LEASE

THIS LEASE is made this 30th day of October, 2026 between:

BROTHERS REALTY, LLC, a Maryland limited liability company ("Landlord") and Kevin Pendleton (if more than one, jointly and severally, the "Tenant").

RECITALS

A. Landlord is the owner of residential property located at 3718 Beehler Ave Baltimore, MD 21215 (the "Property") and improvements thereon.

B. Tenant desires to rent the Property (which includes any and all appliances owned by Landlord and used by Tenant) and Landlord has agreed to rent same, under the terms of this lease.

AGREEMENT

The parties agree as follows:

1. Lease of Property. Landlord leases to Tenant and Tenant leases from Landlord the Property.

2. Occupants. Listed below are the **ONLY** occupants of the Property other than the Tenant named above (enter N/A, if not applicable):

Name:	**D/O/B**	**Relationship**
Kevin Pendleton Jr.	12/22/2017	Son

Kevin Pendleton (Oct 30, 2026 12:33:33 EDT)

3. Term. This Lease starts on October 30, 2026 and ends on October 31, 2028 (the "Lease Term"), subject to renewal as hereinafter provided.

4. Rent. Tenant shall pay Landlord $1604 per month for rent (the "Base Rent"). Each payment of Base Rent shall be paid on or before the first day of each month during the Lease Term. All payments of Base Rent are paid in advance without setoff or deduction. If the Lease Term starts on a day other then the first day of the month, then the Base Rent will be prorated for the first month. All payments shall be made by check or certified funds to Landlord at **2912 Garrison Blvd Baltimore, MD 21216** (or by other method approved by the Landlord in writing.). Any payment received after 5:00 p.m. will not be credited to Tenant until the next business day. All payments other than Base Rent due under this Lease constitutes “Additional Rent” and both Base Rent and Additional Rent shall be included as rent. Tenant is responsible for any delay in the mail or other delivery system.

5. Security Deposit. At the time this Lease is fully executed, Tenant shall pay to Landlord a security deposit of $1604 (the "Security Deposit"). Under Maryland law, the Security Deposit may not exceed an amount equal to two (2) months' rent. The Security Deposit shall be used to reimburse Landlord for Tenant's non-payment of Base Rent or Additional Rent, for any costs associated with Tenant's failure to pay Base Rent or Additional Rent, or to repair any damage to the Property chargeable to Tenant hereunder. Additional terms and required statutory disclosures for the Security Deposit are set forth in Exhibit A, which is attached to and incorporated in this Lease. This Lease constitutes a receipt of the Security Deposit. During the term of this Lease, if Landlord applies all or a portion of the Security Deposit to Base Rent, Additional Rent, or any other charge, then Tenant shall immediately replenish the Security Deposit and failure to do so shall be a breach hereof.

6. Utilities.

a. Gas and Electric. The Property has its own gas and electric meter. Prior to occupancy of the Property, Tenant shall contract with BGE for gas and electric service. Tenant shall timely pay all charges assessed by BGE. Tenant shall reimburse Landlord for any utility charges paid by Landlord during the term of the Lease and further, in the event Tenant transfers the utility service to Landlord without Landlord’s written consent or fails to transfer the service to

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Final Audit Report 2026-10-30

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"Kevin Pendleton - 3718 Beehler Lease Page 1 Correction" History

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