancy; any extension or renewal of the Lease agreed to by the Tenant(s) and Landlord; and any written amendment that does not materially increase Guarantor's financial obligations beyond those contemplated by the original Lease.

Any amendment that materially increases the rent or otherwise materially increases Guarantor's financial exposure shall require Guarantor's written consent before the increased obligation becomes subject to this Guaranty.



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8. Changes in Tenancy

The departure of one or more Tenants shall not, by itself, release Guarantor from obligations that arose while this Guaranty was in effect.

Any substitution or addition of a Tenant that materially changes Guarantor's obligations shall require Guarantor's written consent if Landlord intends for this Guaranty to continue to cover obligations arising after that change.

9. Security Deposit

Guarantor understands that any security deposit held by Landlord does not limit the liability of the Tenant(s) or Guarantor.

If lawful charges exceed the security deposit, Guarantor shall remain responsible, together with the Tenant(s), for any remaining amounts covered by this Guaranty.

10. Notices and Demands

Except where notice is specifically required by applicable law, Guarantor waives separate presentment, demand for payment, and notice of nonpayment as conditions precedent to enforcement of this Guaranty.

Any legally required notice shall be provided in accordance with applicable Maryland law.

11. No Waiver

Landlord's failure or delay in enforcing any provision of the Lease or this Guaranty shall not constitute a waiver of Landlord's rights.

Acceptance of partial payment from any Tenant or Guarantor shall not release the remaining balance unless Landlord expressly agrees otherwise in writing.

12. Incorporation Into Lease

This Guaranty is executed in connection with and is incorporated into the Residential Lease Agreement for 1008 Boyd Street, Baltimore, Maryland 21223.

If a provision of this Guaranty conflicts with applicable law, that provision shall be enforced only to the maximum extent permitted by law, and the remaining provisions shall remain in effect.

13. Governing Law

This Guaranty shall be governed by the laws of the State of Maryland, with venue and jurisdiction as permitted by applicable law.

14. Acknowledgment

By signing below, Guarantor acknowledges that she has read and understands this Continuing Guaranty, understands that she may become responsible for the entire financial obligation under the Lease rather than merely Michael J. Elchik's share, and voluntarily agrees to be bound by its terms.

GUARANTOR

Guarantor Name: Loren Ann Elchik
Signature: Loren Elchik
Date: 10 / 06 / 2026
Address: 906 sidehill drive
City/State/ZIP: Bel Air, MD, 21015
Phone: 443-243-9577
Email: elchik906@verizon.net

LANDLORD / AUTHORIZED AGENT

Landlord/Owner: Balaram Owens
Authorized Agent: Divine Home Solutions Property Management, LLC
Authorized Representative: Patrick Garnes
Signature: Patrick Garnes
Date: 10 / 06 / 2026

Doc ID: c3eb9825734254ab6299c37991fa36c17db524ed

Dropbox Sign

Audit trail

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File name	1008 Boyd St leas...026-27)_merge.pdf
Document ID	c3eb9825734254ab6299c37991fa36c17db524ed
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was requested on dhspropertymtg1.managebuilding.com and signed on dhspropertymtg1.managebuilding.com

Document History

SENT	**10 / 06 / 2026** 23:16:27 UTC	Sent for signature to Jordan Kauffman (jorkauff@gmail.com), Jeremiah Quenano (jquenanotkd@gmail.com), Michael Elchik (elchikmichael@gmail.com), Sean Rivard (sean.rivard10@gmail.com), Loren Elchik (elchik906@verizon.net) and Divine Home Solutions Property Management LLC (dhspropertymtg@gmail.com) from dropboxsignproduction@buildium.com IP: 124.217.126.35
VIEWED	**10 / 06 / 2026** 23:18:48 UTC	Viewed by Jordan Kauffman (jorkauff@gmail.com) IP: 172.56.32.17
SIGNED	**10 / 07 / 2026** 00:41:02 UTC	Signed by Jordan Kauffman (jorkauff@gmail.com) IP: 96.244.128.190
VIEWED	**10 / 07 / 2026** 01:10:29 UTC	Viewed by Jeremiah Quenano (jquenanotkd@gmail.com) IP: 69.143.53.31

Dropbox Sign

Audit trail

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Audit trail date format	MM / DD / YYYY
Status	Signed

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SIGNED	**10 / 07 / 2026** 01:36:58 UTC	Signed by Michael Elchik (elchikmichael@gmail.com) IP: 68.134.61.59
VIEWED	**10 / 07 / 2026** 01:44:50 UTC	Viewed by Sean Rivard (sean.rivard10@gmail.com) IP: 69.255.124.230
SIGNED	**10 / 07 / 2026** 01:45:39 UTC	Signed by Sean Rivard (sean.rivard10@gmail.com) IP: 69.255.124.230

Dropbox Sign

Audit trail

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Status	● Signed

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SIGNED	**10 / 07 / 2026** 01:54:08 UTC	Signed by Divine Home Solutions Property Management LLC (dhspropertymtg@gmail.com) IP: 71.200.119.175
COMPLETED	**10 / 07 / 2026** 01:54:08 UTC	The document has been completed.