LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between Properties Plus LLC("Landlord") and Amanda Lee Bobb Cory Jerome Macklin ("Tenant(s)") on March 1 2019 (Date). Landlord and Tenant(s) may collectively be referred to as the "Parties". Lease creates joint and several liability in the case of multiple Tenants. The Parties agree as follows:

1) **PREMISES:** Landlord hereby leases the premises located at: 1411 Olmstead st Baltimore MD 21226 (complete address of Premises) to Tenant(s).

2) **LEASE TERM:** The lease will start on March 1, 2019 (begin date) and will continue for a duration of Twelve months (Lease Term) ending on February 28 2020.

3) **LEASE PAYMENTS:** Tenant(s) agrees to pay to Landlord as rent for the Premises the amount of $1050 One Thousand Fifty Dollars ("Rent") each month due on the first day of each month. Preferred method of payment is by automatic recurring electronic payments. If the term of this lease does not start on the first day of the month or end on the last day of a month, the rent will be prorated accordingly. Alternative payments will only be accepted in cash, money order or cashier's check, no personal checks accepted. All payments made by Tenant(s) to Landlord after the tenancy commences, no matter how designated by Tenant(s), will be applied as follows: first, to any outstanding amounts due for damages/repairs, past due utilities; second, to any outstanding service charges or fees from prior months; third, to any rent outstanding from prior months; fourth, to any service charges or fees due in the current month; and lastly to the current month's rent.

4) **LATE CHARGES:** If any amount under this lease is not received by the landlord by 12:01 am on the 5th day of the month, Tenant(s) agrees to pay a late fee of 5% of the Rent.

5) **SECURITY DEPOSIT**: At the signing of this Lease, Tenant(s) shall deposit with Landlord, in trust, a security deposit of $1400.00 as security for the performance by Tenant(s) of the terms under this Lease and for any damages caused by Tenant(s), Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the of the security deposit to repair any damage to the Premises caused by Tenant(s), Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant(s) remains liable for any balance. Tenant(s) shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant(s) shall not use or apply any such security deposit at any time in lieu of payment of rent. This lease serves as a receipt of deposit.

6) **AUTOMATIC LEASE RENEWAL:** This lease will automatically renew for a 12 month term unless written notice of termination is given by either party at least 60 days before the end of the current lease term.

7) **TERMINATING LEASE:** In the event that Tenant(s) decides to terminate lease, Tenant(s) shall notify the landlord ,in writing, 2 full calendar months prior to the move out date or pay a lease break fee that is the equivalent of two (2) months rent. Example: Tenant(s) give written notice on January 15th, Tenant's(s) are responsible for February and March rents. Landlord must also give 2 full months notice to terminate lease.

8) **OCCUPANTS:** Tenant(s) agrees that no more than 3 persons may reside on the Premises, without prior written consent of the Landlord. "Guests" are allowed for a maximum of 10 days/nights within a 6 month period. Any additional persons found to be residing on the premises without Landlord's knowledge is a breach of the lease terms and Landlord has the right to evict all occupants as a result.
Tenant(s) agrees that only the following persons shall reside on the premises: Gabriella Gibbons

MB / CM

9) DEFAULTS: If Tenant(s) fails to perform or fulfill any obligation under this Lease, Tenant(s) shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Tenant(s) shall have three (3) days from the date of notice of default by Landlord to cure the default. In the event Tenant(s) does not cure a default, Landlord may at Landlord's option (a) cure such default and the cost of such action may be added to Tenant(s) financial obligations under this lease; or (b) declare Tenant(s) in default of the Lease. In the event of default, Landlord may also, as permitted by law, re-enter the Premises and re-take possession of the Premises. Landlord may, at its option, hold Tenant(s) liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force and any rent paid by any successive Tenant(s) if the Premises are re-let. In the event Landlord is unable to re-let the Premises during any remaining term of this Lease, after default by Tenant(s), Landlord may at its option hold Tenant(s) liable for the balance of the unpaid rent under this Lease if this Lease had continued in force. The failure of Tenant(s) or their guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenant(s) and procedures as required by law.

10) QUIET ENJOYMENT: Tenant(s) shall be entitled to quiet enjoyment of the premises, and Landlord will not interfere with that right, as long as Tenant(s) pays the rent in a timely manner and performs all other obligations under this Lease.

11) POSSESSION AND SURRENDER OF PREMISES: Tenant(s) shall be entitled to possession of the Premises on the first day of the Lease Term. At the expiration of the Lease, Tenant(s) shall peaceably surrender the Premises to Landlord or Landlord's agent in good condition, as it was at the commencement of the Lease. Reasonable wear and tear accepted.

12) USE OF PREMISES: Tenant(s) shall only use the Premises as a residence. The Premises shall not be used to carry on any type of business or trade, without prior written consent of the Landlord. Tenant(s) will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises

13) CONDITION OF PREMISES: Tenant(s) have inspected the Premises, the fixtures, the grounds,building and improvements and acknowledges that the Premises are in good and acceptable condition and are habitable. If at any time during the term of this Lease, in Tenant(s) opinion, the conditions change; Tenant(s) shall promptly provide reasonable notice in writing to Landlord.

14) ASSIGNMENT AND SUBLEASE: Tenant(s) shall not assign or sublease any interest in this lease without prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any assignment or sublease without Landlord's written prior consent shall, at Landlord's option, terminate this Lease.

15) DANGEROUS MATERIALS: Tenant(s) shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. No open flame candles or incense allowed.

16) SMOKING: Tenant(s), Tenant(s) family or guests shall not smoke in the premises. This includes cigarettes, cigars, pipes or any other substance or device. Any evidence of smoking in the premises (smell, ashes, burn marks, discarded butts, etc) is a breach of lease and Landlord will terminate lease.

17) PETS: No pets are allowed on or in the property at anytime without prior written consent from the landlord. If approved, a pet fee per pet and additional rent will be required. No "pet sitting" allowed. Any

evidence or reports of unapproved pets on or in the Premises is a violation of the lease.

18) UTILITIES AND SERVICES: Tenant(s) will be responsible for managing and paying all utilities such as Gas, Electric, and Water and all other services required on the Premises. In the event Tenant(s) fails to make such payments on time, the amount thereof, in discretion of the Landlord, may be added to and deemed part of the rent due.

19) ALTERATIONS AND IMPROVEMENTS: Tenant(s) agrees not to make any improvements or alterations to the Premises without prior written consent of the Landlord, this includes painting, changing out fixtures, TV wall mounts, etc. Subsequently, if any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

20) DAMAGE TO PREMISES: If the Premises or part of the Premises is damaged or destroyed by fire or other casualty not due to Tenant(s) negligence, the rent will be abated during the time that the Premises are uninhabitable. If Landlord decides not to repair or rebuild the Premises, then this Lease shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance shall be refunded to Tenant(s). Tenant(s) acknowledge that Landlord is not responsible for damage to their personal belongings and Tenant(s) will obtain renters insurance to cover such risks. Tenant(s) acknowledge that in the event the Premises becomes uninhabitable, the Landlord is not responsible for providing the Tenant(s) with temporary housing or storage and Tenant(s) will obtain renters insurance to cover such risks.

21) MAINTENANCE AND REPAIR: Tenant(s) will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant(s) shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste, or neglect, or that of the Tenant's family, agent, or visitor. Tenant(s) shall test all carbon monoxide and smoke detectors monthly for proper operation. Tenant(s) shall promptly notify Landlord in writing of any damage, defect or destruction of the Premises, or in the event of the failure of any of the appliances or equipment. Any excess damage caused by Tenant's failure to notify the landlord in writing will be Tenant(s)'s responsibility to repair. Landlord will use their best efforts to repair or replace any such damaged or defective area, appliance or equipment. Tenant(s) are responsible for keeping the lawn and grounds of the leased property properly maintained. That includes grass kept below 6 inches and yards free of junk and clutter. Any fines, citations or violations issued by the city against the property occupied by Tenant(s) are Tenant(s) responsibility to remedy.

22) PEST CONTROL: Landlord does extermination between Tenant(s) and turns the unit over pest-free. After move in, Tenant(s) are responsible for keeping the premises clean, secure and free of infestation from insects, rodents and pests. Tenant(s), at Tenant(s) expense, will be responsible for remediating any pest infestation (Bed bugs, fleas, etc) occurring more than 14 days after Tenant(s) move in. Remediation methods must be deemed appropriate by the Landlord.

23) SMOKE AND CARBON MONOXIDE DETECTORS: Maryland State law requires the installation of Carbon Monoxide and Smoke detectors in buildings that rely on the combustion of a fossil fuel for heat, hot water, or clothes dryer operation. The property is equipped with both Carbon Monoxide(CO) and Smoke detectors. Tenant(s) will test them monthly and notify the Landlord if they need to be replaced. The Tenant(s) have been instructed that the devices are not to be removed under any circumstances and any devices that are removed or purposely disabled will have to be replaced with new units at Tenant(s) expense.
In the event Carbon Monoxide is detected that Tenant(s) shall:

1) immediately move themselves and all occupants outside to fresh air
2) notify 911 Emergency services
3) notify the Landlord.

24) DRAIN STOPPAGES: As of the date of this Agreement, Tenant(s) agree that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Baby wipes are not to be flushed even if they are labeled as "flushable". Tenant(s) agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by tree roots, or acts of God. Tenant(s) are also responsible to repair or replace any damage caused due to stopped up drains. Please use a drain filter to save unnecessary time & money with repairs.

25) RIGHT OF INSPECTION: Tenant(s) agree to make the premises available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or Tenant(s), or in case of emergency. Except in case of emergency, Landlord shall give Tenant(s) reasonable notice of intent to enter. For these purposes, twenty-four (24) hour notice shall be deemed reasonable. Tenant(s) shall not, without Landlord's prior written consent, add, alter or re-key any locks to the premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant(s) further agrees to notify Landlord in writing if Tenant(s) installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

26) ABANDONMENT: If Tenant(s) abandons the Premises or any personal property during the term of this Lease, Landlord may at its option enter the Premises by any legal means without liability to Tenant(s) and may at Landlord's option terminate the Lease. Abandonment is defined as absence of the Tenant(s) from the premises, for at least 15 consecutive days while any due rent is unpaid, and without notice to Landlord. If Tenant(s) "abandon" the premises and there is no reasonable evidence, other than the presence of the Tenant's personal property, that the Tenant(s) are occupying the unit, Landlord may at Landlord's option terminate this agreement and regain possession in the manner prescribed by law. Landlord will dispose of all abandoned personal property on the Premises in any manner allowed by law.

27) EXTENDED ABSENCES: In the event Tenant(s) will be away from the premises for more than 30 consecutive days, Tenant(s) agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for damages and needed repairs.

28) SECURITY: Tenant(s) understand that Landlord does not provide any security alarm system or other security for Tenant(s) or the Premises. In the event any alarm system is provided, Tenant(s) understand that such alarm system is not warranted to be complete in all respects or to be sufficient to protect Tenant(s) or the Premises. Tenant(s) release Landlord from any loss, damage, claim or injury resulting from the failure of any alarm system, security or from the lack of any alarm system or security.

29) SEVERABILITY: If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

30) INSURANCE: Landlord and Tenant(s) shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Tenant(s) understands that Landlord will not provide any insurance coverage for Tenant's property. Landlord will not be responsible for any loss of Tenant's property, whether by theft, water, fire, riots, strikes, acts of God, broken/leaky pipes or otherwise. Landlord encourages Tenant(s) to obtain renter's insurance or other similar coverage to protect themselves against risk of loss.

31) BINDING EFFECT: The covenants and conditions contained in the Lease shall apply to and bind the parties and the heirs, legal representatives, successors and permitted assigns of the parties.

32) GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

33) ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Landlord and Tenant(s).

34) WRITTEN NOTICE: Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, delivery confirmation, or delivered by overnight delivery service, if to Tenant(s), at the Premise and if to Landlord, at "8489 Rugby Rd Suite 591 Pasadena MD 21122". Either party may change such addresses from time to time by providing notice as set forth above.

35) CUMULATIVE RIGHTS: Landlord's and Tenant's rights under this Lease are cumulative, and shall not be construed as exclusive of each other unless otherwise required by law.

36) WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provisions of this Lease.

37) DISPLAY OF SIGNS: Landlord or Landlord's agent may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Premises and enter to show the Premises to prospective Tenant(s) during the last sixty (60) days of this Lease. Tenant(s) agrees that no signs shall be placed on the Premises without the prior written consent of Landlord.

38) PARKING: If available Tenant(s) shall be entitled to use any parking space located in the rear of the Premises. Public street parking in the front of the Premises is available on first come first serve basis.

39) KEYS: Tenant(s) will be given _2_ key(s) to the Premises. Tenant(s) shall be charged $ 5.00_ if all keys are not returned to Landlord following termination of the Lease.

40) LIQUID-FILLED FURNITURE: Tenant(s) shall not use or have any liquid-filled furniture,including but not limited to waterbeds, fish tanks over 1 gal. etc on the premises without Landlord's prior written consent.

41) INDEMNIFICATION: To the extent permitted by law, Tenant(s) will indemnify and hold Landlord and Landlord's property, including the Premises, free and harmless from any liability for losses, claims, injury to or death of any person, including Tenant(s), or for damage to property arising from Tenant's using and occupying the Premises or from the acts or omissions of any person or persons, including Tenant(s), in or about the premises with Tenant's express or implied consent except Landlord's act or negligence

42) LEGAL FEES: In the event of any legal action by the parties arising out of this Lease, the Tenant(s) shall pay all court fees, attorney and administration fees.

43) CRIMINAL RECORD. If Tenant's criminal record changes, if any Tenants are charged with a crime (does not have to be convicted) or if additional charges not known about, or not disclosed at the time of approval appear, Landlord has the right to seek immediate eviction as a violation of the lease terms.

44) APPLIANCES:

Tenant(s) acknowledge the Landlord has provided the following appliances: Fridge, gas Stove dishwasher, Clothes washer and dryer. These appliances must remain within the Premises at all times and are not to be removed or uninstalled unless given written permission from the Landlord. Tenant(s) acknowledges that dishwasher, clothes washer and dryer are provided as a convenience and will not be replaced upon failure. Refrigerator and Stove will only be repaired or replaced as deemed necessary.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

TENANT(S):

Amanda L. Bobb 3/1/19

(Signature) (Print) (Date)

Cary J Macklin 3/1/19

(Signature) (Print) (Date)

LANDLORD:

Chris Scott 3-1-19

(Signature on behalf of Properties Plus LLC) (Print) (Date)

WITNESS:

Signature: _____

Print name: _____