BSFR Property Management, LLC
Office: 997 Morrison Dr, Suite 402, Charleston, SC 29403
Web: MaymontHomes.com
Phone: 833-426-6739 Toll Free

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL LEASE AGREEMENT

NOTICE: THIS CONTRACT IS SUBJECT TO BINDING ARBITRATION PURSUANT TO THE FEDERAL ARBITRATION ACT, SUBJECT TO THE PROCEDURES SET FORTH IN SECTION 26 OF THE GENERAL TERMS.

Specific Terms

ALL FEES SHALL ONLY BE APPLIED IN ACCORDANCE WITH APPLICABLE LOCAL LAWS, STATUTES, AND ORDINANCES

Date:	Friday, November 6, 2026
County/State:	MD
Premises:	4334 Greenhill Ave Baltimore MD 21206
Landlord/Owner:	BSFR Property Management, LLC /
Corporate Office:	997 Morrison Dr, Suite 402, Charleston, SC 29403

Tenant(s)	Name	Email	Phone
Tenant (1)	Efrem Jenkins	efrem315@gmail.com	(443) 858-0107
Tenant (2)	Donovan Wesson	donwes92@gmail.com	(410) 412-0650
Tenant (3)	Barbara Jenkins	barb1014@verizon.net	(443) 858-4933
Tenant (4)	Deandre Jenkins	deandrejenkins140@gmail.com	(443) 962-5530
Tenant (5)			
Tenant (6)			
Tenant (7)			
Tenant (8)			
Tenant (9)			
Tenant (10)			
Guarantor			

Other Occupant Minor(s)	Name
Minor (1)	
Minor (2)	
Minor (3)	

Minor (4)		
Minor (5)		
Minor (6)		
Minor (7)		
Minor (8)		
Minor (9)		
Minor (10)		
Maximum Number of Occupants: 7		
Lease Term Start Date:	12/1/2026	
End Date:	2/29/2028	
Lease Term (approximately): 15	- month	
Monthly Rent:	1595.00	
Annual Rent:	19140	
Annual Rent Escalator:		
Pro-Ration Rent and Fees:	1655.00	(Monthly Rent and Fees / Days in Month x Days of Occupancy)
Refundable Security Deposit:	0.00	
Location of Deposits:	Pinnacle Financial Partners	
Promotional Credits:		
Number of Assistance Animals:	0	(Assistance Animals are not counted as pets, but must be validated through PetScreening service)
Number of Pets:	1	**NOTE: Maximum of three (3) animals unless restricted to less than 3 by the HOA**
Non-refundable Initial Pet Fee:	250.00	($250 first pet, $100 each additional) Except Assistance Animals
Monthly Pet Rent Fee:	35.00	($35 each pet Recurring Monthly) Except Assistance Animals
Monthly Renter Insure Fee:	17.95	(When Applicable, Recurring Monthly)
Smart Home Fee:	25.00	(When Applicable, Recurring Monthly)
Monthly Septic Fee:		(When Applicable, Recurring Monthly)
Other Monthly Fee:	0.00	(When Applicable, Recurring Monthly)
Total Monthly Payment	1655.00	**(Rent + Pet Rent + All Applicable Recurring Fees)**

Month-to-Month Fee (MTM):	30% of then current Monthly Rent	(When Applicable, Recurring Monthly)
Lease Breakage Fee	2-months' Rent	(When Applicable)
Late Payment Fee:	79.75	(When Applicable)
Dishonored Payment Fee:	25.00	(When Applicable)
Eviction Fee:	250.00	(When Applicable)
Legal Processing Fee:	100.00	(When Applicable)
Violation Processing Fee:	40.00	(When Applicable, Per HOA, City, or Other Violation Received)
Early Vacate Fee (<60 days' notice of lease expiration):	500.00	(When Applicable)
Non-Electronic Payment Fee:	30.00	
Forced Insurance Placement Fee:	50.00	(When Applicable)
Smoking on Premises Fee:	500.00	(When Applicable)
No-Show at Service Call Fee:	100.00	(When Applicable)

EXHIBITS: The following indicated Exhibits, attached to this Lease, are part of this Lease and are incorporated by reference herein:

Animal Agreement	**Y**
Asbestos Disclosure	**Y**
Fireplace (with Fireplace Safety Tip Sheet)	**Y**
Guaranty	
Lead-Based Paint Disclosure & Certification	**Y**
Lead Paint Pamphlet (EPA) for Units Built Before 1978	**Y**
Mold/Moisture Disclosure and Mold Prevention	**Y**
Move-Out Instructions	**Y**
Quick Move In/Sight Unseen Acknowledgement	**Y**
Property Condition Disclosures	**Y**
Rules and Regulations	**Y**
State Specific Addendum	**Y**
Property Liability Insurance Addendum	**Y**

Utility and Services Addendum	**Y**
Date Home Built:	
Member of Armed Forces:	n/a
If yes, Branch:	n/a
Stationed:	n/a

Broker Disclosures: Tenant and Landlord hereby disclose to each other the following broker and agent relationships:

(a) Tenant:	Efrem Jenkins
(b) Tenant:	Donovan Wesson
(c) Tenant:	Barbara Jenkins
(d) Tenant:	Deandre Jenkins
(e) Tenant:	
(f) Tenant:	
(g) Tenant:	
(h) Tenant:	
(i) Tenant:	
(j) Tenant:	
(k) Landlord	

This Residential Lease Agreement (this "Lease") is entered into by Landlord and Tenant identified in the Specific Terms listed above as of the Date above. Capitalized terms identified above shall be defined as provided above and shall have the same meaning when used in the General Terms and the remainder of this Lease. Landlord and Tenant may collectively be referred to as the "Parties".

PLEASE READ THIS ENTIRE LEASE (INCLUDING THE GENERAL TERMS AND ALL EXHIBITS) CAREFULLY AS THEY CONTAIN IMPORTANT INFORMATION REGARDING YOUR LEGAL RIGHTS, REMEDIES AND OBLIGATIONS. THE GENERAL TERMS INCLUDE LIMITATIONS AND EXCLUSIONS, AS WELL AS A SECTION THAT LIMITS YOUR LEGAL REMEDIES, INCLUDING YOUR RIGHT TO FILE SUIT IN A COURT OF LAW INDIVIDUALLY OR AS A CLASS ACTION. PLEASE NOTE THAT YOUR USE OF THE PREMISES IS SUBJECT TO THE TERMS OF THIS LEASE. YOUR EXECUTION OF THIS LEASE WILL BE CONFIRMATION THAT YOU AGREE TO ALL OF THE TERMS OF THIS LEASE.

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GENERAL TERMS

NOTICE: SOME GENERAL TERMS MAY BE MODIFIED IN THE STATE SPECIFIC ADDENDUM.

1. RENTAL PROPERTY: Landlord agrees to rent to Tenant, and Tenant agrees to lease from Landlord, the Premises, on the terms of this Lease as set forth in (a) the SPECIFIC TERMS, (b) the GENERAL TERMS, and (c) if applicable and attached, the EXHIBITS.

2. TERM OF LEASE: The Lease Term will begin on the Start Date and will end on the End Date. In the event Landlord cannot deliver possession of the Premises to Tenant on the Start Date, then the Start Date will be extended to the date of such delivery.

   a. Annual Rent Escalator (if any): If the Lease Term is for more than one year, Tenant agrees the Monthly Rent will increase by the Annual Rent Escalator amount (a percentage of existing rent) on every Anniversary Date of the Lease.

   b. Termination on End Date/Month-to-Month Tenancy: Either party may terminate this Lease by providing to the other party at least sixty (60) days prior to the End Date written notice of termination or notice to vacate that meets the requirements of Section 2.c. If neither party provides the requisite termination notice (and the parties have not executed a new lease or renewal of this Lease), this Lease will continue on a month-to-month basis for successive one-month terms until either party provides the other sixty (60) days' written notice or the statutorily required notice (if greater than thirty (30) days) to terminate a month-to-month tenancy or as otherwise expressly provided herein. For the duration of the month-to-month tenancy, all other Lease terms, conditions, and covenants shall apply, except that Tenant shall pay the Month-to-Month Fee (MTM) each month in addition to the other amounts owed hereunder. If the Month-to-Month Fee (MTM) is determined as a percentage of Monthly Rent, it shall be calculated each month based upon the then-current Monthly Rent, including any increase to the Monthly Rent reflected on a written notice provided by Landlord at least sixty (60) days in advance of the effective date of such increase.

   c. Notice To Vacate: Any notice of termination or notice to vacate must be provided in writing. If there is more than one Tenant on the Lease, notice from one Tenant shall be treated as notice for all Tenants on the Lease. If Tenant provides less than sixty (60) days' written notice to vacate, including pursuant to Section 2.d, Landlord, at its option, may (a) deem the vacate date under such notice as the date that Tenant could have provided at least sixty (60) days' written notice to vacate; (b) honor the vacate date in the Tenant's notice to vacate and charge Tenant a $500 Early Vacate Fee plus any applicable Lease Breakage Fee as liquidated damages, to the extent allowed by applicable law; or (c) treat such notice to vacate as void. If Tenant changes their move out date within the sixty (60)-day period prior to the original vacate date (or any subsequent vacate date), Tenant will be charged a $500 fee as liquidated damages, to the extent allowed by applicable law.

   d. Early Termination and Lease Breakage: Tenant agrees that Landlord may terminate this Lease upon thirty (30) days written notice to Tenant and Tenant agrees to vacate the Premises within this thirty (30) day notice period. Tenant shall owe Rent through this thirty (30) day notice period. Provided Tenant is not in default and has otherwise complied with all terms of this Lease, upon not less than sixty (60) days' prior written notice to Landlord, Tenant may request early termination of this Lease in exchange for the following payments (the "Lease Breakage Fee"):

      i. If Tenant has more than sixty (60) days until lease expiration, an amount equal to two (2) times the Monthly Rent plus any Rent concessions or other promotions received by Tenant.

      ii. If Tenant has less than sixty (60) days left until lease expiration, an amount equal to the Rent owed through the remainder of the Lease Term plus any rent concessions or promotions received by Tenant.

   If, prior to the expiration of the Lease Term, Tenant surrenders or abandons the Premises or Landlord terminates the Lease for non-payment of rent or other default by Tenant, Landlord may terminate this Lease and charge the applicable Lease Breakage Fee and Early Vacate Fee as liquidated damages, subject to the limits of applicable law.

e. Holdover: If any Tenant, Other Occupant, invitee, or guest does not vacate the Premises on the scheduled move out date, Tenant will be charged the following amounts (to the extent permitted by applicable law): (1) a $500 holdover fee, (2) Monthly Rent, Rent, and additional charges due, and (3) hotel and moving expenses of all residents scheduled to move into the Premises. Nothing contained in this paragraph shall be construed as consent by Landlord to any holding over by Tenant, and Landlord expressly reserves the right to require Tenant to surrender possession of the Premises to Landlord as provided herein upon the termination of this Lease.

3. RENT PAYMENTS: Tenant agrees to pay Landlord the Monthly Rent as the total base monthly rent for the Premises for each month of the Lease Term, in addition to all other charges as additional rent for the Premises that Tenant is required to pay under this Lease (the Monthly Rent and all such other charges, collectively, being referred to herein as "Rent").

a. Timing of Payments:

i. Each installment of Monthly Rent, the Month-to-Month Fee (MTM), if applicable, and monthly Pet Rent Fee shall be due and payable to Landlord in advance on the 1st day of each calendar month of the Lease Term.

ii. Any other charge that Tenant is required to pay Landlord under this Lease shall be added to the ledger and due upon receipt of charge.

iii. If Tenant(s) move-in on or after the 25th of the month, both prorated rent and the next full month rent amount is due prior to move-in.

b. Method of Payments: All Rent may be paid to Landlord by credit card (VISA, MASTERCARD, DISCOVER, or AMERICAN EXPRESS only), debit card or through an online payment system, or by electronic funds transfer (EFT) or by any other payment method as may be approved by Landlord. NOTE: LANDLORD DOES NOT ACCEPT PAYMENT AT ANY OF LANDLORD'S LOCAL OFFICES. Tenant must pay all Rent to Landlord by the "automated electronic payment" methods set forth above or such other "automated electronic payment" approved by Landlord. These payments must occur instantly and automatically without a check, money order or other form of paper tender being hand processed through a financial institution. Notwithstanding the foregoing, Landlord may require Tenant to pay the Refundable Security Deposit and any Rent or other charges due before the Tenant takes possession of the Premises in the form of a cashier's check or money order.

c. Responsibility for Payments: It is Tenant's responsibility (and not Landlord's) to make sure that Landlord receives all Rent as and when due under this Lease. The failure of any method or means of payment used by Tenant will not excuse or relieve Tenant from the obligation to pay all Rent hereunder when it is due. Tenant will not get credit for making a Rent payment until Landlord actually receives the payment in good, current funds.

d. Proration: If the Start Date is not the first day of a calendar month, Tenant shall pay Landlord prorated Rent before Tenant takes possession of the Premises.

e. Late Fees: If any payment of Rent is not received by Landlord by 11:59pm EST at the end of the fifth calendar day of the month when due, then Tenant must pay a Late Fee. The applicable Late Fee is described in the state-specific Addendum at the end of this Lease.

f. Dishonored Payment Fees: Each time Tenant has a Rent payment fail to clear and/or be paid by the financial institution, Tenant must pay Landlord an amount equal to the lesser of (i) the Dishonored Payment Fee or (ii) such maximum amount as is allowed by applicable law.

g. Non-Electronic Payment Fees: For each occurrence of a payment of Rent that is not paid by electronic means, Tenant must pay Landlord an amount equal to the lesser of (i) the Non-Electronic Payment Fee or (ii) such maximum amount as is allowed by applicable law.

h. Order in which Funds are Applied: Payments from Tenant received by Landlord when the Tenant owes Landlord other sums will be credited first to any outstanding Rent balance, and then applied to any additional charges due regardless of how the Tenant intends or characterizes the payment.

4. UTILITIES & SERVICES: Tenant shall pay for all utilities serving the Premises during the Lease Term, including hook-up charges, connection fees and security deposits (collectively, "Utilities"). If the Premises is served by a septic tank system, Tenant shall pay the Monthly Septic Fee to Landlord in advance each month. If Landlord pays any of the costs the Utilities on behalf of Tenant, then Landlord shall invoice Tenant for those Utilities costs and such costs shall be due and payable in accordance with the terms of this Lease. Landlord, at Landlord's option, may declare such payment by Landlord of the cost of Utilities a default under this Agreement. Tenant understands and agrees that all Utilities must be kept operational at all times. Landlord may require Tenant to use a particular provider of utility management and billing services (such service, the "Utility Management and Billing Service") in accordance with the Utility Addendum. It will be a lease violation if Tenant fails to sign up for the Utility Management and Billing Service, discontinues use of Utility Management and Billing Service, or fails to pay Utility Management and Billing Service provider in full and on-time. In the event of a shared meter at the Premises, Landlord reserves the right to apply either a monthly flat rate for utilities, or an appropriate percentage of the utility bill to be distributed equally amongst the Tenants sharing the meter.

5. USE & OCCUPANCY OF PREMISES: Tenant will use the Premises only as a residence and for no other purpose. Tenant may not use the Premises for a home occupation and shall not conduct a business from the Premises, including a daycare, eldercare or pet boarding operation, among other businesses. Tenant will comply with all laws applicable to the use, occupancy, condition, operation and maintenance of the Premises, and Tenant shall not use the Premises for any unlawful purpose, including the sale, use or possession of illegal drugs on or around the Premises. In addition, Tenant shall not (i) cause or permit any disorderly conduct, or conduct that might disturb Tenant's neighbors or constitute a breach of the peace, on or about the Premises; (ii) destroy, deface, damage, or remove any part of the Premises or property therein belonging to Landlord nor permit any other person to do so; (iii) commit waste on or about the Premises; or (iv) maintain or permit a nuisance on or about the Premises. The only person(s) permitted to live in the Premises are the Tenants and the Other Occupants listed at the signing of this Lease. The Tenants and Other Occupants of the Property shall not exceed the Maximum Number of Occupants as dictated by Landlord. Any change in occupancy desired by Tenant will require the written consent of Landlord, which may be withheld in Landlord's sole discretion, which must be documented in an amendment to this Lease, signed by Tenant and Landlord before any such change in occupancy may take effect.

6. APPLIANCES: Tenant will keep the appliances provided by Landlord and any replacements (the "Appliances") in good working order and repair and shall report any malfunction promptly to Landlord. In addition, any damage sustained due to the neglect or misuse by Tenant of any Appliance will be the full responsibility of Tenant, to include all costs associated with repair or replacement of the Appliance. Tenant agrees that all Appliances are the property of Landlord and will remain at the Premises at the end of the Lease Term. Tenant must have written approval from Landlord before installing any other appliance except washers/dryers, which Tenant shall be solely responsible to maintain, and Tenant agrees to be responsible for any damage that occurs to the Premises resulting from the addition of any appliance that is supplied by Tenant.

7. CONDITION OF PREMISES: Tenant has inspected the Premises and acknowledges that it is in good condition, free of defects and fit for residential occupancy. TENANT ACKNOWLEDGES AND AGREES THAT NEITHER LANDLORD NOR ITS AGENT NOR ANY BROKER HAS MADE PROMISES OR WARRANTIES WHATSOEVER REGARDING THE CONDITION OF THE PREMISES. TENANT ACCEPTS THE PREMISES IN ITS AS-IS CONDITION WITH NO EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS BEYOND THOSE EXPRESSLY CONTAINED IN THIS LEASE OR AS REQUIRED BY APPLICABLE LAW.

8. MAINTENANCE AND REPAIRS:

a. Landlord's Obligations: Within a reasonable time period after Tenant provides timely and appropriate notice, Landlord shall repair the following: (1) all defects in the Premises which create unsafe living conditions or render the Premises untenable; and (2) to the extent required by applicable law, such other defects which, if not corrected, will leave the Premises in a state of material disrepair; provided, however, Landlord shall not be responsible to make

repairs that are Tenant's responsibility under Section 8(b) below. Landlord is not responsible for any inconvenience or loss that needed repairs might cause.

b. Tenant's Obligations: Tenant shall promptly notify Landlord of any dangerous condition or need for maintenance existing in or at the Premises. Except in the case of maintenance requests for situations involving immediate damage or harm to the Premises (smoke, fire, overflowing sewage, gas, explosion, uncontrollable running water, electrical shorts), all maintenance requests must be submitted through the online tenant/maintenance portal. Tenant will be fully responsible for the cost of any repair and/or replacement to the extent caused by Tenant's failure to comply with the terms of this Lease or by the negligence of Tenant, any Other Occupant or any other visitor at the Premises. Damage to the Premises will be assumed to have been caused by Tenant unless documented as vandalism by a police report. Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and all heating and air-conditioning ("HVAC") equipment. Tenant agrees to: (1) maintain the Premises in the neat, sanitary and clean condition free of trash and debris; (2) replace any light bulbs as necessary; (3) replace and/or clean the filters for the heater and/or air conditioner every 90 days; (4) remove snow and ice from stairs, walkways and driveways; (5) maintain the lawn and landscaping by cutting grass, removing weeds and pruning trees; and (6) obtain pest control services for the Premises, as needed. Tenant shall be responsible for any clogged plumbing within the Premises. Tenant's failure to properly and timely replace the filters or otherwise maintain the Premises is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the Premises or HVAC system caused by Tenant's neglect or misuse. Landlord may charge a trip fee to perform the filter change, as required, at Tenant expense. Tenant agrees that withholding rent is not an acceptable remedy for settling a dispute with the Landlord.

Septic Tanks. If the Premises has a septic tank system, Tenant must only flush toilet paper and human waste. Tenant must not dispose of any items in a toilet or other drain that may result in clogs or damage to the septic system, including paper towels, grease, coffee grounds, sand, pet and human hair, tampons, sanitary napkins, dental floss, food, paint, corrosive chemicals (e.g. bleach, cleaners, laundry detergents), or any large amount of ordinary household cleaning products.

c. Tenant's Breach: Service Calls: Any expenses incurred by Landlord to remedy any breach by Tenant of this Lease shall be paid by Tenant. If Tenant submits a service request or repair request to Landlord, and Landlord determines that the item is working correctly or if the repairs were necessitated by Tenant's misuse or negligence or damage otherwise caused by Tenant, Tenant agrees to reimburse Landlord for the service call and the cost of any repairs or replacement. If Tenant fails to be at the Premises for an agreed upon service appointment with Landlord's agent or representative, then Landlord will charge Tenant a "no-show" fee of $100.00.

d. Service Providers: Tenant acknowledges and agrees that Landlord may share with third party service providers (for example, companies such as Task Easy or Terminix) Tenant's name, address, phone number, and email address, for purposes of coordinating provision of services.

e. Wellness Inspections: Landlord will make periodic inspections of the Premises to inspect whether the Premises remains in a safe and functioning condition, as well as to inspect whether Tenant remains in compliance with the Lease. Landlord shall provide reasonable notice for such inspections. Landlord may elect to require Tenant to perform a periodic self-inspection utilizing a technology system provided by Landlord.

9. NO ALTERATIONS: Without Landlord's prior consent and prior written permission, Tenant is not permitted to make any alterations or improvements to the Premises (including any painting, placing nails or other hardware in walls or ceilings, adding sheds or other structures, paving areas or removing existing vegetation, installing fixtures or equipment).

10. PARKING: If Tenant is assigned a parking area/space on the Premises, the parking area/space shall be used exclusively for parking of passenger automobiles and shall not be used for the washing, painting, or repair of vehicles. No other parking space shall be used by Tenant, any Other Occupant, or any other visitor. No unlicensed, unregistered, inoperable or immobile vehicles, or vehicles leaking fluids, are permitted on the Premises, and such vehicles may be towed from the Premises by Landlord at the Tenant's or vehicle owner's expense. Tenant shall not store or park any commercial vehicle, trailer, camper, motor home, boat, motor bike, motorcycle, all-terrain vehicle or any other similar recreational vehicle or

item on the Premises without Landlord's prior written consent, and such vehicles may be towed from the Premises by Landlord at the Tenant's or vehicle owner's expense. Tenant is responsible for oil leaks and other vehicle discharges and will be charged for cleaning up such leaks and discharges if deemed necessary by Landlord. No parking in undesignated areas of the Premises is permitted. Landlord may update its rules and regulations regarding parking on or near the Premises upon notice to Tenant.

11. SHEDS, BASEMENT AND GARAGES: If the Premises has a detached structure, shed, basement, cellar, or garage, Tenant may use and occupy such spaces, but they shall not be considered a living space, shall not be occupied as a bedroom, and, for clarity, shall not be separately rented as a separate dwelling. Landlord is not responsible for any damages to Tenant's personal property, automobiles, or belongings stored in such spaces if damaged by the elements, flooding, or other similar causes.

12. NO ANIMALS: No animals of any kind are allowed on the Premises (either inside or outside of the dwelling, and either on a long-term or short-term basis (i.e., pet or animal-sitting)) without the prior written consent of Landlord. Should animals be allowed, Tenant shall complete a separate Animal Agreement and, if the animal is not an Assistance Animal (as defined in the Animal Agreement), the Non-refundable Initial Pet Fee shall be paid in full, before move-in. Tenant accepts full responsibility for any damage or injury caused by any animals on the Premises. All Tenants with or without animals will be required to register with Pet Screening before move-in or renewal.

13. RISK OF LOSS:

    a. Tenant's Insurance: Tenant agrees to be solely responsible for any damage to or loss of any personal property at the Premises. Tenant shall obtain a personal property/renter's insurance policy, which policy must include liability coverage with a minimum coverage of $200,000.00, with an insurance company properly licensed to do business in the State where the Premises is located. That insurance shall be effective on or before the Start Date. Tenant shall provide proof of such insurance coverage upon Landlord's request. Tenant shall maintain personal liability insurance throughout the Lease Term (including any month-to-month tenancy). Failure to do so may result in Landlord obtaining liability insurance with respect to the Premises at the Tenant's expense, to include a $50 Forced Insurance Placement Fee.

    b. Substantial Repairs or Damage to Premises: If the Premises are damaged or destroyed by fire or some other casualty, Tenant shall notify Landlord in writing immediately. Subject to Section 14(c) below and provided that such damage was not caused by Tenant, any Other Occupant or any other visitor, Landlord shall, at Landlord's cost, repair the Premises within a reasonable period of time and, if any such casualty shall render the Premises or any portion thereof untenable, Monthly Rent shall be appropriately abated on a per diem basis until Landlord substantially completes the necessary repairs and makes the Premises or the damaged portion thereof available to Tenant for occupancy. If Landlord determines the Premises are destroyed or substantially damaged by fire or other casualty requiring extensive repair work, or that extermination, mold and mildew, or any habitability issues are substantial, or that the performance of needed repairs poses a danger to Tenant, or, if Landlord elects not to repair the Premises following a fire or casualty event (including due to the insufficiency or unavailability of insurance proceeds), Landlord may terminate this Lease, upon written notice to Tenant, whereupon (1) this Lease shall be deemed to have terminated as of the date of such casualty, or for non-casualty terminations, the date specified in the notice to terminate; (2) Tenant shall pay to Landlord all Rent payable under this Lease which is attributable to the period prior to the date of such termination, and (3) Landlord shall refund to Tenant all Rent paid by Tenant prior to the date of such casualty which is attributable to the period following the date of such termination. During any period in which Landlord has determined that fire or some other casualty or any other habitability issue has rendered the Premises untenable, Landlord may restrict access to the Premises to promote health, safety and welfare. Notwithstanding the foregoing, if the fire or other casualty is fault of Tenant, Other Occupant, or family member, guest, or invitee of Tenant, Tenant shall be liable to Landlord for the cost of repair, restoration, or rehabilitation. If the casualty is covered by Landlord's insurance, Tenant shall be liable to Landlord only for the Landlord's deductible amount, but nothing herein shall be construed to waive any right that Landlord's insurance carrier may have to subrogate against Tenant, or to otherwise attempt to recover its costs, expenses, or damages from Tenant.

c. INDEMNIFICATION: TO THE MAXIMUM EXTENT ALLOWABLE BY APPLICABLE LAW, TENANT HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD LANDLORD AND ITS AGENTS, EMPLOYEES, OWNERS, LENDERS AND AFFILIATES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, COSTS AND EXPENSES (INCLUDING ATTORNEYS 'FEES) AND LIABILITIES OF EVERY KIND AND NATURE TO THE EXTENT CAUSED BY OR ARISING FROM THE CONDUCT OF TENANT, ANY OTHER OCCUPANT, OR ANY OTHER VISITOR. THE PROVISIONS OF THIS SUBSECTION SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS LEASE.

d. WAIVER: TO THE MAXIMUM EXTENT ALLOWABLE BY APPLICABLE LAW, TENANT WAIVES ANY AND ALL CLAIMS AND RIGHTS TO RECOVERY, INDEMNIFICATION OR CONTRIBUTION THAT IT MAY HAVE AGAINST LANDLORD FOR ANY LOSSES, DAMAGES, COSTS OR EXPENSES INCURRED BY TENANT AS A RESULT OF ANY CASUALTY TO THE PREMISES OR TO TENANT'S PERSONAL PROPERTY. THE PROVISIONS OF THIS SUBSECTION SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS LEASE.

e. ASSUMPTION OF RISK: If Landlord terminates this Lease for any reason related to the repair or condition of the Premises and Tenant fails to vacate the Premises on the date specified in such notice to vacate, Tenant assumes all risk of remaining on the Premises and shall be liable for any resulting damage to person or property.

14. SECURITY NOT PROMISED: Tenant further acknowledges and understands that Tenant (NOT Landlord) is solely responsible for security at the Premises.

15. LANDLORD'S ACCESS: Landlord and/or his agents, with 24 hours' email, posting, or other form of written notice, has the right during the Lease Term to enter the Premises during reasonable hours to inspect the Premises, make repairs or alterations or show prospective buyers and/or tenants the Premises. In the event of an emergency, Landlord reserves the right to enter the Premises without notice.

16. KEYS, CODES AND LOCKS: Landlord shall at all times have a working set of keys and/or security codes to gain access to all areas of the Premises. Tenant will not change, or install additional locks, bolts or security systems without the written permission of Landlord. Unauthorized installation or changing of any locks will be replaced at Tenant's expense. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

17. SECURITY DEPOSIT: Tenant shall pay Landlord the Security Deposit which will be held in an account at the Location of Deposit or at such other bank or financial institution as Landlord may, from time to time, select (any interest earned on any Security Deposit shall belong to Landlord) or by another alternative security deposit as offered at the sole discretion of the Landlord. The following provisions shall govern Landlord's receipt of such Security Deposit except to the extent modified by a State Specific Addendum to this Lease.

a. Purpose of the Security Deposit: Tenant agrees that the Security Deposit is intended to secure the faithful performance by Tenant of all terms of this Lease, to the maximum extent allowable by applicable law. Under no circumstance may the Security Deposit be used by Tenant as payment for Rent. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

b. Security Deposit Deductions: To the maximum extent allowable under applicable law, Landlord may deduct reasonable charges from the Security Deposit for any and all of the following, in the order determined by Landlord, consistent with all applicable laws: Unpaid or accelerated Monthly Rent; Pet Rent Fee; Late Fees; Dishonored Payment Fees; Pay or Quit/Pay or Vacate Fee; Eviction Fee; unpaid costs of Utilities; costs of cleaning, deodorizing, and repairing the Premises and its contents for which Tenant is responsible; any amounts resulting from any breach of Tenant's obligations under this Lease; replacing unreturned keys, garage door openers, or other security devices; the removal of unauthorized locks or fixtures installed by Tenant; insufficient light bulbs; packing, removing, and storing abandoned property; removing abandoned or illegally parked vehicles; attorneys 'fees and court costs incurred in any proceeding against Tenant; and any other amount due under the provisions of this Lease. If the sum of any

deductions described above exceeds the Security Deposit, Tenant will pay to Landlord the unpaid amount within 14 days after Landlord makes written demand.

c. Replenishment of the Security Deposit: If any portion or all of the Security Deposit is used in accordance with the foregoing provisions, Tenant shall, within 14 days after demand therefor, deposit cash with Landlord in an amount sufficient to restore the Security Deposit to his original amount and failure to do so shall be a breach of this Lease.

d. Return of the Security Deposit: Provided Tenant fulfills all of the obligations of the Lease (including as to the condition of the Premises), Landlord will return either an itemized accounting for charges with any balance of the Security Deposit or the entire Security Deposit to Tenant within 30 days of the Premises being vacated, or such other time frame as permitted by applicable law in the state in which the Premises are located; provided, however, that Tenant has provided Landlord with a forwarding or new address. If the amount of the Security Deposit is less than the charges listed in that itemized accounting, Tenant shall pay said additional costs for damages to Landlord within 14 days Tenant's receipt of the itemized accounting.

e. Transfer of the Security Deposit: If the Premises are sold or transferred or if Landlord assigns its interest in this Lease to a new owner (or its agent) during the Lease Term, Landlord will transfer the Security Deposit to such transferee or assignee. Landlord shall notify Tenant of the transfer, as well as the name and address of said transferee or assignee and such transferee or assignee shall be responsible for the handling of the Security Deposit, including the refunding of the Security Deposit, and Landlord shall have no further liability for the Security Deposit or its return.

f. Transfer of Tenant: If Tenant transfers to another Premises managed by the Landlord, then the Security Deposit will be returned to Tenant after all appropriate charges. Tenant must provide a separate Security Deposit to cover the move-in funds for the new, transferred home. Security Deposits will not be transferred between properties.

18. SURRENDER OF PREMISES. Upon the End Date or the earlier termination of this Lease, Tenant must return any and all keys, garage door openers, or other security devices to Landlord and shall surrender the Premises (1) in as good a state and condition as they were at the Start Date, reasonable wear and tear excepted, (2) clean and free of trash, (3) with all Appliances and other equipment and systems clean and in good, working order, (4) with all personal property of Tenant and the Other Occupants having been removed and (5) completely vacant. Tenant hereby declares that any personal property left at the Premises after the surrender of the Premises is considered abandoned by the Tenant. To the extent allowed by applicable law, Landlord may dispose of any personal property abandoned by Tenant in a manner and method in Landlord's sole discretion.

19. MILITARY CLAUSE: Landlord and Tenant agree to comply with the Servicemembers Civil Relief Act (SCRA) or similar federal or state laws, if Tenant seeks to terminate this Lease or any extension or renewal thereof under such laws.

20. PEACEFUL ENJOYMENT: Provided Tenant pays all Monthly Rent and other charges due hereunder and observes all of the terms and conditions of this Lease, Landlord covenants that Tenant shall and may peaceably and quietly have, hold, and enjoy the Premises for the Lease Term without hindrance or interruption by Landlord. Likewise, Tenant shall conduct themselves in a professional manner when corresponding and interacting with Landlord and their vendors. If Tenant's behavior is deemed inappropriate, Landlord reserves the right to limit all communication to written correspondence, to issue a violation to the Tenant, terminate this Lease and/or evict the Tenant.

21. BREACH OF LEASE: If Tenant fails to comply with any part of this Lease, including non-payment of any Monthly Rent, Tenant is in default of this Lease and Landlord may, at Landlord's option, exercise any and all rights and remedies available to Landlord at law or in equity. If such default is not cured to Landlord's satisfaction within 7 days from Landlord's written notice to Tenant of such failure, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and immediately terminate the Lease. If Landlord elects to terminate this Lease, all obligations herein contained on the part of Landlord to be done and performed shall cease, but without prejudice to the right of Landlord to recover from Tenant all past or future rentals and damages, and, if applicable and allowable pursuant to applicable law, an amount equal to any rental concessions or promotions granted to Tenant. The Premises may be relet by Landlord for such rent and upon such terms as Landlord may determine and Tenant shall be liable for all damages sustained by Landlord, including payment of brokerage fees. Tenant also understands that it is

responsible for any costs that are incurred by Landlord during Tenant's tenancy or occupation of the Premises that arise because of Tenant's violation of any federal, state, county, city, or municipal, law, regulation, or ordinance, or other similar rules, regulations, or ordinances and may be charged a Violation Processing Fee by Landlord for each notice of such violation received if such violation occurred during Tenant's tenancy and was caused by Tenant's action or inaction. The provisions contained in this Paragraph shall be in addition to and shall not prevent the enforcement of any claim Landlord may have against Tenant for anticipatory breach of the unexpired term of this Lease. All rights and remedies of Landlord under this Lease shall be cumulative and shall not be exclusive of any other rights and remedies provided to Landlord under applicable law.

22. ABANDONMENT: If Tenant vacates the Premises before the end of the Lease Term without written permission from Landlord, the Premises are then considered to be abandoned and Tenant is in default of this Lease. In the absence of actual knowledge of abandonment and to the extent allowed by applicable law, Landlord may presume Tenant has abandoned the Premises if Tenant is in default for non-payment of any Month Rent and it appears that all Tenants and Other Occupants have vacated the Premises. Under circumstances of abandonment, Tenant shall be responsible for damages and losses, to include rent, utilities, and/or fees, allowed by applicable law through full term of the lease or until re-leased.

23. EVICTION FEE: Should Landlord elect to enforce any remedies under this Lease as a result of a breach by Tenant of the covenants hereof, including the payment of Rent, by seeking to evict Tenant from the Premises, Tenant shall pay immediately the EVICTION FEE to Landlord to partially offset the cost and expense incurred by Landlord to begin eviction proceedings, including any legal processing fee incurred by the Landlord in connection with the eviction process, even in the event that the Tenant cures Tenant's breach and the eviction process is halted (ie, a Pay Or Quit (POQ) notice being issued).

24. LEGAL DISPUTES: PLEASE READ SECTIONS 24 THROUGH 26 CAREFULLY. THEY AFFECT YOUR RIGHTS AND COULD HAVE A SUBSTANTIAL IMPACT ON HOW CLAIMS YOU AND LANDLORD HAVE AGAINST EACH OTHER ARE RESOLVED, AND WILL BE AFFECTED BY APPLICABLE STATE LAW. PLEASE REFER TO THE STATE-SPECIFIC ADDENDUM AT THE END OF THIS LEASE TO DETERMINE WHETHER THESE PROVISIONS ARE APPLICABLE.

    a. Disputes: Subject to applicable law, Tenant and Landlord agree that any claim or dispute at law or equity that has arisen or may arise between them relating in any way to or arising out of this Lease will be resolved in accordance with the provisions set forth in this Section and in the Sections below entitled "Prohibition of Class and Representative Actions and Non-Individualized Relief" and "Agreement to Arbitrate."

    b. Applicable Law: Tenant agrees that, except to the extent inconsistent with or preempted by federal law, the laws of the State and the United States of America, without regard to principles of conflict of laws, will govern this Lease and any claim or dispute that has arisen or may arise between Tenant and Landlord, except as otherwise stated in this Lease.

    c. Waiver of Jury Trial: Each party hereby irrevocably waives its rights to trial by jury in any action or proceeding arising out of this Lease or relating to its subject matter, to the fullest extent permitted by applicable law.

    d. Waiver of Counterclaims: In the event Landlord commences any proceedings for non-payment of Rent or for recovering possession of the Premises, Tenant shall not interpose any counterclaim of whatever nature or description in any such proceeding except for compulsory counterclaims. This shall not, however, be construed as a waiver of Tenant's right to assert such claims in any separate action or actions brought by Tenant.

25. PROHIBITION OF CLASS AND REPRESENTATIVE ACTIONS AND NON-INDIVIDUALIZED RELIEF: LANDLORD AND TENANT AGREE THAT EACH OF THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER OR ANY AFFILIATE, MANAGER OR AGENT THEREOF, ONLY ON AN INDIVIDUAL BASIS AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR PROCEEDING. UNLESS BOTH LANDLORD AND TENANT AGREE OTHERWISE, AND THE ARBITRATOR UNDER THE SECTION BELOW ENTITLED "AGREEMENT TO ARBITRATE" MAY NOT CONSOLIDATE OR JOIN MORE THAN ONE PERSON'S OR PARTY'S CLAIMS, AND MAY NOT OTHERWISE PRESIDE OVER ANY

FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT AFFECT OTHER USERS.

26. AGREEMENT TO ARBITRATE: Landlord and Tenant each agree that any and all disputes or claims that have arisen or may arise between Landlord and Tenant (including any of their respective parent company, subsidiaries, employees, officers, directors, heirs, Other Occupants, visitors, and agents) relating in any way to or arising out of this Lease (including the breach, interpretation, applicability, enforceability, formation or termination of this Lease, as well as the condition of the Premises and any advertising or other business practices associated with its negotiation or administration) shall be resolved exclusively through final and binding arbitration, rather than in court, except that (1) Landlord or Tenant may assert claims in small claims court if those respective claims qualify, (2) Landlord may pursue court actions for non-payment of Rent and/or to remove or evict Tenant from the Premises if Tenant does not leave the Premises when this Lease terminates (3) Landlord or Tenant may seek temporary or preliminary injunctive relief from a court of competent jurisdiction and (4) Any and all post-judgment collection proceedings shall be excluded from the scope of matters subject to arbitration. Alternatively, Tenant may assert claims in small claims court in the County, if Tenant's claims qualify and so long as the matter remains in such court and advances only on an individual (non-class, non-representative) basis. The Federal Arbitration Act governs the interpretation and enforcement of this Section (the provisions of this Section being referred to herein as the "Agreement to Arbitrate").

    a. Arbitration Procedures: Arbitration is more informal than a lawsuit in court. Arbitration uses a neutral arbitrator instead of a judge or jury, and court review of an arbitration award is very limited. An arbitrator can award the same damages and relief on an individual basis that a court can award to an individual, subject to and in accordance with this Lease and as limited in the Section above entitled "Risk of Loss." All issues are for the arbitrator to decide, except the issues relating to arbitrability, the scope or enforceability of the Agreement to Arbitrate, or the interpretation of heading "Prohibition of Class and Representative Actions and Non-Individualized Relief," shall be for a court of competent jurisdiction to decide.

    b. The arbitration will be conducted by the American Arbitration Association ("AAA") under its rules and procedures, including the AAA's Consumer Arbitration Rules (as applicable), as modified by the Agreement to Arbitrate. The AAA's rules are available at www.adr.org or by calling the AAA at 1-800-778-7879.

    c. A party who intends to seek arbitration must first send to the other, by email, a completed form Notice of Dispute ("Notice") in accordance with the Section below entitled "Notices." Any such Notice should briefly describe the nature of the dispute and briefly describe the relief that the Party giving the Notice would like from the other Party. If the Parties are unable to resolve the claims described in the Notice within 30 days after the Notice is sent, Tenant or Landlord may initiate arbitration proceedings. A form for initiating arbitration proceedings is available on the AAA's site at www.adr.org (the AAA provides a Demand for Arbitration form). In addition to filing this form with the AAA in accordance with its rules and procedures, the party initiating the arbitration must send a copy of the completed form to the opposing party. Any settlement offer made by Tenant or Landlord shall not be disclosed to the arbitrator.

    d. The arbitration hearing shall be held in the State or at another mutually agreed location. Tenant or Landlord may elect to have the arbitration conducted by telephone or based solely on written submissions, which election shall be binding on Tenant and Landlord, subject to the arbitrator's discretion to require an in-person hearing, if the circumstances warrant. In cases where an in- person hearing is held, Tenant and/or Landlord may attend by telephone.

    e. The arbitrator's decision will include the essential findings and conclusions upon which the arbitrator based the award. The arbitrator will decide the substance of all claims in accordance with applicable law, including recognized principles of equity, and will honor all claims of privilege recognized by law. The arbitrator's award of damages must be consistent with the terms of the Section above entitled "Risk of Loss" as to the types and the amounts of damages for which a party may be held liable. The arbitrator shall not be bound by rulings in prior arbitrations involving different tenants, but is bound by rulings in prior arbitrations involving the same tenant to the extent required by

applicable law. The arbitrator's award shall be final and binding and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

f. Costs of Arbitration: Payment of all filing, administration, and arbitrator fees will be governed by the AAA's rules, unless otherwise stated in the Agreement to Arbitrate.

g. Opt-Out Procedure: TENANT CAN CHOOSE TO REJECT THE AGREEMENT TO ARBITRATE ("OPT-OUT") BY SENDING LANDLORD AN OPT-OUT NOTICE IN WRITING IN ACCORDANCE WITH THE SECTION BELOW ENTITLED "NOTICES" ("OPT-OUT NOTICE"). THE OPT-OUT NOTICE MUST BE RECEIVED BY LANDLORD NO LATER THAN 30 DAYS AFTER THE DATE OF THIS LEASE. This procedure is the only way Tenant can opt out of the Agreement to Arbitrate. If Tenant opts out of the Agreement to Arbitrate, all other parts of this Lease will continue to apply to Tenant. Opting out of the Agreement to Arbitrate has no effect on any previous, other, or future arbitration agreements that Tenant may have with Landlord.

27. U.S. ECONOMIC SANCTIONS: Landlord has legal obligations not to enter into contracts (including leases) with people that the United States government views as a potential threat to national security. To that end, Tenant represents, warrants and covenants that throughout the Lease Term: (a) Tenant is not, and will not become, an Embargoed Person (as defined below); (b) Tenant has not engaged, and will not in the future engage, in any conduct that would cause Landlord to be in violation of any applicable U.S. trade sanctions, anti-terrorism, anti-money-laundering, or similar laws; (c) no amounts paid by Tenant pursuant to this Lease, including the Security Deposit and any Rent will be paid by any Embargoed Person; and (d) Tenant will not permit the Premises to be used or occupied by or for the benefit of any Embargoed Person. The term "Embargoed Person" shall mean a person, entity or government (i) identified on the Specially Designated Nationals and Blocked Persons List maintained by the United States Treasury Department Office of Foreign Assets Control and/or any similar list maintained pursuant to any authorizing statute, executive order or regulation and/or (ii) subject to trade restrictions under United States laws, and/or (iii) subject to blocking, sanction or reporting under the USA Patriot Act, as amended, Executive Order 13224, as amended or any other similar court order, treaty, regulation, statute, executive order, directive or other legal requirement of the United States government or any state or local government (including any department, division or public official of any of them), existing now or in the future. If the foregoing representation becomes untrue in the future, then Tenant will notify Landlord immediately in writing.

28. SEVERABILITY: Whenever possible, each part of this Lease shall be interpreted so as to be valid and enforceable under applicable law. If any provision of this Lease is prohibited or invalid under applicable law, then that provision shall be modified and, to the maximum extent permissible under applicable law, enforced. The fact that a provision is found to be prohibited or unenforceable does not affect the validity of any other provision of the Lease. For example, if an arbitrator or court decides that any part of the Agreement to Arbitrate is invalid or unenforceable, the other parts of the Agreement to Arbitrate shall still apply. In addition, if an arbitrator or court decides that any of the provisions in Section "Prohibition of Class and Representative Actions and Non-Individualized Relief" is invalid or unenforceable, then the entirety of the Agreement to Arbitrate will have no effect and will not bind Landlord or Tenant. In any such event, the remainder of this Lease will continue to apply.

29. NOTICES: Sometimes Landlord will need to notify Tenant of something, and on other occasions Tenant will need to notify Landlord of something. Any notice required by the terms of this Lease shall be in writing and sent by Tenant to Landlord by email at renewals@maymonthomes.com and Landlord to Tenant at the Premises. Notices may be given by either Party to the other by personal delivery, certified or registered mail, return receipt requested, or overnight-delivery service. Additionally, Landlord may give notice to Tenant via E-mail at the e-mail addresses set forth in the Specific Terms. Tenant also authorizes Landlord to contact Tenant by text message (including as part of a bulk text), if Tenant provides a cell phone number in the Specific Terms. Landlord may update its notice addresses upon written notice to Tenant.

30. SUBORDINATION: This Lease is subject and subordinate, and junior and inferior to, to any ground lease, mortgage, deed of trust, or other financial encumbrance now or hereafter affecting the Premises, including any and all renewals, extensions or modifications of such mortgages, liens or encumbrances. That means that those types of agreements take precedence over the Lease and that any of those agreements could affect the Lease. Although the subordination provisions of this Section are automatic, Tenant shall, within 5 days after its receipt of a written request from Landlord, execute and

deliver any and all documents requested by Landlord to reflect that the Lease is subordinate to other agreements. Landlord may request a written statement certifying the accuracy of such information about the Lease, Tenant and Tenant's occupancy. If so, then Tenant shall provide confirm the accuracy of that information within five (5) days of Landlord's request. Under no circumstances will Tenant record or register this Lease (or any memo thereof) with any governmental authority.

31. CONDEMNATION: Sometimes a property will be condemned by a party having authority to condemn properties (such as a local government). If that happens with regard to the Premises, then, the Lease Term shall end and Tenant shall peaceably vacate the Premises and remove all personal property. In that event, Tenant shall remain responsible for all Rent and other charges due hereunder for the period of time prior to Tenant vacating the Premises.

32. JOINT AND SEVERAL LIABILITY: Tenant understands and agrees that if more than one Tenant has executed this Lease, then each Tenant is individually and completely responsible for all obligations under the terms of this Lease.

33. MISREPRESENTATION: If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, then Tenant shall be in default of this Lease. In that event, Landlord would have all the rights available to landlord in the event of default.

34. SUCCESSORS, HEIRS AND PERMITTED ASSIGNS: Tenant agrees not to transfer or assign this Lease or sublease, license or permit the occupancy by others (including through services like AirBNB) of any part of the Premises. Landlord may freely transfer ownership of the Premises without the consent of Tenant and may freely assign this Lease without the consent of Tenant. This Lease shall be binding on all successors, heirs, and permitted assigns of Tenant and Landlord.

35. DISCRETION: Whenever pursuant to this Lease, Landlord exercises any right given to it to approve or disapprove or to provide or withhold consent, or any arrangement or term is to be satisfactory or acceptable to Landlord, all such decisions, directions and determinations made by Landlord shall be in the sole and absolute discretion of Landlord, except as otherwise expressly provided for in this Lease, and shall be final and conclusive.

36. ENTIRE AGREEMENT: Landlord and Tenant agree that this Lease and any and all of the attached Exhibits accurately represent all terms and agreements between Landlord and Tenant regarding the Premises. All of the terms relevant to the Lease are contained in these documents, and no verbal discussions form part of this Lease.

37. INTERPRETATION. Headings or titles of sections and articles are inserted solely for convenience or reference and shall not constitute a part of this Lease, or affect its meaning or construction. Singular words shall connote the plural as well as the singular, and plural words shall connote the singular as well as the plural, and the masculine shall include the feminine and the neuter. All references in this Lease to particular articles, sections, subsections or clauses (whether in upper or lower case) are references to articles, sections, subsections or clauses of this Lease. All references in this Lease to particular attachment or addenda (whether in upper or lower case) are references to the Exhibits attached to this Lease, unless otherwise expressly stated or clearly apparent from the context of such reference. The use of the term "including" in this Lease and the exhibits hereto shall mean in all cases "including but not limited to" or "including, without limitation," unless specifically designated otherwise. Provisions of this Lease which by their nature should apply beyond their terms will remain in force after any termination or expiration of this Lease.

38. NOTICE. THIS IS AN IMPORTANT LEGAL DOCUMENT. You may have an attorney review the Lease prior to signing it. If Landlord fails to enforce any provision of this Lease, you still have to meet your obligations under the Lease. If you fail to meet your obligations under the Lease, then that does not constitute Landlord's waiver of any default, future default or default of the remaining provisions. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Lease will be effective unless Landlord or Tenant confirms its waiver in writing and signed by the party waiving the breach, failure, right, or remedy. Time is of the essence in this Lease. The provisions of this Lease shall be interpreted neutrally between the parties without regard to which party drafted or caused to be drafted this Lease. By signing this Lease, Tenant certifies that he/she has read, understood and agrees to comply with all of the terms and conditions of this Lease.

39. COUNTERPARTS. The parties may execute this Lease in any number of counterparts, each of which is an original but all of which constitute one and the same instrument. The parties agree that this Lease, agreements ancillary to this Lease, and related documents entered into in connection with this Lease are signed when a party's signature is delivered by facsimile, e-mail, or other electronic medium. Such signatures must be treated in all respects as having the same force and effect as an original signature.

40. CREDIT MATTERS. Tenant authorizes Landlord to make credit investigations and to obtain consumer reports or other financial information, written or oral, respecting or in relation to Tenant's credit and financial positions as Landlord may deem necessary or expedient during the term of this Lease in connection with the review or collection of amounts due under the Lease, determining eligibility for renewals of this Lease, or to assess requests to change the Tenants or Other Occupants responsible under this Lease.

41. HOMEOWNERS ASSOCIATIONS. If the Premises are located within a homeowners' association ("HOA"), then Tenant's rights under this Lease shall be subject to the covenants, restrictions and requirements of such HOA relating to the Premises, which covenants, restrictions and requirements are hereby incorporated herein. Landlord shall provide Tenant a copy of the rules and regulations of the HOA for the property being leased and Tenant agrees to adhere to all rules and regulations concerning the homeowner's association. If an association requires approval of this Lease and this Lease is not approved by the association, then Tenant agrees to immediately and peacefully vacate the Premises (if possession has already been given) and to hold Landlord harmless for such non-approval. Tenant shall look solely to the association that has denied lease approval for redress of any grievances caused thereby. Tenant understands that it is responsible for any costs that are incurred by Landlord during Tenant's tenancy or occupation of the Premises because of Tenant's violation of the HOA's rules and regulations and will be charged a Violation Processing Fee by Landlord for each HOA letter received from the HOA because of any violation that occurred during Tenant's tenancy. If the HOA provides amenities for which it charges a separate fee for use or requires a resident of the HOA to register or apply for use, Tenant shall be responsible for payment of such fees and registration, and, if paid by Landlord, Tenant shall reimburse Landlord for the payment of such amenity use fee.

42. CONTACTING YOU: By signing this Lease, Tenant acknowledges and agrees that Landlord, and its representatives and agents, may contact any Tenant using any of the contact information provided by a Tenant or separately obtained by Landlord and through which Landlord reasonably believes they can reach Tenant. Such communication methods may include, and you acknowledge and consent to receiving communications and messages sent through, automated, autodialed, prerecorded, or other phone calls, text messages, or e-mail.

43. EQUAL HOUSING OPPORTUNITY. Landlord is an equal housing opportunity provider. Landlord does not discriminate on the basis of race, color, sex, national origin, religion, disability, or familial status (having children under 18).

Tenant (1): Signature: Efrem Jenkins Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: Name (Print): Date of Execution:	Tenant (6): Signature: Name (Print): Date of Execution:

Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Landlord (by its agent):
BSFR Property Management, LLC
By: _____
Name (Print): _____
Date of Execution: _____

Exhibit

Asbestos Disclosure

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

Tenant and Landlord do hereby agree and acknowledge as follows:

1. A common building material that is sometimes present in many buildings that were built before 1981 is asbestos.

2. The presence of building materials containing asbestos does not create a health risk to Tenants according to the EPA. Only when asbestos materials are disturbed or dislodged causing the asbestos fibers to be released are there health risks involved. Some activities of concern are sanding, scraping, drilling, pounding and any other remodeling, improvement or decorating activity that may release dust into the air and cause asbestos particles to be released.

3. Federal law requires that certain precautions be taken to minimize the chances of damaging or disturbing materials that contain asbestos. The EPA does not require asbestos material to be removed.

4. The below signed Tenant hereby acknowledges that this Asbestos Disclosure is a warning that the Premises may contain asbestos and due to this Tenant may be exposed to a chemical that is known to cause cancer.

5. Tenant also hereby agrees that there are to be no modifications, repairs, and or alterations to the Premises without the written approval of Landlord and this approval will be based upon the acceptance of a written plan of protection from the possible release of or exposure to the asbestos substance.

6. Tenant may only hang items on the wall with hangers that are less than one-quarter of an inch in diameter. Tenant will also immediately notify Landlord when a hole larger than one-quarter of an inch in diameter exists, when wallboard or ceilings begin to crumble or peel, and / or any evidence of water leakage.

Landlord hereby discloses that Landlord has no knowledge of any asbestos located in the Premises, except for asbestos-containing materials located in or around the following areas of the Premises:

_____

_____

Tenant (1): Efrem Jenkins Signature: _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Donovan Wesson Signature: _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Barbara Jenkins Signature: _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

Fire Safety Tip Sheet

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

Fireplaces that have been rendered inoperable and for decorative purposes only must remain that way and not be used for holding fires unless Landlord provides written approval in response to a Tenant's written request.

1. Always be sure to open the damper before starting any fire. If unfamiliar with how to do this, call for help.

2. If smoke is coming out of the front of the fireplace, put out the fire immediately and ventilate the house.

3. Do not use soft woods in fireplaces such as pine, fir, and redwood because they cause a coating in the flue, which can cause fires. Use woods such as oak, almond, walnut, etc.

4. Do not overfill the fireplace and create a blazing fire that could cause damage to the firebox or cause a fire.

5. Use a fireplace screen at all times when using the fireplace to prevent damage, particularly to the carpet.

6. Check to see if fireplace coals are cold before removing from the fireplace.

7. Never store hot or warm coals in a container, such as a garbage can, paper bag or any other container.

8. Never store the garbage can in the garage or against the house.

9. Store any warm or hot coals away from any combustibles or the residence for at least two (2) days before disposing of them, and then check them again before disposing.

Tenant (1): Signature: Efrem Jenkins _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026

Tenant (3): Signature: Barbara Jenkins _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

Fireplace

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

Tenant hereby agrees as follows concerning any fireplace in the Premises, whether gas or wood-burning (collectively, the "Fireplace"):

1. Tenant will use the "Fireplace" at Tenant's own risk.

2. Tenant must immediately get the Fireplace inspected for any damages, safeness and cleaned prior to use. Tenant understands that Landlord has not had the Fireplace inspected for damages, safeness or had it cleaned prior to Tenant taking possession of Premises. Tenant understand that in the case the Fireplace is not usable due to safety reasons after having it inspected that Tenant will not use the Fireplace for any reason.

3. Tenant is responsible for the full cost that may be due for repair and/or replacement of the Fireplace that may be required as result of negligence of Tenant, or the guests of Tenant.

4. Tenant understands that the Fireplace is strictly an amenity, and that the use of this amenity is not guaranteed under the terms of the Lease. Any interruption or non-availability of its use will not violate any terms of the Lease. Tenant acknowledges the receipt of the attached Fireplace Safety Tip Sheet that is provided by Landlord.

5. If Tenant violates any part of this Exhibit, Tenant will then be in default of this Lease. In the event of a default, Landlord may initiate legal proceedings in accordance with all applicable laws and regulations to evict, as well as seek judgement against Tenant for any monies owed to Landlord resulting from the default.

Tenant (1): Signature: Efrem Jenkins Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson Name (Print): Donovan Wesson Date of Execution: 11/7/2026

Tenant (3): Signature: Barbara Jenkins _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

Lead-Based Paint Disclosure & Certification

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead - poisoning prevention.

LANDLORD Disclosure (initial)

(a) Presence of lead-based paint or lead-based paint hazards (check one below):

_____Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Initials:

_____

Explain: _____

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Housing.

Initials:

(b) Records and reports available to the lessor (check one below):

_____Landlord has provided the lessee with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

☐ _____Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgement (initial)

EJ DW BJ

_____(c) Tenant has received copies of all information listed above.

EJ DW BJ

_____(d) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

_____(e) Agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

The following parties further acknowledge they have received and reviewed the LEAD PAINT PAMPHLET (EPA) FOR UNITS BUILT BEFORE 1978.

Tenant (1): Efrem Jenkins Signature: _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Donovan Wesson Signature: _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Barbara Jenkins Signature: _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:

Guarantor:
Signature:
_____
Name (Print):
Date of Execution:

Exhibit

Mold/Moisture Disclosure and Mold Prevention

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

There are no established guidelines for unacceptable air quality caused by mold or mildew. Mold or mildew is a naturally occurring phenomenon. Mold and/ or mildew should be cleaned as soon as it appears. Mold and/or mildew growth can often be seen in the form of discoloration. The different colors of mold range from white to black, including, but not limited to, green, gray, brown, orange, yellow and other colors. Your housekeeping and living habits are an integral part of the ability of mold or mildew to grow. In order for mold or mildew to grow, water and/or moisture must be present. Please see the attached mold/moisture tip sheet for additional information.

Tenant agrees to maintain the Premises in a manner that prevents the occurrence of mold or mildew growth within the Premises. In furtherance of such obligation, Tenant agrees to perform the following:

1. To keep the Premises free from dirt and debris that can harbor mold or mildew;

2. To inspect the Premises regularly for the indications and sources of indoor moisture;

3. To immediately report to Landlord any discoloration evidenced on walls, floors, or ceiling and/or any water intrusion, such as plumbing leaks, drips or flooding;

4. To not air-dry wet clothes indoors;

5. To always utilize stove hood vents when cooking items that may cause steam;

6. When showering/bathing, to always utilize the bathroom fan and to notify Landlord of any nonworking fan;

7. To water plants outdoors;

8. To notify Landlord in writing of overflows from bathroom, kitchen or any other water source facilities, especially in cases where the overflow may have permeated walls, flooring or cabinets;

9. To immediately wipe down any water or condensation that appears and/or develops on any surface;

10. To clean upon first appearance, any mildew from condensation on window interiors, bathroom & kitchen walls, floor and/or ceilings. Cleaning is done with common household bleach. Mixture is one- part bleach to 10-parts water. You may add a little dish soap to the water mixture to cut any dirt and oil on the surface you are cleaning that may hold mold or mildew. Do not add other cleaning chemicals, especially ammonia. Dispose of any rags or sponges used to clean the mold or mildew in a sealed bag;

11. To report to Landlord in writing and verbally the presence of any mold or mildew growth on surfaces inside the Premises;

12. To allow Landlord immediate entry to the Premises to inspect and make necessary repairs in the event mold or mildew or water intrusion is present;

13. To use all reasonable care to close all windows and other openings in the Premises to prevent outdoor water from penetrating into the interior unit;

14. To clean and dry any visible condensation/moisture on windows and window tracks, walls and other surfaces, including personal property as soon as reasonably possible. Condensation on windows indicates that fresh air is not being circulated in the home to prevent moisture buildup. Open your windows and air out your home for short periods of time to keep fresh air present. Excessive running of the heater may cause condensation in the home;

15. To notify Landlord of any problems with air-conditioning or heating systems that are discovered by Tenant;

16. To maximize the circulation of air by keeping furniture away from walls and out of corners; and

17. Tenant further agrees to perform all responsibilities set forth in the Mold/Moisture Disclosure and Mold Prevention exhibit.

INDEMNIFICATION: TO THE MAXIMUM EXTENT ALLOWABLE BY APPLICABLE LAW, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, TENANT HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD LANDLORD AND ITS AGENTS, EMPLOYEES, OWNERS, LENDERS AND AFFILIATES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS 'FEES) AND LIABILITIES OF EVERY KIND AND NATURE TO THE EXTENT CAUSED BY OR ARISING FROM TENANT'S FAILURE TO COMPLY OR PERFORM THE OBLIGATIONS SET FORTH ABOVE. THE PROVISIONS OF THIS SUBSECTION SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS LEASE.

Termination of Lease. Landlord may terminate this Lease upon written notice to if Landlord determines, in its sole and exclusive judgment, that there is mold or mildew on the Premises that poses a risk to the health or safety of Tenant, Other Occupants, or other inhabitants of the Premises. Upon such a termination by Landlord, (1) Tenant shall vacate the Premises no later than the termination date forth on Landlord's notice of termination; (2) Tenant shall pay to Landlord all Rent payable under this Lease which is attributable to the period prior to the date of such termination, and (3) Landlord shall refund to Tenant all Rent paid by Tenant prior to the date of such termination which is attributable to the period following the date of such termination.

Tenant hereby certifies that Tenant has read this Mold/Moisture Disclosure and Mold Prevention Exhibit and has read and understood the contents of this Exhibit and has received a duplicate copy.

Tenant (1): Signature: Efrem Jenkins _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Resident Tip Sheet: Mold/Moisture Disclosure and Mold Prevention

Facts about Mold

- *What are molds?* Molds are simple, microscopic organisms, present virtually everywhere, indoors, and outdoors. Molds, along with mushrooms and yeasts, are fungi and are needed to break down dead material and recycle nutrients in the environment. For molds to grow and reproduce, they need only a food source – any organic material, such as leaves, wood, paper, or dirt – and moisture. Because molds grow by digesting the organic material, they gradually destroy whatever they grow on. Sometimes, new molds grow on old mold colonies. Mold growth on surfaces can often be seen in the form of discoloration, frequently green, gray, brown, or black but also white and other colors. Molds release countless tiny, lightweight spores, which travel through the air.
- *Can mold become a problem in my home?* Molds will grow and multiply whenever conditions are right – sufficient moisture is available and organic material is present. The presence of organic material cannot be prevented because such materials are the materials with which your home is made. However, the moisture that mold needs to grow, and the accumulation of that moisture can be controlled. Be on the lookout in your home for common sources of indoor moisture that may lead to mold problems (see the following section for prevention tips).
- *Should I be concerned about mold in my home?* Yes. If indoor mold contamination is extensive, it can release chemicals and cause very high and persistent airborne spore exposures. Persons exposed to high levels of chemicals or spore levels can become sensitized and develop allergies to the mold or other health problems. Mold growth can damage your furnishings, such as carpets, sofas, and cabinets. Clothes and shoes in damp closets can become soiled. In time, unchecked mold growth can cause serious damage to the structural elements in your home. Mold can also produce health effects. For some people, mold can cause a stuffy nose, sore throat, coughing or wheezing, burning eyes, or skin rash. People with asthma, who are allergic to mold, or who are immunocompromised may have more severe reactions.

Tips for Residents

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold. Residents can help minimize mold growth in their homes by taking the following actions:

Ventilation

- Adequate ventilation is essential – open windows during dry weather. If it is not possible to open windows, run the fan on the air-handling home to circulate fresh air throughout your home.
- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, always maintain a temperature of between 50º and 80º Fahrenheit within your home, and a comfortably low humidity (less than 60% relative humidity).
- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is running and allow the fan to run until all excess, moisture has vented from the kitchen.

- Ensure that your clothes dryer vent is operating properly and clean the lint screen after every use.
- When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.

Cleaning and Maintenance

- Clean and dust your home on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners are important to remove household dirt and debris that contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows, and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, and windowsills.
- Use care when watering houseplants. If spills occur, dry excess water immediately.
- Thoroughly dry any spills or pet urine on carpeting.
- Do not overfill closets or storage areas. Ventilation is important in these spaces.
- Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period.

Reporting Problems

- Be on the lookout for condensation and wet spots in your home and immediately submit a maintenance request for any evidence of a water leak or excessive moisture in your home, storage room, or garage.
- Immediately report to the management office any failure or malfunction with your heating, ventilation, air-conditioning system, or laundry system. As your lease dictates, do not block or cover any of the heating, ventilation, or air-conditioning ducts in your home.
- Immediately submit a maintenance request for any inoperable windows or doors.
- Immediately submit a maintenance request for any musty odors that you notice in your home.

Exhibit

Property Condition Disclosures

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

Tenant hereby acknowledges that radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county health department.

Tenant hereby acknowledges that many conditions with respect to the Premises are disclosed in the Lease or have been observed by Tenant during an inspection of the Premises prior to execution of the Lease, including, without limitation, the following:

_____

_____

_____

_____

Tenant hereby accepts such property conditions as disclosed or observed and accepts any risks associated with such property conditions. Tenant further agrees to notify Landlord immediately in writing if Tenant has any questions or concerns about such property conditions and/or any future changes in such property conditions, or if Tenant has any questions or concerns about any property conditions discovered by Tenant in the future.

Tenant (1): Signature: Efrem Jenkins Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins Name (Print): Barbara Jenkins	Tenant (4): Signature: Name (Print): Deandre Jenkins

Date of Execution: 11/6/2026	Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

PROPERTY LIABILITY INSURANCE REQUIRED

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

As provided in the Lease Agreement, Tenant is required to maintain property damage liability insurance during the term of the Lease Agreement and any subsequent renewal periods. It is required that the insurance be no less than Two Hundred Thousand Dollars ($200,000) for damages to the Premises of Tenant and Landlord with provisions covering, at a minimum, perils of fire, explosion, sewer backup, smoke and accidental water discharge.

Option 1: Pay Along with Rent Program

Landlord is offering a "Pay Along with Rent" program to meet Tenant's insurance requirement. This program meets the insurance requirement in Tenant's Lease and provides $200,000.00 in property damage and limited coverage for Tenant's personal property. The contents coverage provides protection for Tenant's personal belongings extending to specified named perils. Coverage is narrower than a traditional renters insurance policy. Tenant will pay the monthly cost, which shall be due and payable each month without demand at the time Rent is due. Landlord provides no representations or warranties with respect to the insurance or services provided by the program or the sufficiency of such insurance or any other insurance described herein. Tenant is under no obligation to elect this option or enroll through this program.

However, Tenant will be enrolled in this program unless Tenant proceeds with option 2. Note: The program is not owned or operated by Landlord.

NOTICE TO TENANTS: THE PAY-ALONG-WITH-RENT PROGRAM ONLY MEETS THE BASIC TENANT'S INSURANCE REQUIREMENTS UNDER THIS LEASE. IF YOU CHOOSE NOT TO USE THE PAY-ALONG-WITH-RENT PROGRAM, YOU MUST STILL ACQUIRE OTHER INSURANCE THAT WILL MEET THE LEASE REQUIREMENTS. THE PAY ALONG WITH RENT PROGRAM IS NOT RENTER'S INSURANCE. ALL RESIDENTS SHOULD CONSULT AN INSURANCE PROFESSIONAL TO EVALUATE AND DETERMINE PERSONAL INSURANCE NEEDS.

Option 2: Third-Party Policy

If Tenant elects to obtain Tenant's own insurance policy, Tenant shall request that BSFR Property Management LLC and the Landlord be named as an "Additional Interest" or "Interested Party" to be informed if the policy is cancelled or terminated (see below requirements). Such policy shall be written as a policy not contributing with and not in excess of coverage which Landlord may carry and shall remain in full force and effect during the Term of the Lease Agreement and any subsequent renewal periods.

Tenant agrees that a failure by Tenant to comply with any of the terms and conditions of this Addendum shall constitute a default under the Lease Agreement to the extent permitted by Applicable Law. In the event of such default to the extent permitted by Applicable Law, Landlord shall have all rights and remedies available to it under the Lease Agreement, and Tenant will be automatically enrolled in the Pay Along with Rent program and will include a Force Insurance Placement Fee of $50.00 per incident.

Miscellaneous. Except as specifically stated in this Addendum, all other terms and conditions of the Lease remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control. The insurance required by the Lease is not in lieu of, or in any way a component of, the Security Deposit required by the Lease.

By signing below, Tenant acknowledges and agrees to be bound to the terms of this Addendum.

Acknowledgement:

I understand that Property Manager is not a licensed insurance agent and is neither making an offer of insurance nor selling insurance.

Any tenant correspondence regarding property insurance policy should be sent to:

Maymont Homes
PO Box 38005
Albany, NY 12203

Tenant (1): Signature: Efrem Jenkins Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: Name (Print): Date of Execution:	Tenant (6): Signature: Name (Print): Date of Execution:
Tenant (7): Signature: Name (Print):	Tenant (8): Signature: Name (Print):

Date of Execution:	Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

Rules and Regulations

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
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Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

Tenant acknowledges and agrees to comply with the following rules and regulations governing its use and occupancy of the Premises, any rules and regulations attached to this exhibit or the Lease, and such other rules and regulations adopted by Landlord from time to time for the operation, safety, security and maintenance of the Premises, provided that a copy of such other rules and regulations is provided by Landlord to Tenant.

1. Absolutely no smoking is permitted on the Premises; violation of this prohibition will result in $500 fee.

2. Tenant may not interfere with the peaceful enjoyment of the neighbors.

3. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before. Trash can storage and management must be in accordance with any Homeowner Association's (HOA) directives.

4. Tenant shall abide by all applicable laws and regulations, as well as any HOA covenants.

5. Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Premises.

6. Tenant agrees to test smoke detector(s) periodically and maintain operational batteries at all times. Tenant must report any malfunction with smoke detector(s) immediately to Landlord. Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Premises

7. Absolutely no hazardous or combustible materials are permitted to be in or around the Premises at any time.

8. Tenant may not use or store kerosene or space heaters at any time in or around the Premises.

9. Under no circumstance may a stove, oven or range be used as a source for heat

10. Charcoal and Gas Barbecue grills may not be used inside the Premises.

11. Tenant shall use ventilating fans at all times when bathing and cooking.

12. All windows and doors must remain closed during inclement weather.

13. Tenant shall notify Landlord of any pest control problems, but it is Tenant's responsibility to maintain the home pest free.

14. Tenant must notify Landlord of any changes in employment.

15. The basement and/or attic may not be modified for the use as living quarters without written permission of Landlord.

16. Waterbeds and liquid furniture are not permitted without the written permission of Landlord.

17. Installation of a satellite system or antenna on or around the Premises is not authorized.

18. Tenant may not store or park a pod, camper, recreational vehicle, commercial vehicle, or watercraft on Premises without Landlord's written permission.

19. The use of any provided swimming pool or hot tub is at Tenant's own risk.

20. Tenant shall abide by all rules and regulations mandated by any governing Condominium Association or Homeowners Association (HOA) and Tenant shall be responsible for any HOA fines or monetary penalties assessed for non-compliance.

21. Any fireplace or wood stove in the Premises is strictly for decorative use only. If said fireplace is used for any other purpose it is at Tenants own risk.

If Tenant violates any part of this Exhibit, Tenant will then be in default of this Lease. In the event of a default, Landlord may initiate legal proceedings in accordance with all applicable laws and regulations to evict, as well as seek judgement against Tenant for any monies owed to Landlord resulting from the default.

Tenant (1): Efrem Jenkins Signature: _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Donovan Wesson Signature: _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Barbara Jenkins Signature: _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print):	Tenant (8): Signature: _____ Name (Print):

Date of Execution:	Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Exhibit

Animal Agreement

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This exhibit is attached to, and forms a part of, the Residential Lease Agreement between Landlord and Tenant.

Tenant desires to keep the following described animal(s) in the Premises (the "Animal(s)"):

	Type	Breed	Name	Weight	Assistance Animal
Animal (1)	Dog	Yorkshire terrier	Echo	4	N
Animal (2)					
Animal (3)					
Animal (4)					
Animal (5)					
Animal (6)					
Animal (7)					
Animal (8)					

Animal (9)					
Animal (10)					

Tenant agrees to the following terms and conditions:

1. At the time of signing the Lease or if a new animal is acquired during the term of the Lease, PETSCREENING will be required for each animal as a part of the application and renewal process prior to an animal occupying the Premises. Only one Tenant per Lease needs to submit an application for each animal. This third-party screening service will be required for each Lease Term, regardless of pet status. This process will ensure we have formalized Pet and Animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

2. Assistance Animals (if Applicable). An "Assistance Animal" is a term that is used and defined in the Fair Housing Act and refers to an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability (defined as a physical or mental impairment that substantially limits one or more major life activities, as more particularly defined under the applicable laws), or provides emotional support that alleviates one or more identified symptoms or effects of such disability. If any Animal is identified as "Assistance Animal" above, Tenant hereby certifies that the Animal does qualify as an Assistance Animal for the benefit of the Tenant listed above. Any Animal that does not qualify as an Assistance Animal is referred to herein as a "Pet." The Assistance Animal review is included in the PETSCREENING process. The Tenant understands, acknowledges, and agrees that the PETSCREENING process must be completed and accepted for an animal to be considered an Assistance Animal in the Lease.

3. Non-refundable initial pet fee: Tenant shall pay Landlord a one-time, non-refundable pet fee of $250.00 ($250 for the first Pet and $100 for each additional Pet) for Pets that occupy the Premises during the term of the lease (collectively the "Non-refundable Initial Pet Fee").

4. Pet Rent Fee. Payment of a monthly pet rental fee of $35.00 ($35 per Pet per month during the term of the Lease). Tenant shall notify Landlord in writing at least 14 days' prior to the end of any calendar month of a Pet's permanent removal from the Premises, the amount of Pet Rent due and payable for the following calendar month and thereafter shall be decreased accordingly (with no refund of any prior months'Pet Rent). If Landlord discovers that Tenant has kept an unauthorized Pet at the Premises prior to Tenant's disclosing such Pet, Landlord reserves the right to assess monthly Pet Rent for each month the Pet was present at the Premises prior to such disclosure; such assessment period to begin at the Lease Start Date unless Tenant can prove to the satisfaction of the Landlord, in Landlord's sole discretion, the Pet was present at the Premises for a shorter period.

5. Animal Responsibility. Tenant is solely responsible for the maintenance of the Animal(s); to keep Animal(s) restrained, but not tethered, when outside their dwelling, and under control at all times; to adhere to local ordinances, including leash and licensing requirements; to not leave Animal(s) unattended for unreasonable periods; to clean up after Animal(s) and to dispose of animal waste properly and quickly; to not leave food or water for Animal(s) or other animal outside their dwelling where it may attract other animals; to keep Animal(s) from being unnecessarily noisy, aggressive, or causing any annoyance, discomfort or harm to others or any property damage, and will remedy immediately any complaints made through Landlord; to provide Animal(s) with an identification tag worn while on the Premises; to not breed or allow the Animal(s) to reproduce, but if this should occur, the Animal's offspring will be placed within eight weeks of birth; to pay for pest infestation services resulting from the Animal(s) allowed in the Premises by Tenant after termination of occupancy; and to properly vaccinate the Animal(s) according to state and local laws.

6. Pets Not Permitted: Akita; American Staffordshire Terrier; Chow; Doberman; Pitbull; and Rottweiler or any mix that includes these dog breeds are not permitted at the Premises. Any breeds in addition to this list restricted by the HOA to which the HOA give notice of are also included in this provision.

7. Maximum Number of Pets. The maximum number of Pets allowed is 3 unless restricted to less than 3 by the property's HOA. Tenant will keep in the Premises the animals listed in the table above.

8. No Other Animals. This Agreement applies to all Animal(s). Teanant may not substitute or permit Animal(s) not listed herein on the Premises at any time without submitting the PETSCREENING application. Tenant agrees to have all animals screened by PETSCREENING and furnish Landlord with a picture of the Animal(s) prior to occupancy. Any Pet on the Premises that is a restricted breed and/or any Animal not registered under this Agreement will be presumed to be strays and will be disposed of according to law, at the option of Landlord.

9. Revocation of Permission. To the maximum extent allowable by applicable law, Landlord reserves the right to revoke permission to permit the Animal(s) in the Premises should Tenant breach this Animal Agreement; in such event, Tenant will be given 3 days to remove the Animal from the Premises. Any violation of this Addendum will be considered a Lease Violation by the Landlord and Landlord may take any actions permitted for Lease Violation under the Lease.

10. INDEMNIFICATION: TO THE MAXIMUM EXTENT ALLOWABLE BY APPLICABLE LAW, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, TENANT HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD LANDLORD AND ITS AGENTS, EMPLOYEES, OWNERS, LENDERS AND AFFILIATES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS 'FEES) AND LIABILITIES OF EVERY KIND AND NATURE TO THE EXTENT CAUSED BY OR ARISING FROM THE CONDUCT OF THE ANIMAL(S), WITHOUT LIMITATION, ANY THIRD-PARTY CLAIMS FOR ANY INJURIES INFLICTED BY ANY ANIMAL(S). THE PROVISIONS OF THIS SUBSECTION SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS LEASE.

11. Default. If Tenant violates any part of this Exhibit, Tenant will then be in default of this Lease. In the event of a default, Landlord may initiate legal proceedings in accordance with all applicable laws and regulations to evict, as well as seek judgement against Tenant for any monies owed to Landlord resulting from the default.

Tenant (1): Signature: Efrem Jenkins Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: Name (Print): Date of Execution:	Tenant (6): Signature: Name (Print): Date of Execution:

Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

State Specific Addendum (Maryland)

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This Exhibit is attached to, and forms a part of, the Residential Lease Agreement (the "Lease") between Landlord and Tenant. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Lease.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE LEASE:

1. Property Owner. The name, business address, and business phone number of the owner of the Premises (the "Owner") is:

Name: VSP Orlando, LLC
Office Address: 997 Morrison St, North Charleston, SC 29403
Phone Number: 833-426-6739

2. Agent for Process. Pursuant to Baltimore City Code, Housing and Urban Renewal, Section 7-3, the name, business address, and business phone number of the agent authorized to act for and on behalf of the Owner for purposes of receiving process in connection with the Premises is:

Name: BSFR Property Management, LLC, c/o CSC as Registered Agent
Business Address: 997 Morrison St, North Charleston, SC 29403
Service of Process Address: 7 Saint Paul Street, Suite 820, Baltimore MD 21202
Phone Number: 833-426-6739

3. Annual Rent Escalator. In the event of a rent escalation under Section 2(a) of the General Terms of the Lease, Landlord shall provide notice of such escalation via certified first-class mail.

4. Termination on End Date/Month-to-Month Tenancy. Section 2(b) of the General Terms of the Lease is hereby deleted in its entirety and the following is substituted in lieu thereof:

"Termination on End Date/Month-to-Month Tenancy: Either Party may terminate this Lease (a) upon written notice no less than sixty (60) days prior to the expiration of the then current lease term, or (b) upon written notice no less than sixty (60) days prior to the intended termination date, if the tenancy is month-to-month. Tenant agrees to vacate the Premises on or before the date designated by the terminating party (the "Vacate Date"), and Tenant shall owe Rent through the Vacate Date. If neither party provides the requisite termination notice under this Section 2(b) (and the parties have not executed a new lease or renewal of this Lease), this Lease will continue on a month-to-month basis for successive one-month terms until either party provides the other sixty (60) days' written notice to terminate a month-to-month tenancy or as otherwise expressly provided herein. For the duration of the month-to-month tenancy, all other Lease terms, conditions, and covenants

shall apply, except that Tenant shall pay the Month-to-Month Fee (MTM) each month in addition to the other amounts owed hereunder. If the Month-to-Month Fee (MTM) is determined as a percentage of Monthly Rent, it shall be calculated each month based upon the then-current Monthly Rent, including any increase to the Monthly Rent reflected on a written notice provided by Landlord at least sixty (60) days in advance of the effective date of such increase."

5. Early Termination and Lease Breakage. Section 2(d) of the General Terms of the Lease is hereby deleted in its entirety and the following is substituted in lieu thereof:

"Termination and Lease Breakage: Provided that Tenant is not in default and has otherwise complied with all terms of this Lease, upon not less than thirty (30) days' prior written notice to Landlord, Tenant may request early termination of this Lease in exchange for the following payments (the "Lease Breakage Fee"):

i. If Tenant has more than sixty (60) days until lease expiration, an amount equal to two (2) times the Monthly Rent plus any Rent concessions or other promotions received by Tenant.

ii. If Tenant has less than sixty (60) days left until lease expiration, an amount equal to the Rent owed through the remainder of the Lease Term plus any rent concessions or promotions received by Tenant.

If, prior to the expiration of the Lease Term, Tenant surrenders or abandons the Premises or Landlord terminates the Lease for non-payment of rent or other default by Tenant, Landlord may terminate this Lease and charge the applicable Lease Breakage Fee and Early Vacate Fee as liquidated damages, subject to the limits of applicable law."

6. Indemnification. Tenant's obligation to indemnify, defend and hold Landlord harmless under Section 13(c) of the General Terms of the Lease shall not apply to claims, losses, damages, costs and expenses arising from any omission, fault, negligence, or other misconduct of the Landlord.

7. Security Deposit. Any interest earned on any Security Deposit shall belong to Tenant, not Landlord. Tenant's security deposit receipt is attached as a Schedule to this Addendum.

8. Jury Trial. Section 24(c) of the General Terms of the Lease is hereby deleted in its entirety.

9. Counterclaims. Section 24(d) of the General Terms of the Lease is hereby deleted in its entirety.

10. Class Actions. Section 25 of the General Terms of the Lease and all references to restrictions on class actions are hereby deleted in its entirety.

11. Arbitration. Section 26 of the General Terms of this Lease and all references to arbitration contained in the Lease are hereby deleted in their entirety.

12. Payments Due Upon Execution of Lease. Tenant shall not be obligated to pay, prior to occupying the Premises, any amounts other than Security Deposit and the first (1st) months rent.

13. Interpretation. In the event of a conflict between the terms of the Lease and this Exhibit, the terms of this Exhibit shall govern and control.

14. Schedules. The following Schedules are attached to this Exhibit and incorporated herein:

a) Tenant's Security Deposit Receipt.

b) Maryland Tenants' Bill of Rights (for leases entered after publication of such document).

15. For Residents of City of Baltimore. If the Premises is located in the City of Baltimore, the following additional provisions, notwithstanding anything to the contrary in the Lease or in the other sections of this addendum

a) Holdover. Section 2(e) of the General Terms of the Lease is hereby deleted in its entirety and the following is substituted in lieu thereof:

"Holdover: If any Tenant, Other Occupant, invitee, or guest does not vacate the Premises on the scheduled move out date, Tenant will be charged the following amounts (to the extent permitted by applicable law), not to exceed an amount equal to two (2) times the rent during the holdover period: (1) a $500 holdover fee, (2) Monthly Rent, Rent, and additional charges due, and (3) hotel and moving expenses of all residents scheduled to move into the Premises, to the extent Landlord is liable for the same. Nothing contained in this paragraph shall be construed as consent by Landlord to any holding over by Tenant, and Landlord expressly reserves the right to require Tenant to surrender possession of the Premises to Landlord as provided herein upon the termination of this Lease."

b) Late Fees. Section 3(e) of the General Terms of the Lease is hereby deleted in its entirety and the following is substituted in lieu thereof:

"If any payment of Rent is not received by Landlord by 11:59pm EST at the end of the tenth (10th) tenth calendar day of the month when due, then Tenant must pay a late fee of 5% of the amount due (the "Late Fee"). Notwithstanding the foregoing, if Tenant has provided Landlord with written notice that he/she/they receive a government benefit (which written notice must include the day of the month the government benefit is normally issued or mailed (the "Disbursement Date")), Landlord shall not assess the Late Fee prior to the day after the Disbursement Date."

c) Utilities and Services. In the event utilities serving the Premises are to be paid by Landlord with reimbursement from Tenant (as opposed to the Tenant directly paying for the utilities), the following provisions shall apply:

A. The Landlord hereby designates the Tenant as a designee under the Maryland Public Information Act to request and receive copies of any account records with respect to the utilities.

B. If multiple tenants are obligated to reimburse the Landlord for utilities serving the Premises (i.e., the Premises is served by a shared meter), the Tenant shall be obligated to reimburse the Landlord for utility payments as indicated below (check one):

☐ Tenant shall be charged a flat fee of $_N/A.

☐ Tenant shall be responsible for N/A% of the total utility charges for the Premises.

d) Schedules: The following Schedules are attached to this Exhibit and incorporated herein: Baltimore City Tenant's Rights Guidebook.

[Signatures Appear on Following Page]

Tenant (1): Signature: Efrem Jenkins _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:
Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

SCHEDULE

Security Deposit Receipt

Dear _____:

BSFR Property Management, LLC (”Landlord”) hereby acknowledges receipt of your security deposit in the amount of $_____. In accordance with § 8–203.1 of the Real Property Article of the Annotated Code of Maryland (the ”Security Deposit Law”), the following terms shall apply to the Security Deposit:

1. You (”Tenant”) shall have the right to have the dwelling unit inspected by Landlord in Tenant’s presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within fifteen (15) days of Tenant’s occupancy;

2. Tenant shall have the right to be present when Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if Tenant notifies Landlord by certified mail at least fifteen (15) days prior to the date of Tenant’s intended move, of Tenant’s intention to move, the date of moving, and Tenant’s new address;

3. Landlord is obligated to conduct the inspection within five (5) days before or after Tenant’s stated date of intended moving;

4. Landlord is oblkigated to notify Tenant in writing of the date of the inspection;

5. Tenant has the right to receive, by first–class mail, delivered to the last known address of Tenant, a written list of the charges against the Security Deposit claimed by Landlord and the actual costs, within forty-five (45) days after the termination/expiration of the tenancy;

6. Landlord is obligated return any unused portion of the Security Deposit, by first–class mail, addressed to Tenant’s last known address within forty-five (45) days after the termination/expiration of the tenancy; and

7. Failure of the Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit wrongfully withheld, plus reasonable attorney’s fees.

Sincerely,

BSFR Property Management, LLC

By:_____
Name:
Title: Authorized Person

SCHEDULE

Maryland Tenants' Bill of Rights

[to be provided with leases entered after publication of Bill of Rights]

SCHEDULE

Baltimore City Tenant's Rights Guidebook

NEW TENANT NOTIFICATION FORM

Dear Baltimore County Tenant & Landlord,

Below is a list of Baltimore County's most common code and zoning regulations. Please review this form and return it with your rental registration packet. Please also provide a copy for the tenant to keep.

- Grass and weeds must be kept below 8 inches.
- All trash/garbage must be stored in containers with tight fitting lids **at all times**. This includes when being placed out for pickup. Bulk items can be discarded at a county drop off facility.
- All vehicles on the property must be tagged and operable.
- The owner/property manager and resident must keep the property free of rat harborage. It is recommended that you inspect your entire property weekly to assure that rat harborage is not occurring. Rat holes are a common indication that rats are present on your property. If rat holes are found, you must contact a professional exterminator.
- Rooming and boarding houses are not permitted in Baltimore County and therefore, **no more than two unrelated adults** are permitted to live in a dwelling unit.
- Tenants must remove dog feces daily and not allow feces to become excessive. Feces must not become a food source for rats.
- No more than one recreational vehicle on a residential property. Such storage of a recreational vehicle is subject to the provisions set forth in the Baltimore County Zoning Regulations.
- For Carbon Monoxide Alarms: Tenant must replace the batteries in the alarm as needed, and notify management in writing immediately of any malfunctions or other problems with the carbon monoxide alarm. Upon receipt of such notice, the owner must repair or replace the alarm.
- If potential livability violations occur, we ask that you communicate these issues with your landlord. If the issues are not resolved in both a timely and satisfactory manner, you may open a case with Code Enforcement by calling 410-887-3351.

Please note that this is not a complete list of all Baltimore County Code & Zoning Regulations. To review additional codes and regulations, or to file a Code Enforcement complaint, please visit our website at www.baltimorecountymd.gov/codeenforcement.

By signing this form, I hereby certify that I have received and reviewed the above information.

OWNER/PROPERTY MANAGER'S SIGNATURE _____ Date_____

OWNER/PROPERTY MANAGER'S NAME BSFR Property Management, LLC

PROPERTY ADDRESS 4334 Greenhill Ave Baltimore MD 21206

TENANT SIGNATURE Efrem Jenkins Date 11/6/2026

TENANT NAME Efrem Jenkins Unit 4334 Greenhill Ave

TENANT EMAIL AND PHONE NUMBER efrem315@gmail.com (443) 858-0107

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).







Protect Your Family From Lead in Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

December 2012

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
December 2012

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT) One Congress Street
Boston, MA 02114-2023
(617) 918-1524

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

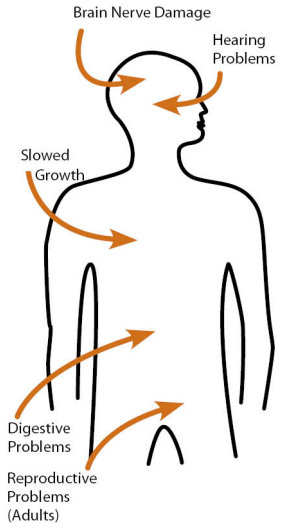
Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

  Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot (µg/ft^2) and higher for floors, including carpeted floors
- 250 µg/ft^2 and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 250 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

SECURITY DEPOSIT ALTERNATIVE ADDENDUM

Date: Friday, November 6, 2026	Tenant (5)
Premises: 4334 Greenhill Ave Baltimore MD 21206	Tenant (6)
Landlord:	Tenant (7)
Tenant (1) Efrem Jenkins	Tenant (8)
Tenant (2) Donovan Wesson	Tenant (9)
Tenant (3) Barbara Jenkins	Tenant (10)
Tenant (4) Deandre Jenkins	Guarantor

This Agreement is an Addendum to, and hereby made part of, that certain Residential Lease between Landlord and Tenant(s) for the Premises.

1. No Security Deposit Obligation. Notwithstanding anything to the contrary in the Residential Lease, you are not obligated to pay a cash Security Deposit if you provide a security deposit replacement described in paragraph 2 of this Addendum, and Resident acknowledges that Landlord has presented the option to either pay a Security Deposit in full or provide a means of assurance other than a cash security deposit:

   (Tenant Initials)

Tenant (1)	Tenant (2)	Tenant (3)	Tenant (4)	Tenant (5)	Tenant (6)	Tenant (7)	Tenant (8)	Tenant (9)	Tenant (10)
EJ	DW	BJ							

2. Alternative to Security Deposit. In lieu of a cash security deposit, and as collateral for the full and faithful performance by you of all of your obligations under this Residential Lease and for all losses and damages we may suffer for which you are liable hereunder, you may obtain a renter's security deposit replacement with coverage in an amount equal to one (1) month's Rent from any provider of such products with whom Landlord currently works. You agree to provide evidence of such policy at any other time upon our request.

3. Obtaining a Security Deposit Replacement.

   a To obtain a security deposit replacement, you will need to apply for the product through the provider's website. Please reach out to us, and we will provide you a link to the provider's application.

   b You must then provide Landlord with proof that you have obtained a security deposit replacement. Your failure to deliver us proof that you have obtained such security deposit replacement or to pay the cash Security Deposit set forth in your lease, within five (5) days of the effective date of this addendum, or to maintain the security deposit replacement in good standing (i.e. fully and timely paid and in full force and effect) without first providing the cash Security Deposit set forth in your lease, shall be deemed an immediate and non-curable tenant default allowing Landlord to immediately terminate the Residential Lease.

4. Impact of Security Deposit Replacement. If you obtain a security deposit replacement, for so long as that replacement product remains in effect, the following terms shall apply:

   a Section 17 "Security Deposit", and any related section found in the applicable state addendum, shall not apply to this Residential Lease. References to your requirement to fund a cash security deposit or our obligation to refund a cash security deposit are deleted.

5. Important Notes regarding Security Deposit Replacement. The security deposit replacement is not insurance for you. You are not purchasing any insurance from Landlord or any third party and are not the beneficiary of any insurance program. Payments for the security deposit replacement are not refundable. You remain fully responsible in full for any amounts due to Landlord under the Residential Lease, including any charges due at

move-out or for damages to the Premises. Landlord shall have the right to assign and transfer its collection rights and activities for any unpaid rent and damage charges to any party.

Tenant (1): Signature: Efrem Jenkins _____	Tenant (2): Signature: Donovan Wesson _____
Tenant (3): Signature: Barbara Jenkins _____	Tenant (4): Signature: _____
Tenant (5): Signature: _____	Tenant (6): Signature: _____
Tenant (7): Signature: _____	Tenant (8): Signature: _____
Tenant (9): Signature: _____	Tenant (10): Signature: _____
Guarantor: Signature: _____	

Landlord:

By: _____
Name (Print):_____
Its: Authorized Signer
Date of Execution:_____

SMART HOME TECHNOLOGY ADDENDUM

Date: Friday, November 6, 2026
Premises: 4334 Greenhill Ave Baltimore MD 21206
Landlord: BSFR Property Management, LLC
Tenant (1) Efrem Jenkins
Tenant (2) Donovan Wesson
Tenant (3) Barbara Jenkins
Tenant (4) Deandre Jenkins
Tenant (5)
Tenant (6)
Tenant (7)
Tenant (8)
Tenant (9)
Tenant (10)
Guarantor

This Agreement is an Addendum to, and hereby made part of, that certain Residential Lease between Landlord and Tenant(s) for the Premises. The term "Tenant" as used in this Addendum shall mean all Tenants signing this Addendum, collectively.

1. Smart Home Technology. Landlord may offer certain "smart home" technology and devices at the Premises that include Smart Home Equipment and Alarm Equipment (collectively, "**Equipment**"). The "**Smart Home Equipment**" may include a smart lock, smart thermostat, leak detection sensors, or a centrally connected hub. The "**Alarm Equipment**" may include a touchscreen smart home control device, door and window contacts, and motion detectors. The Equipment and related technology, automation, or service platforms are provided and installed by third parties, such as ADT, Alarm.com, SmartRent, Inc., and similar service providers identified by Landlord (each, a "**Service Provider**"). The Equipment may be integrated with an automation or service platform provided by a Service Provider (collectively, "**Smart Home Technology**"). For some components of the Smart Home Technology to work, Tenants must obtain and pay for Internet service, and may need to purchase compatible devices and maintain accounts with Service Providers. Landlord reserves the right to substitute, add or discontinue use of some or all of the Smart Home Technology at any time and without notice to Tenant and in any event, certain functionality of the Smart Home Technology may become inoperable. Landlord may also change Service Providers at any time for any reason and will provide notice thereof to Tenant.

2. Fee. The monthly fee for the Smart Home Technology is $25.00. All Equipment is property of the Landlord and should not be removed or damaged. any removed or damaged Equipment will be charged back to Tenant as set forth in Section 10 of this Addendum.

3. Third-Party Service Provider. By executing this Addendum, Tenant (for itself, its guests, service personnel, occupants, and other similar individuals of Tenant) expressly acknowledges and agrees that (a) Landlord engaged Service Providers to provide the Smart Home Technology, (b) Equipment may be installed at the Premises (including within residential rental units), and (c) Tenant consents and agrees to the installation, use, and maintenance of the Smart Home Technology at the Premises. Tenant further agrees that his or her use of the Smart Home Technology are subject to each Service Provider's terms of use and other agreements related to the Smart Home Technology ("**Service Provider Agreements**"), and each Service Provider may suspend or terminate Tenant's access to and use of the Smart Home Technology, without incurring any resulting obligation or liability, if the Tenant violates the Service Provider Agreements. Tenant's agreement to the Service Provider Agreements is a condition to the use of

the Smart Home Technology and receipt of any related services.

4. Upgrade Consent. Tenant consents to upgrades and servicing of the Smart Home Technology either directly or remotely. Tenant consents to access to the Smart Home Technology by Landlord, Service Provider, or the contractors or agents of either Landlord or Service Provider to upgrade or service it.

5. Tenant Information and Data. The Smart Home Technology may collect information about Tenant and Tenant's use of the devices. This information is collected and used by Landlord and its Service Providers. Collection and use of such information is governed by the policies and practices of Landlord and its Service Providers, and contractual obligations owed by Service Providers to Landlord. If the Premises are sold, the Smart Home Technology information may be available to the new owner of the Premises. Tenant expressly consents to (a) Landlord providing Service Provider with Tenant's name, email, and unit number for Service Provider to use in setting up the Smart Home Technology, and (b) Service Provider's collection, control, maintenance, storage, processing, transmittal, and use of Tenant information and data (including personally identifiable data) collected through the Smart Home Technology and Service Provider's associated website and/or app for purposes consistent with providing the Smart Home Technology to Tenant. Tenant agrees to and acknowledges that it will be subject to, and Service Provider will provide the Smart Home Technology in accordance with, Service Provider's privacy policy, terms of use, and similar related agreements. The current Privacy Policy and Terms of Use for SmartRent, Inc. are located at https://smartrent.com/privacy and https://smartrent.com/data-security-privacy , respectively.

6. Disclaimer. LANDLORD MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE SMART HOME TECHNOLOGY. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LANDLORD DISCLAIMS, AND TENANT WAIVES, ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE SMART HOME TECHNOLOGY. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LANDLORD SHALL NOT BE LIABLE FOR ANY FAILURES OF SMART HOME TECHNOLOGY OR ANY PART OF THE SMART HOME TECHNOLOGY. TO THE EXTENT PERMITTED BY APPLICABLE LAW, TENANT HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY CLAIM THAT TENANT MIGHT HAVE OR MAKE AGAINST LANDLORD AS A RESULT OF TENANT'S USE OF THE SMART HOME TECHNOLOGY, AND TENANT WAIVES ANY LIABILITY THAT LANDLORD MIGHT HAVE FOR ANY DAMAGES (ACTUAL, CONSEQUENTIAL, DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR OTHERWISE) RELATED TO THE USE, INABILITY TO USE, FAILURE, SUSPENSION, OR ANY OTHER RELATED ISSUES REGARDING THE SMART HOME TECHNOLOGY. TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD DOES NOT REPRESENT OR WARRANT THAT THE SMART HOME TECHNOLOGY WORKS, WILL ALWAYS WORK, WILL WORK AS ANTICIPATED, OR WILL BE ERROR-FREE. SOME STATES DO NOT ALLOW THE LIMITATION OR EXCLUSION OF IMPLIED WARRANTIES OR LIABILITY SO SOME OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY.

7. Monitoring Service –Response to Alarm Activations.
   a. **In General – No Monitoring Service; No Response to Alarm Activations**. In general, neither Service Provider nor Landlord is providing monitored security, fire, or medical services to any residential unit. Further, medical, fire, ambulance, and policing authorities will not automatically respond to alarms (if applicable) from the Smart Home Technology. Tenant agrees that it is their responsibility to notify emergency services if they need assistance.
   b. **Homes with Alarm Equipment and Monitoring Service**. If the Premises is equipped with Alarm Equipment, ADT or a similar company identified by Landlord may use the Alarm Equipment to monitor alarm signals at the Premises. If alarm monitoring services are provided at the Premises, on the Lease Start Date, Tenants must contact ADT or other company identified by Landlord directly and provide ADT or similar company identified by Landlord with the contact information of the person(s) who should be notified by ADT or similar company identified by Landlord in the event of an alarm signal. UNLESS OTHERWISE INSTRUCTED BY TENANTS, ADT OR

SIMILAR COMPANY IDENTIFIED BY LANDLORD WILL NOTIFY ONLY SUCH PERSON(S), AND WILL NOT NOTIFY POLICING AUTHORITIES IN THE EVENT OF AN ALARM SIGNAL AT THE PREMISES. ADT DOES NOT PROVIDE FIRE DETECTION OR FIRE PROTECTION SERVICES AT THE PREMISES. Tenants may arrange for ADT or similar company identified by Landlord to notify policing authorities in the event of an alarm signal at the Premises by contacting ADT or similar company identified by Landlord directly. If applicable law or regulation requires a license or other permit as a condition of such notification by ADT or similar company identified by Landlord, Tenants shall have sole responsibility for obtaining such license or permit, including payment of any applicable fee(s), and for notifying ADT or similar company identified by Landlord that Tenants have obtained such license or permit. Tenants shall also have sole responsibility for any fee(s), fine(s), or penalty(ies) assessed under applicable law or regulation related to alarm signals at the Premises including, but not limited to, for false alarms.

8. Indemnity and Hold Harmless. LANDLORD IS NOT RESPONSIBLE FOR ANY DAMAGES, LOSSES, OR COSTS INCURRED BY TENANT RESULTING FROM THE SMART HOME TECHNOLOGY, USE OR MISUSE OF THE SMART HOME TECHNOLOGY (SUCH AS TENANT'S RELEASE OF THE CODE FOR ANY SMART DOOR LOCK), OR ACTIONS OF THE SERVICE PROVIDER. LANDLORD IS NOT LIABLE FOR INTERRUPTIONS, INABILITY TO CONNECT, OR FAILURE OF SERVICE PROVIDER TO PROVIDE THE SMART HOME TECHNOLOGY. NO CHANGE, FAILURE, INTERFERENCE, DISRUPTION, DEFECT, UNAVAILABILITY, OR UNSUITABILITY IN THE SMART HOME TECHNOLOGY CONSTITUTES OR MAY BE DEEMED TO CONSTITUTE AN ACTUAL OR CONSTRUCTIVE EVICTION, IN WHOLE OR IN PART, OR IN ANY WAY ENTITLE TENANT TO ANY ABATEMENT OR DIMINUTION OF RENT OR IN ANY WAY RELIEVE TENANT FROM ANY OBLIGATION UNDER THE RESIDENTIAL LEASE. LANDLORD IS ALSO NOT LIABLE FOR, AND TENANT AGREES TO TAKE SOLE RESPONSIBILITY FOR, AND TO INDEMNIFY, DEFEND, AND HOLD LANDLORD, ANY PROPERTY MANAGEMENT COMPANY, AND THEIR EMPLOYEES AND AGENTS HARMLESS FROM, ANY DAMAGES OR CLAIMS TENANT OR ANY OTHER PERSON MAY SUFFER OR HAVE AS A RESULT OF TENANT'S USE OF, OR INABILITY TO USE, THE SMART HOME TECHNOLOGY, INCLUDING, BUT NOT LIMITED TO, LOSS OF DATA, INVASION OF PRIVACY, EMOTIONAL DISTRESS, LOST PROFITS, LOST BUSINESS OPPORTUNITIES, LOSS OF USE, EQUIPMENT DOWNTIME, AND PROPERTY DAMAGE OR INJURIES OF ANY KIND.

9. Aggregate Liability. IN NO EVENT WILL LANDLORD'S OR SERVICE PROVIDER'S AGGREGATE LIABILITY TO TENANT FOR ANY CLAIM ARISING FROM OR RELATING TO THIS ADDENDUM OR THE SMART HOME TECHNOLOGY EXCEED THE AMOUNT PAID BY TENANT FOR THE SMART HOME TECHNOLOGY, IF ANY. IT IS THE INTENTION OF TENANT, LANDLORD, AND SERVICE PROVIDER THAT THIS PROVISION BE CONSTRUED BY A COURT AS BEING THE BROADEST LIMITATION OF LIABILITY CONSISTENT WITH APPLICABLE LAW.

10. Equipment Damage. Tenant is responsible to notify Landlord within 60 days of occupying the Premises of any damaged Equipment. Tenant will be responsible for reimbursing the Landlord for replacement costs of any damage incurred to any Equipment beyond that of normal wear-and-tear during the Tenant's occupancy of the Premises.

11. Landlord Access to Smart Home Technology. Landlord and its agents may retain certain administrative control or access rights to the Smart Home Technology and will receive data collected by the Smart Home Technology concerning Tenant and Tenant's use of the Smart Home Technology in order to fulfill their obligations under the Lease, including performance of property management services. The Smart Home Technology provides keyless entry to the Premises via access codes and/or other features. Landlord must, at all times, have a working access code or other means to gain keyless entry to the Premises. To the extent available via the Smart Home Technology, Landlord shall retain the ability to assign additional permanent or temporary access codes and grant keyless entry rights to the Premises. Regardless whether access is

obtained by physical key, code, or other keyless entry technology, Landlord's right to access and enter the Premises is subject to any notice requirements set forth in the Residential Lease and applicable law.

12. Termination of Smart Home Technology Program. Landlord reserves the right to switch providers at any time for any reason, change the quantity and quality of the Smart Home Technology provided, or discontinue the Smart Home Technology program at the Premises at any time and for any reason at its sole discretion with 30 days' written notice of such change or termination. If Landlord exercises its right to discontinue the Smart Home Technology program under this paragraph, this Addendum terminates along with Tenant's obligation to pay the fee set associated with the Smart Home Technology program as of the date specified by Landlord in the notice.

13. Entire Agreement; Interpretation. This Addendum constitutes the final and entire agreement between Tenant and Landlord arising out of and related to the Smart Home Technology and supersedes any prior agreements between Tenant and Landlord regarding the Smart Home Technology. The failure of Landlord to exercise or enforce any right or provision of this Addendum will not constitute a waiver of such right or provision. In the event of a conflict between the Residential Lease and this Addendum, this Addendum shall control with the exception of any State Specific Addendum which shall control over this Addendum. In the event of a conflict between this Addendum and applicable federal, state or local laws or regulations, the latter shall take precedence. Notwithstanding the above, this Addendum shall be interpreted to be consistent with the Residential Lease and applicable federal, state or local laws or regulations where possible. If a provision of this Addendum is held to be unenforceable, invalid, or illegal, then Landlord and Tenant intend that: (a) the validity, legality, and enforceability of the remaining provisions of this Addendum remain in force and not be affected in any way, and (b) the unenforceable, invalid, or illegal provision will be deemed modified so that it is legal, valid, and enforceable to the maximum extent permitted by law (unless such modification is not permitted by law, in which case such provision will be disregarded).

Tenant (1): Signature: Efrem Jenkins _____ Name (Print): Efrem Jenkins Date of Execution: 11/6/2026	Tenant (2): Signature: Donovan Wesson _____ Name (Print): Donovan Wesson Date of Execution: 11/7/2026
Tenant (3): Signature: Barbara Jenkins _____ Name (Print): Barbara Jenkins Date of Execution: 11/6/2026	Tenant (4): Signature: _____ Name (Print): Deandre Jenkins Date of Execution:
Tenant (5): Signature: _____ Name (Print): Date of Execution:	Tenant (6): Signature: _____ Name (Print): Date of Execution:
Tenant (7): Signature: _____ Name (Print): Date of Execution:	Tenant (8): Signature: _____ Name (Print): Date of Execution:

Tenant (9): Signature: _____ Name (Print): Date of Execution:	Tenant (10): Signature: _____ Name (Print): Date of Execution:
Guarantor: Signature: _____ Name (Print): Date of Execution:	

Landlord (by its agent):
BSFR Property Management, LLC
By: _____
Name (Print): _____
Date of Execution: _____