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Residential Lease Agreement

This Lease Agreement ("Lease") is dated 10/12/2026 and between **SHAPPILY LLC** ("Landlord"), and Lauryn Jordan Jackson). Subject to the terms and conditions stated below, the parties agree as follows:

1. PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant an apartment with Bedroom 2 Bathroom 1 (the "Premises") located at 618 Chestnut Hill Ave, Unit #2B Baltimore, MD 21218 No other portion of the building (hereinafter, the "Building"), wherein the Premises is located is included unless expressly provided for in this Agreement.

2. TERM. The lease term will begin on 11/01/2026 ("Commencement Date") and will terminate on 10/31/2027 and thereafter shall be month-to-month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated, unless otherwise stated.

Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate by Tenant giving Landlord written notice of at least 60 days prior to the desired termination date, or by Landlord giving Tenant written notice as provided by law. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. RENT; LEASE PAYMENTS. "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of this Agreement, including, but not limited to, Court costs, shall be deemed rent.

(a) Tenant shall pay to Landlord lease payments of $1,300 payable in advance on the first day of each calendar month. Rent is due on the 1st. A late fee will be charged after the 10th day of the month. Lease payments shall be made to Landlord at the address of Landlord noted in the Notices provision of this Lease, which may be changed from time to time by Landlord.

(b) Rent shall be paid by the following method(s):

1. Money Order
2. Cashier's Check
3. Cash
4. Direct Deposit
5. Other as arranged with Landlord

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4. SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of $1,300 to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement (if any) as provided by law.

This Security Deposit is to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy.

The foregoing provisions do not apply to any Tenant who has abandoned the Premises or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of eviction, ejection or abandonment of the premises, and provided the Landlord with a forwarding address.

5. POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

At 60 day notification, Property will have walk through. Any damage will be noted and pictures taken. Notification to Subsidy Agency will include any noted damage as money owed to Landlord.

6. USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a full-time residential dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

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No retail, commercial or professional use of the Premises is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such case, Landlord may require Tenant obtain liability insurance for the benefit of Landlord. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

6A.TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; **to keep all lawns neatly mowed** and all hedges, flower beds, and shrubbery in good order; **to promptly remove snow, ice and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition**; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of the Tenant, other residents of the Property, or Tenant's agent, employees invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only.

Tenant agrees NOT TO:

1. **DAY CARE CENTER:** Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.

2. **FURNITURE**: Keep any water-containing furniture in the Premises.

6B. NOISE and BEHAVIOR: Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

6C. ILLEGAL DRUGS: If Tenant, Tenant's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related criminal activity, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "controlled dangerous substance" as defined in Section 5-101(1) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture,

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sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

6D. TENANT'S RESTICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

6E. MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the Landlord IMMEDIATELY in writing and by phone, and the appropriate action will be taken by Landlord to remedy the situation.

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6F. PEST CONTROL: The Tenant understands they are accepting the unit free from mice, roaches, rats, bed bugs, etc. The Tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. BED BUGS ARE ALSO THE TENANT'S RESPONSIBILITY.

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6G. PLUMBING PROBLEMS: Tenant understands the house is free from leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, baby wipe clogs, feminine hygiene product clogs, CLOGS FROM FLUSHABLE WIPES. FLUSHABLE WIPES ARE NOT FLUSHABLE AND SHALL NOT BE PLACED IN THE TOILETS OR DRAINS WHATSOEVER, or clogs from any items that should not be in drains or toilets. The plumber who comes to the property will pull the item from the drain line and note it on the invoice. Tenant will pay all invoices for damage that Tenant has caused

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The failure to abide by the provisions of this section shall constitute a material breach of this Agreement and is a just cause for eviction.

7. OCCUPANTS. No more than 2 person(s) may reside on the Premises unless the prior written consent of the Landlord is obtained.

This Lease and occupancy of the Premises is binding, individually and severally, on each person(s) specifically named and who signs this Lease, regardless of the named person's occupancy of the Premises.

Authorized Tenants/Occupants:

1. Lennox Jackson
2.

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Tenant may have guests on the Premises for not over 3 consecutive days or 18 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 3 consecutive days or more than 18 days in any calendar year shall NOT be considered original tenants of the Premises. Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Premises for more than 3 consecutive days or 18 days in a calendar year.

8. FURNISHINGS. The following furnishings or appliances will be provided by Landlord:

(initial next to included items)

☑ Refrigerator	☑ Washer	☑ Microwave
☑ Stove	☑ Dryer	☐ Dishwasher

Tenant shall return all such items at the end of the lease term in a condition as good as existed at the beginning of the lease term, normal wear and tear excepted.

9. PETS. No pets, dogs, cats, birds, fish or other animals shall be allowed on the Premises, even temporarily or with a visiting guest, without prior written consent of Landlord. As required by law, Service Animal(s) are the only exception to this rule. If a pet has been in a Tenant's apartment or allowed into the building, even temporarily (with or without Landlord's permission), Tenant may be charged for cleaning, de-fleaing, deodorizing or shampooing any portion of the building or Premises at the discretion of Owner. No pet is authorized under this Lease. If Landlord later provides written consent for a pet, Tenant shall pay to Landlord, in trust, a deposit to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this Lease.

Strays shall not be kept or fed in or about the Premises. Strays can be dangerous and Owner must be notified immediately of any strays in or about the Premises.

10. KEYS. Tenant has received 2 key(s) to the Premises and 1 mailbox key(s) [if the mail box has a lock]. If all keys are not returned to Landlord following termination of the Lease, Tenant shall be charged $50.00 for each lock set that needs to be replaced. Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Premises without Landlord's approval prior to installation. If allowed, Tenant must provide Landlord with two (2) keys to any changed lock immediately upon installation

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11. LOCKOUT. If Tenant becomes locked out of the Premises, Tenant will be charged $65.00 to regain entry during normal business days and hours. After hours and weekends there is a $250 charge.

12. STORAGE. Storage is permitted as follows: tenant shall be entitled to store items of personal property in the leased apartment during the term of this Lease. The right to storage space is included in the Rent charged pursuant to "Rent; Lease Payments." Tenant shall store only personal property Tenant owns, and shall not store property claimed by another or in which another has any right, title or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances. Landlord shall not be liable for loss of, or damage to, any stored items.

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13. PARKING. Parking is permitted as follows: tenant shall be entitled to use STREET parking for the parking of motor vehicle(s). The right to parking is not included in the Rent charged pursuant to "Rent; Lease Payments.". Parking space(s) are to be used for parking properly licensed and operable motor vehicles, except for trailers, boats, campers, buses or trucks. Parking space(s) shall be kept clean at all times. Vehicles leaking oil, gas, or other motor vehicle fluids shall not be parked on the Premises. Mechanical work or storage of inoperable vehicles is not permitted in parking space(s) or elsewhere on the Premises.

14. MAINTENANCE. Landlord shall have the responsibility to maintain the Premises in reasonably good repair at all times and perform all repairs reasonably necessary to satisfy any implied warranty of habitability.

Except in an emergency, all maintenance and repair requests must be made in writing and delivered to Landlord or its Agent. A repair request will be deemed permission for the Landlord or its Agent to enter the Premises to perform such maintenance or repairs in accordance with ACCESS BY LANDLORD TO PREMISES herein unless otherwise specifically requested, in writing, by Tenant. Tenant may not place any unreasonable restrictions upon Landlords or Landlord's Agents access or entry. Landlord shall have expectation that the Premises is in a safe and habitable condition upon entry.

14A. Tenant shall furnish the light bulbs, HVAC filters, smoke detector and carbon monoxide detector batteries at Tenant's expense.

15. UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with the Premises, including water and sewer. In addition to monthly Rent, Tenant shall pay a $50.00 monthly water and sewer flat fee, due with Rent on the first day of each calendar month.

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In the event Tenant fails to make such payments, then the amount thereof, in the discretion of the Landlord, may be added to and deemed part of the rent due. Charges for metered water, in reasonable quantities, shall be paid by the Landlord. Tenant will at all times maintain sufficient heat within the Premises so as to prevent pipes from freezing. Should Tenant not continuously maintain, in Tenant's name, the Required Utility Service for the Term, and should the Required Utility Service be transferred into Landlord's name during the Term, Tenant shall be deemed to have consented to and authorized Landlord to terminate such Required Utility Service five (5) days after Landlord shall have mailed to Tenant (in accordance with Section 18 of this Lease) notice of Landlord's intent to do so. Nothing herein, however, shall be deemed to authorize Landlord to interfere with or prevent Tenant from maintaining the Required Utility Service or from restoring the Required Utility Service in Tenant's name. Landlord may enter the Premises to convert such utilities therein as Landlord from time to time deems appropriate.

16. TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

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PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

17. PROPERTY INSURANCE. Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

18. NON-SUFFICIENT FUNDS. Tenant shall be charged $40.00 as reimbursement of the expenses incurred by Landlord for each check or electronic payment that does not clear the bank. In addition, a check or electronic payment returned due to insufficient funds will be subject to any and all Late Payments provisions included in this lease. All charges will be immediately due from Tenant and failure to make immediate payment will constitute a default under the terms of this Lease. The amount of the bad check or electronic payment fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent.

Landlord reserves the right to demand future payments by cashier's check, money order or certified funds on all future payments in the event of a check returned for insufficient funds. Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored check. Landlord and Tenant agree that three returned checks in any twelve month period constitutes frequent return of checks due to insufficient funds and may be considered a just cause for eviction.

19. LATE PAYMENTS. For any payment that is not paid within 10 days after its due date, Tenant shall pay a late fee of 5% of Tenant's portion. The amount of the late fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent.

19A. ENVIRONMENTAL CONTROL: Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonableattorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of the Tenant or the Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord.

20. DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

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21. EARLY TERMINATION CLAUSE. Tenant may, upon 60 days' written notice to Landlord, terminate this lease provided that the Tenant pays a termination charge equal to remaining balance of lease term or the maximum allowable by law, whichever is greater. Termination will be effective as of the last day of the calendar month following the end of the 60 day notice period. Termination charge will be in addition to all rent due up to the termination day.

22. MILITARY TERMINATION CLAUSE. In the event, the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer, reflecting the change, which warrants termination under this clause. The Tenant will pay prorated rent for any days (he/she) occupy the dwelling past the first day of the month. Any security deposit will be promptly returned to the tenant, provided there are no damages to the premises.

23. HABITABILITY. Tenant has inspected the Premises and fixtures (or has had the Premises inspected on behalf of Tenant), and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to Landlord.

24. HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Lease.

25. CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

26. REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall be allowed to conduct construction or remodeling (at Tenant's expense) only with the prior written consent of the Landlord which shall not be unreasonably withheld. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) any such fixtures, and shall restore the Premises to substantially the same condition that existed at the commencement of this Lease.

27. ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. Landlord will provide reasonable notice of its intention to enter the Premises. (If possible, landlord will provide 24h notice before entering the premises) If Tenant has, after written notice to cease, continued to deny Owner access to the unit, as required by State law, such failure is a substantial breach of this agreement and is a just cause for eviction. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease,

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or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

Tenant understands and agrees that during any and all repair timeframes placed upon landlord by section 8, the city/county, local and state regulating bodies, or any kind of repairs that are placed upon landlord with a specific completion date, then landlord has the right to enter the premises at all times during business hours during that time frame to complete the repairs at landlords convenience. This includes but not limited to 24h HABC violations, Annual HABC inspection repair lists etc.

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28. INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence. Tenant hereby expressly releases Landlord and/or Agent from any and all liability for loss or damage to Tenant's property or effects whether in the Premises, garage, storerooms, basement or any other location in or about the Premises, arising out of any cause whatsoever, including but not limited to rain, flood, plumbing leakage, fire or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Landlord, Landlord's employees, heirs, successors, assignees and/or Agents.

To be absolutely clear, this includes (but is not limited to) any loss caused due to a power outage or power failure in the property, as well as to any loss that occurs in the basement. Basements are especially prone to damages caused by water pipe bursts or leaks, washing machine leaks, plumbing and sewage line backups and/or leaks, rain and flooding damage, foul air or mold, etc. It is the Landlord's recommendation not to keep anything in the basement, especially on basement floors that could get damaged in any shape, way, or form.

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28B. INTERRUPTION OF SERVICE: The Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

29. ACCOMMODATION. Landlord agrees to and is committed to complying with all applicable laws providing equal housing opportunities. To ensure compliance, Landlord will make reasonable accommodations for the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or a tenant, unless undue hardship would result. It is the applicant or tenant's responsibility to make Landlord aware of any required accommodation. In writing, the individual with the disability should specify the nature and effect of the disability and any accommodation he or she needs. If after thoughtful consideration and evaluation, the accommodation

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is reasonable and will not impose an undue hardship, Landlord will make the accommodation. Owner reserves the right to require appropriate medical verification of the disability.

30. DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

31. COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

32. MECHANICS LIENS. Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

33. SUBORDINATION OF LEASE. This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

34. ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

35. NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

LANDLORD:

landlord's Address

SHAPPILY LLC
618 CHESTNUT HILL AVE
APT 2C
BALTIMORE, MD 21218
443-390-5258

TENANT:

Property Address

Lauryn Jordan Jackson
618 Chestnut Hill Ave,
Unit # 2B
Baltimore, MD 21218
443-571-5570

36. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Maryland.

37. ENTIRE AGREEMENT/AMENDMENT. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral

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or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

38. SEVERABILITY; WAIVER. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

39. TIME OF ESSENCE. Time is of the essence with respect to the execution of this Lease.

40. ESTOPPEL CERTIFICATE. Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within 3 days after its receipt. Failure to comply with this requirement shall be deemed Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

41. TENANT REPRESENTATION; CREDIT. Tenant represents and warrants that all statements in Tenant's rental application are accurate. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord may cancel this Lease (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) at any time, upon discovering that information in Tenant's application is false.

42. BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

SIGNATURES

	Tenant Name	Signature	Date
Tenant 1	Lauryn Jordan Jackson	Lauryn Jordan Jackson	dotloop verified 10/12/26 11:39 PM EDT 2POS-PGRI-9U4T-HKV6
Tenant 2	Tenant Name	Signature	Date
Landlord	SHAPPILY LLC	Signature	Date
		Raneeka Doharty	dotloop verified 10/12/26 4:37 PM EDT IMSS-MP0Q-1LUS-VXE0

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HOME RENTAL AGREEMENT
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARDS

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 poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
_____
(ii) __☑___ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (Check (i) or (ii) below):
(i) _____ Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents): _____
(ii) __☑___ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) LJJ 10/12/26 11:39 PM EDT dotloop verified [ ] Tenant has received copies of all information listed above.

(d) LJJ 10/12/26 11:39 PM EDT dotloop verified [ ] Tenant has received the pamphlet Protect Your Family From Lead In Your Home.

Certification of Accuracy

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

SIGNATURES

	Tenant Name	Signature	Date
Tenant 1	Lauryn Jordan Jackson	Lauryn Jordan Jackson	dotloop verified 10/12/26 11:39 PM EDT WPJD-XMWX-JBQ6-NL5B
Tenant 2			
Landlord	SHAPPILY LLC	Raneeka Doharty	dotloop verified 10/12/26 4:37 PM EDT QPKH-BOVZ-Z1GF-BJTR

Tenant Initials: LJJ 10/12/26 11:39 PM EDT dotloop verified [ ]

dotloop signature verification: dtlp.us/z9Jf-jqLh-J3Ed

ADDENDUM#1

LANDLORD: SHAPPILY LLC

TENANT: Lauryn Jordan Jackson

LEASED PROPERTY ADDRESS (THE PROPERTY): 618 Chestnut Hill Ave, Unit #2B Baltimore, MD 21218

1. **SMOKE DETECTOR NOTICE (** Baltimore City. **):** Landlord has installed outside of each sleeping area, and on every story, (including the basement,if present),within the dwelling unit at least one (1) approved smoke detector that senses visible or invisible particles of combustion. When activated, the smoke detector shall provide an alarm suitable to warn the occupants. Said detector(s) are either battery **or** alternating current (AC) powered (aka hardwired). On written notification by certified mail by the tenant or on notification in person by the tenant, the landlord shall repair or replace the smoke detector. If the tenant personally notifies the landlord of the failure of a smoke detector, the landlord shall provide a written receipt acknowledging the notification. A tenant may not remove a smoke detector or render a smoke detector in operative. Landlord may require a refundable deposit for a smoke detector not exceeding the value of
the smoke detector. On written request of a tenant who is deaf or hearing impaired, the landlord shall provide a smoke detector that, when activated, provides a signal that Is approved by a nationally recognized testing laboratory for electrical appliances; and is sufficient to warn the deaf or hearing impaired tenant. Tenant must replace the batteries in the alarm as needed, and notify management by certified mail immediately of any malfunctions or other problems with the alarm, and upon such notice, the owner must repair or replace the alarm. The tenant may not remove or disconnect the alarm and may not remove the batteries or otherwise render the alarm inoperable. **In the event of a power outage, an alternating current (AC) powered smoke detector without a battery backup will not provide an alarm. Therefore, the occupants should obtain a dual powered smoke detector or a battery powered smoke detector, if one is not present.**

2. **CARBON MONOXIDE NOTICE (BALTIMORE CITY):** Carbonmonoxideisa Colorless and odorless gas produced by appliances and other devices that burn gas, petroleum products,wood and other fuels. Effective March 1, 2010, any property in Baltimore City that has appliances or other devices that burn gas, petroleum products, wood and other fuels must have a working carbon monoxide alarm in stalled outside of all sleeping areas. The Owner is hereby notifying the Tenant that a CO alarm that is certified by a nationally recognized testing laboratory has been provided and/or installed outside All sleeping areas, and is also hereby providing the Tenant with written information on alarm testing and maintenance. The Tenant is responsible for testing, maintaining and replacing batteries ,if present,for the duration of this Lease. The tenant may not remove

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or disconnect the alarm and may not remove the batteries or otherwise render the alarm inoperable. In the event of a power outage, an alternating current (AC) powered C02 detector without a battery back up will not provide an alarm. Therefore, the occupants should obtain a dual powered smoke detector or a battery powered smoke detector, if one is not present.

SIGNATURES

	Tenant Name	Signature	Date
Tenant 1	Lauryn Jordan Jackson	Lauryn Jordan Jackson dotloop verified 10/12/26 11:39 PM EDT I6BH-MFOT-2C4O-CEQ9	
Tenant 2			
Landlord	SHAPPILY LLC	Raneeka Doharty dotloop verified 10/12/26 4:37 PM EDT 7ZDI-SJKG-K71P-SQYZ	

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dotloop signature verification: dtlp.us/z9Jf-jqLh-J3Ed

LEASE ADDENDUM
LIABILITY INSURANCE REQUIRED OF RESIDENT

1. Addendum. This is an addendum to the Lease Contract fo 618 Chestnut Hill Ave, Unit #2B Baltimore, MD 21218

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The effective date of this Addendum is 11/01/2026

2. **Acknowledgment Concerning Liability Insurance Requirement**
You acknowledge that we do not maintain insurance to protectyou against personal injury, loss or damage to your personalproperty or belongings, or to cover your own personal liabilityfor injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests, including but not limited to fire damage. For the duration of your Lease Contract you must maintain a personal liability insurance policy, which provides limits of liability to third parties in an amount not less than $100,000 per occurrence. You will ensure that the liability insurance policy identifies this apartment community as a "Party of Interest" or "Interested Party" (or similar language as may be available). You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods, a policy of personal liability insurance with this limit and otherwise satisfying the requirements listed below, at your sole expense.

3. **Required Policy**. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third-parties (including damages to our property), with the minimum policy coverage amount set forth in paragraph 2 above, from a licensed insurance carrier authorized to issue such insurance in Maryland. The carrier is required to provide notice to us within 30 days of any cancellation, nonrenewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

Please initial how you will meet the insurance requirement.

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I have purchased an annual term renter's insurance policy satisfying the requirements of the Lease Contract and this Addendum from the carrier of my choice.

4. **No Solicitation**. Unless otherwise acknowledged in writing, you acknowledge that we have made no solicitations, guarantees, representations, or promises whatsoever concerning any insurance or services provided by any insurance company. You were and are free to contract for the required insurance with the provider of your choosing so long as that provider comports with the requirements of paragraph 3 above.

5. **Subrogation Allowed**. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract. Accordingly, our insurance carrier may sue you for losses it pays as a result of your negligence, and your insurance carrier may sue us for losses it pays as a result of our negligence.

6. **Your Insurance Coverage**. By signing this Addendum, you acknowledge that you have purchased (or will purchase) the insurance described in paragraphs 2 and 3. You further acknowledge that you will keep this insurance policy in-force for the entire term of the lease.

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7. **Default.** Unless otherwise prohibited by law, any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law. If you fail to pay the insurance charge or if you allow your policy (from the carrier of your choice) to expire or cancel, you will be in default under the terms of your lease.

8. **Miscellaneous**.

a. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

b. The insurance required by the Lease Contract is not required by any law. Your obligation to provide insurance stems solely from the Lease Contract.

c. The insurance required by the Lease Contract is not an attempt to limit the landlord's liability for its own negligence or your liability for your own negligence.

d. The insurance required by the Lease Contract is not in lieu of, or in any way a component of, the security deposit required by the Lease Contract.

By signing below, you acknowledge and agree that you understand and agree to the terms of this Addendum.

SIGNATURES

	Tenant Name	Signature	Date
Tenant 1	Lauryn Jordan Jackson	Lauryn Jordan Jackson dotloop verified 10/12/26 11:39 PM EDT CYT7-UKFB-OWLH-KWRF	
Tenant 2			
Landlord	SHAPPILY LLC	Raneeka Doharty dotloop verified 10/12/26 4:37 PM EDT AHEG-TX15-T4OX-S4RG	

Lease Contract Date 10/12/2026

Tenant Initials: LJJ 10/12/26 11:39 PM EDT dotloop verified