RESIDENTIAL LEASE AGREEMENT

This Lease, made this day of May 1st 2026, is between, North Raven LLC managing agent for the Owner, hereinafter referred to as "**Landlord**" and Aishah Lucas and Damiah Robertson hereinafter referred to as "**Tenant**"

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

1. AGREEMENT: Landlord and Tenant(s) have entered into a Lease Agreement for the real property known as 3334 Ravenwood Ave , hereinafter referred to as "**Premises**". The Landlord agrees to lease and transfer possession to Tenant(s) solely for 2 ADULTS who is a HOUSEHOLD MEMBER (not legally responsible for lease) and specifically designated by the Tenant(s)to live at the property. NO other persons are allowed to live at the property. Each tenant agrees that he/she is individually and wholly responsible for payment of the full amount of the rent to the Landlord each month. Each Tenant(s) agrees to be responsible for the entire rent if, for ANY reason, the other Tenant(s) is unwilling or unable to pay the rent, is seeking legal separation, and/or abandons the property. This includes couples who are married, single and/or living together.

2. LEASE TERM: The term of this Lease shall begin on 05/01/26 , and end on 05/31/27 Upon expiration of the defined term set forth in this section, the term shall automatically renew on a month-to-month basis. During such month-to-month term, either party may terminate this lease upon **30-day notice** to the other, however, such termination shall only become effective on the last day of a month (e.g. to terminate on June 30, notice would have to be provided on or before April 1, otherwise termination would be effective on July 31).

3. RENT: Upon signing this Lease for the first month (or part month) of the term of this Lease, and on or before the first day of each calendar month during the lease term thereafter, Tenant shall pay to Landlord the sum of $1700 (collectively with any additional rent hereinafter referred to as "**Monthly Rent**") as rent in advance for the ensuing month. All payments other than rent under this Lease shall be prorated to the day for any part months during the lease term. Rent and other charges shall be paid without demand, setoff or deduction of any kind. Rent payments shall be paid directly to the Landlord.

4. SECURITY DEPOSIT AND LAST MONTH'S RENT: Upon signing this Lease, Tenant shall pay to Landlord a security deposit in an amount equal to $1700 hereinafter referred to as

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SECURITY DEPOSIT, OR ANY PORTION THEREOF, MAY BE WITHHELD FOR UNPAID RENT, UNPAID UTILITIES, DAMAGE DUE TO BREACH OF LEASE OR FOR DAMAGE BY THE TENANT OR THE TENANT'S FAMILY, OCCUPANTS, AGENTS, EMPLOYEES, GUESTS, OR INVITEES IN EXCESS OF ORDINARY WEAR AND TEAR TO THE LEASED PREMISES, COMMON AREA, MAJOR APPLIANCES, AND FURNISHINGS. IT IS UNDERSTOOD AND AGREED, HOWEVER, THAT IRRESPECTIVE OF SAID SECURITY DEPOSIT, RENT SHALL BE PAID WHEN DUE, IN ACCORDANCE WITH THE TERMS HEREOF. UNDER MARYLAND LAW, IT IS REQUIRED THAT THE TENANT BE NOTIFIED OF THE FOLLOWING:

A. The right to have the Premises inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.

B. The right to be present when the Landlord inspects the Premises at the end of the tenancy in order to determine if any damage was done to the Premises if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and Tenant's new address;

C. The Landlord's obligation to conduct the inspection within 5 days before or after the Tenant's stated date of intended moving;

D. The Landlord's obligation to notify the Tenant by certified mail of the time and date of the inspection;

E. The Tenant's 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 45 days after the termination of the tenancy;

F. The obligation of the Landlord to return any unused portion of the security deposit, by first class mail, addressed to the Tenant's last known address within 45 days after the termination of the tenancy; and,

G. That the failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

H. 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 the Landlord and any attempt to do so shall be void.

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11. TENANT'S COVENANTS:

A. Tenant shall keep the Premises attractive, clean and safe. AL DR

B. Tenant shall use the Premises only for residential purposes, and not for any commercial or other purposes, and Tenant shall not conduct any yard sales or other similar activities at the Premises. Tenant shall use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances in the Premises in a careful and proper manner.

C. Tenant shall properly maintain the lawn, hedges, flower beds, shrubbery and garden, if any, keeping all watered and weeded. Tenant shall keep property free of pet feces.

D. Tenant shall not remodel or make any structural changes, alterations or additions to the Premises without Landlord's prior written consent. This prohibition includes no wallpapering or painting, no installation or removal of appliances or equipment, no driving nails or other fasteners into the walls or woodwork (except for a reasonable number of picture hooks), no changing of locks, and no refinishing any woodwork or floors. If Landlord allows Tenant to make any changes, Tenant shall do so at Tenant's own expense. Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted.

E. Tenant shall not make, or permit, or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, occupants, employees, agents and/or guests; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other residents or Landlord. Landlord's determination with respect to any disturbances or nuisances shall be final and binding on the parties. 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.

F. Tenant shall not keep or allow any pets of any kind on the Premises without the Landlord's prior written consent. Landlord shall have the right to require, as a condition to the giving of any such consent (if given), that Tenant provides and pays for thorough sanitizing of the Premises periodically and at the end of the lease term as additional rent. A pet deposit of $250 shall be paid to the Landlord which shall be returned with the Security Deposit in the event there is no damage. AL DR (INK)

G. Tenant shall remove, or cause to be removed, snow and ice on sidewalks, walkways and steps on the Premises. Tenant shall take the necessary steps, including keeping the temperature in the Premises at sufficient levels, to prevent the freezing or cracking of pipes and faucets.

H. Tenant shall purchase renter's insurance to protect Tenant's personal property from theft and damage. Tenant expressly acknowledges that Landlord shall have no

regardless of the cause, fault or reason.

I. Tenant shall not install or bring into the Premises any wood stoves, kerosene or other space heaters, waterbeds or any other appliances or furniture which present any risk to the Premises or the safety of its occupants.

J. Tenant shall not hunt or discharge firearms for any other reason anywhere on the Premises or the larger property of which the Premises is a part.

K. Tenant acknowledges that Landlord shall have no responsibility or liability for infestation of the Premises by insects, rodents or other vermin, however, Landlord shall take all reasonable and necessary actions to prevent such infestation and shall take steps, including extermination or fumigation, to eradicate such infestation if it has occurred.

L. Tenant shall secure all doors, windows and other points of access to the Premises against intruders at all times during which Tenant is not present.

M. Tenant shall not deliberately or negligently damage the Premises or knowingly allow any other person to do so.

N. Tenant shall pay for the repair of any damage to the Premises, damage to the plumbing on the Premises (including stoppage of drain pipes and the sewage line, and bursting of pipes by freezing), and damage to the appliances which occurs during the lease term.

O. Tenant shall notify Landlord promptly of any defects, leaks or breakage in the Premises, including appliances and equipment, including damage by fire, storm or flood.

P. Tenant shall comply with all federal, state and local housing, health, fire, and police statutes, ordinances, and regulations applicable to the Premises or to the Tenant's use of the Premises. Tenant shall make any improvements to the Premises which may be required by such laws.

12. LANDLORD'S COVENANTS:

A. Landlord shall deliver possession of the Premises to Tenant on the first day of the term of this Lease. If Landlord does not deliver possession of the Premises to Tenant on the first day, Tenant is not required to pay the Monthly Rent payments due under this Lease until Landlord delivers possession to Tenant.

B. Landlord shall not interfere with Tenant's use of the Premises during the term of this Lease, provided such use is in accordance with the terms of this Lease.

C. Landlord shall repair, as and if necessary, the foundation, walls and roof at the Premises, as well as any electrical, plumbing, heating or other mechanical systems and equipment at the Premises, to the extent Landlord is advised of the need for such repair. Tenant shall pay and maintain all minor repairs costing less than $25.00 in parts and 2 hours of labor. Landlord may

or contractors.

13. LEAD PAINT REQUIREMENT: For rental dwellings built before 1978, Tenant(s) acknowledge receipt of MDE pamphlet "Notice of Tenant's Rights" or the lead-based paint disclosure pamphlet (EPA) "Protect Your Family from Lead in Your Home". Tenant hereby acknowledge they have received a copy of the lead paint certification by signing this lease agreement and can access this information from the Web at epa.gov/lead and hud.gov/lead **or call 1-800-424-5323.**

14. UTILITIES: Tenant shall continuously maintain, in Tenant's name, water gas and electricity and/or oil service (as may be applicable) for the Premises. If at any time during the term of this lease and any renewal or extension thereof, the Premises does not have gas and electric service in good standing with the utility provider, it shall be deemed a substantial and material breach of lease and Landlord may take all legal actions available, including but not limited to eviction. Tenant will pay all charges for heat, gas, electricity and oil used in the Premises during the term of this Lease, and any renewal or extension thereof, and in the event Tenant fails to make such payments, then the amount thereof, in the sole discretion of the Landlord, may be added to and deemed additional Rent.
Landlord shall be responsible for paying all water, sewer and associated charges billed, or used but not yet billed, for the Premises during the term of this lease and any renewal or extension thereof.

15. SMOKE DETECTORS: At least one smoke detector has been installed in the Premises, and all installed smoke detectors are operable at the time of move in. It's the Tenant's responsibility to maintain its appliance including testing periodically and replacing batteries as recommended by the manufacturer, or as otherwise may be required, at Tenant's sole expense. Tenant shall be responsible to maintain all smoke detectors in Premises in fully operable condition. In the event the detector is missing or inoperative, and the Tenant cannot repair or replace said smoke detector, the Tenant has an affirmative duty to notify the Landlord immediately via Certified Mail or in person, and shall pay for the repair or replacement to be collected as additional rent. If the Tenant notifies the Landlord in person, the Landlord must provide a written receipt acknowledging the notification. Tenant agrees not to disconnect a smoke detector or allow anyone else to disconnect it or otherwise render it inoperable. Tenant is responsible for any injuries damages or loss suffered because smoke detector was disconnected or rendered inoperative for any reason

16. CARBON MONOXIDE DETECTORS: Landlord has supplied and installed one or more carbon monoxide detectors in a central location outside of, and audible in, each sleeping area in the Premises. Tenant hereby acknowledges receipt from the Landlord of written manufacturer's guidelines on the testing and maintenance of the carbon monoxide detector installed in the Premises. The Tenant hereby agrees to comply with the following conditions and regulations: (1) To test and maintain the carbon monoxide detector installed in the Premises on a regular basis during the tenancy according to the manufacturer's guidelines, at Tenant's sole expense; (2) To report immediately to the Landlord in writing any and all defects or test failures in the carbon monoxide detector so that the Landlord may promptly repair or replace the detector; if Tenant is unable to do so (3) Except as needed for repair or routine maintenance of the carbon monoxide detector; (a) Not to remove or disconnect the carbon monoxide detector; (b) Not to remove batteries from the carbon monoxide detector; and (c) Not to in any way render the carbon monoxide detector inoperable: (4) Tenant agrees to permit the Landlord's prompt access to the

Premises to repair or replace the carbon monoxide during the term of the Lease or any extension thereof, when necessary; (5) In the event the Tenant violates any of the conditions or regulations contained in this paragraph, such violation shall constitute a material and substantial breach of the Lease, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto. Any damage to the Premises or to the carbon monoxide detector as a result of action or inaction by the Tenant will be paid by the Tenant, as Additional Rent, upon demand of the Landlord including damage caused by any attempts to remedy said damage; and (6) With regard to the Tenant's obligation under the law and this paragraph, the Tenant will indemnify and save harmless the Landlord against all liability, including arising from death or injury to person or Premises during the term of this Lease and any renewal or extension thereof caused by any act or omission of the Tenant, or of the Tenant's family, guests, agents, invitees or employees.

I hereby certify that I am an adult and that I have received from Landlord's written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s). N/A

17. APPLIANCES AND FIXTURES: Tenant acknowledges that the Landlord is supplying and is responsible to maintain the following fixtures and appliances in working order:

Appliance	Landlord's responsibility	Tenant's responsibility
REFRIGERATOR	X	
RANGE/STOVE	X	
HOT WATER HEATER	X	
CLOTHES WASHER	X Landlord Not Provided	
CLOTHES DRYER	X Landlord Not Provided	

If necessary, Landlord will replace above specified, non-functional fixtures or appliances, with properly functioning replacements. Landlord has no responsibility to replace said fixture or appliance with equal features, style, age, condition, or looks; but shall be equivalent only insofar as the basic function of said fixture or appliance. Any fixtures or appliances that were installed in or otherwise located in the Premises at the commencement of the tenancy that are not specified in this Section of this Lease Agreement, are there solely for the convenience of the Landlord who assumes no responsibility for their functionality.

18. ACCEPTANCE OF PROPERTY: Tenant accepts premises in its current state of cleanliness and agrees to return it in a like condition. Tenant agrees to notify Landlord immediately of any defects. Tenant further agrees to indemnify Landlord against any loss or liability arising out of Tenant's use of the property, including those using the property with Tenant's consent.

19. KEYS: Landlord may change locks from time to time. Landlord will inform Tenant prior to change and make a key available at the time of change for Tenant. If Tenant is not present, keys will be left in a "lockbox" outside the property and Tenant will be provided with the access code.

No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without Landlord's prior written consent. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any keys lost or damaged by Tenant, or due to Tenant, Tenant's family, guest, employee, agent, or invitee's act or omission.

20. SUBLEASE/ASSIGNMENT: Tenant will not assign this Lease Agreement, nor sublet said Premises or any part thereof, nor allow the Premises to be occupied by anyone other than Tenant and the following additional persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or allow the Premises to be used for any purpose other than that of a private dwelling: If Landlord consents to one assignment, sublet or transfer, Landlord does not waive the right to deny a subsequent assignment, sublet or transfer, nor does any sublease, assignment or other transfer relieve Tenant from any of Tenant's obligations or liabilities hereunder.

21. USE AND OCCUPANCY: Tenant agrees to use the Premises in a careful manner and not to use or permit the use of any portion of the Premises for any purpose other than as a private 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 Premises 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 Premises and all covenants and restrictions applicable to Tenant's use of the Premises. Tenant and all other occupants and/or invitees on the Premises, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Premises to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Premises. 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 of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, Tenant's family, agents, employees, guests, or invitees.

22. MILITARY SERVICE: Tenant is / is not in the Military Service. Tenant shall promptly notify Landlord in writing if Tenant enlists in the United States Armed Forces or is discharged from the United States Armed Forces during the term of this Lease or any renewal or extension thereof.

23. PERSONAL PROPERTY: No rights of storage are given by this agreement. The Landlord shall not be liable for any loss, damage or injury to person or property caused by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the Premises resulting from electrical failure, water, rain, windstorm, or any act of God or by any other cause, whatsoever. Tenant covenants and agrees to make no claim for any such damages or loss against Landlord, but to purchase required Renters Insurance policy in adequate amounts to offset any risk.

24. INSURANCE: During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renter's form homeowner's insurance coverage on the Premises providing for personal liability (bodily injury and property damage) coverage with a limit of not less than $300,000.00 each occurrence and $5,000.00 in medical

payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis. In addition, Tenant must name Baltimore Leasing Team, LLC as either an "Interested Party" or an "Additional Interest" under the policy(ies). Tenant shall provide a copy of a certificate of insurance of the policy(ies) required by this Section. Should Tenant fail to comply with the provisions of this Section of this Lease Agreement, Tenant shall pay to Landlord an additional $25.00 (TWENTY FIVE DOLLARS) per month, to be collected as additional rent, until Tenant purchases and maintains the insurance coverage required by this Section. Collection of such fee shall be in addition to, and not in Lieu of, any other remedies which Landlord may have as a result of Tenant's failure to comply with this Lease provision.

25. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, occupants, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenantable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate effective the date of the damage, and the Tenant shall only be liable for rent to the date of damage. If the damage to the Premises is caused by the fault, omission, negligence, or other misconduct of Tenant, Tenant's family, occupants, employees, agents or guests, Landlord may terminate Tenant's occupancy of the Premises and Tenant shall remain liable to Landlord for the rent through what would have been the expiration of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated and shall further remain liable for any injury or loss incurred by Landlord as a result of such damage, such liability to include a subrogation claim by Landlord's insurer. If only a portion of the Premises are rendered untenantable, Tenant may, with Landlord's agreement, continue to occupy the Premises at a reduced rent. If Landlord is able to provide Tenant with an alternate residence acceptable to Tenant, Tenant shall sign a new lease prior to moving into the new residence.

26. INTERRUPTION OF SERVICE: The Tenant will receive no rent reduction, credit, nor any other form of compensation, 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; 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

27. RIGHT TO ENTRY: Landlord has the right to enter the Premises at any time by key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants, purchasers, inspectors, and insurance company representatives without being held liable to prosecution therefore, or damages by reason thereof. Tenant's refusal to allow entry after 24 hour notice has been given shall be deemed a material breach of this Lease Agreement and may result in eviction. Tenant's request for maintenance or repairs to be performed by Landlord or Landlord's agent or appointee shall be deemed notice to tenant that Landlord or Landlord's agent or appointee will be entering Premises at a reasonable time.

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28. REPAIRS & MAINTENANCE: Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the premises, is due to the Tenants, Tenant's family, guest's, agent's or invitee's act or omission. Tenant shall immediately notify Landlord of any defective condition that comes to Tenant's attention. Tenant shall indemnify Landlord for any liability, loss or damage incurred by Landlord as a result of Tenant's failure to so notify Landlord of such defective condition. Tenant acknowledges specific responsibility to pay for, or otherwise repairing, replacing and/or cleaning filters on a/c and heating units, light bulbs, smoke detector batteries, CO detector batteries, and any additional trash cans that Tenant may need. Any and all items that are Tenant's responsibility to maintain and replace, including but not limited to: HVAC filters, light bulbs, smoke detector batteries, CO detector batteries, and trash cans, Landlord at Landlord's sole discretion, may repair and/or replace on behalf of Tenant and charge Tenant for the cost of that repair, to be collected as additional rent. Any damage caused to HVAC equipment due to failure to properly change and clean filters will be paid for by the Tenant. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed by Tenant at the termination of this agreement. Damage caused by rain, snow, sleet, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, caused by abuse or neglect is the responsibility of the Tenant. Tenant agrees to provide pest control in the event it is needed. Tenant will be expressly liable for any damage or excessive wear and tear to the premises and only normal wear and tear from normal use of the property in a reasonable and prudent fashion will be deemed acceptable. Sewage drains on Premises will accept only normal household waste for which they were designed; they will not accept items such as disposable diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps, clothing, rags, sand, dirt, newspapers, or other such items. Tenant agrees to pay all expenses associated with clearing all drain lines of all stoppages except those that the technician, who was dispatched to clear said stoppage, will attest in writing was caused by defective plumbing, tree roots, or act of God. The cost of that repair will be due from Tenant on demand and will be collectable as additional rent.

29. TRASH CANS: Tenant must keep trash cans and lids on premises in proper working order at all times. Bags of trash must be stowed inside trash cans with the lid covering. Trash cans must be neatly stowed and covered with lids at all times. If a citation is issued regarding debris, trash cans, non-tight fitting lids, or any other trash related violation, Tenant will be solely responsible for the payment of the citation and it is to be collectable as rent.

30. COMPLIANCE WITH RULES AND REGULATIONS: The Tenant, Tenant's family, employees, agents, guests, and invitees, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is deemed a substantial and material breach of the Lease Agreement and may result in termination of Tenant's occupancy of Premises.

31. ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Premises. Further, abandonment of the Premises shall also be deemed to have occurred if the Tenant's Gas and

Electric utility has been turned off for non-payment or the Tenant, either through this non-payment or by an act of the utility company returns this service into the name of the Landlord. Any such abandonment as previously stated in this paragraph will be considered a material breach of the Lease and will therefore allow the Landlord to re-enter the Premises as if it was the end of the term and take possession without Court proceedings.

32. RE-ENTRY OF PREMISES: In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated and/or if Landlord is given possession of the Premises by Court Order.

33. DEFAULT/REMEDIES: Pursuant to Maryland law and court process, Tenant may be evicted from the Premises if Tenant violates any term, covenant or condition of this Lease, including but not limited to non-payment of rent or other charges. Landlord may ask the court to return control of the Premises to Landlord pursuant to Maryland law if Tenant does not fulfill Tenant's obligations under this Lease or if Tenant violates one of Tenant's duties under this Lease. Tenant, in the event of default requiring commencement of summary proceeding or an action to recover unpaid rents or utilities or damages to the premises shall pay unto the Landlord reasonable attorney's fees and disbursements, together with the statutory costs arising therefrom, and these costs once incurred shall be considered as additional rent and may be recovered in a summary proceedings. If Landlord has to institute legal proceedings against Tenant for non-payment or violations listed above or other conditions of this Lease, Landlord may charge Tenant actual legal expenses plus all court costs Landlord actually incurs as additional rent.

34. LIST OF ANY EXISTING DAMAGE/MOVING OUT: Upon written request of Tenant (sent in accord with NOTICES section of this Agreement) within fifteen (15) days of occupancy, Tenant shall have the right to have the Premises inspected by the Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy. If Tenant shall fail to exercise Tenant's right stated herein for this inspection and within the time stated herein, Tenant waives Tenant's right to claim that these conditions existed at the commencement of this Lease. Tenant shall have the right to be present when Landlord inspects the Premises in order to determine if any damage was done to the Premises during the term of this Lease, if Tenant notifies Landlord by certified mail of Tenant's intention to move, the date of moving, and Tenant's new address. Tenant must mail Landlord this notice at least 15 days prior to Tenant's date of moving. After Landlord receives this notice, Landlord will notify Tenant of the date and time when Landlord will inspect the Premises. The date of Landlord's inspection will be within 5 days before or 5 days after the date of moving specified in Tenant's notice. In the event that one or more Tenant(s) move out before the end of the term set forth in Section 1 of this lease, each Tenant shall remain liable for the Monthly Rent due hereunder until the end of such term.

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35. CONDITION OF PREMISES: The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to life, health or safety of occupants. If such a condition exists, Tenant is responsible to immediately notify Landlord. Tenant shall be held responsible for any death, damage, or injury to persons or property resulting from Tenant delaying or neglecting to notify Landlord of any such conditions.

36. PEST CONTROL: Tenant is responsible for all pest control unless otherwise required by applicable Law, Statute, or Code. If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the Premises and other dwelling units in said building. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease.
In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Tenant's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Tenant. Tenant shall be obligated, at Tenant's expense, to immediately have the Premises and Tenant's furniture, mattresses or other effected property prepared for treatment, including but not limited to the installation of mattress covers and, if applicable, removed from the Premises and have the infested area cleaned. In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Landlord may at Landlord's sole discretion, prepare Premises for treatment including but not limited to installing mattress covers, Tenant acknowledges that Tenant will be liable and reimburse Landlord for any expenses, damages or losses sustained by Landlord as a result thereof, to be collected as additional rent, and that Tenant will have materially and substantially breached this Lease.

If Tenant vacates the Premises and a bed bug infestation of the Premises is subsequently discovered prior to another resident moving in, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas, and it is determined that the infestation began in the Premises, whether adjacent to, above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

37. MOLD AND MOISTURE: Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, to keep the Premises clean and take other measures to retard and prevent mold and mildew from accumulating in the Premises.

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Tenant agrees to clean the Premises on a regular basis and to remove visible moisture accumulation as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation, or air conditioning ducts in the Premises. Tenant also agrees to immediately report to Landlord: (1) any evidence of water leak, water spillage, water damage or excessive moisture in the Premises, as well as any storage room, garage, or other common area; (2) any evidence of mold, mold-like, mildew, or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (3) any failure or malfunction in the heating, ventilation, or air conditioning system in the Premises; and (4) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the Premises and to the Tenant's property, as well as injury or death to Tenant and any other occupants resulting from Tenant's failure to comply with the terms of this paragraph. A default under the terms of this paragraph shall be deemed a material breach of Lease and a default under the terms of this Lease Agreement and Landlord shall be entitled to exercise all rights and remedies at law or in equity. Tenant agrees to hold Landlord harmless in the event any mold contaminants are discovered in the Premises, and from any injuries or damages caused by said mold, except for damages caused by Landlord's negligence.

38. ENVIRONMENTAL CONTROL: Tenant shall take affirmative action to ensure that Premises is in compliance with all applicable housing, building, environmental and health laws and codes, such as proper storage of waste, maintaining grass and weeds, and preventing rodent infestations. If any fines, fees, penalties, violations, or citations are issued during tenancy, the Tenant will be held responsible and upon demand, shall reimburse Landlord the cost of such, to be collected as additional rent, in addition to any actual expenses 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 said fine, fee, penalty, violation, or citation 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. If the Landlord is notified that the property will receive, or has received a violation or citation for something that is the responsibility of the Tenant, including but not limited to trash, or high grass and weeds, the Landlord may at Landlord's sole discretion take the necessary action to resolve said issue, and the Tenant will be responsible to reimburse the Landlord and said expense will be collectable as additional rent.

39. GUEST RESTRICTIONS: At any time during the term of this Lease, or any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion, shall have the right to designate specific social guests and/or invitees of Tenant or other occupants of the Premises who shall thereafter be prohibited from entering upon Landlord's property, including both the Premises and the common areas within the community.

40. VEHICLE PARKING: Tenant will obey all parking and speed regulations which Landlord may promulgate or post and to park only properly tagged and functioning passenger motor vehicles or trucks not in excess of ¾ ton GVW, whose appearance, in Landlord's sole opinion, does not detract from the Premises or community, in designated parking areas and will not permit nor maintain any commercial vehicles or trucks in excess of ¾ ton GVW, trailers, campers or boats in or about Premises. Tenant shall not

use any parking area on Landlord's property for the storage or repair of any motor vehicle or other property and will remove any unauthorized vehicles or other property from said parking areas promptly at the request of Landlord. If Tenant shall fail to do so, Tenant agrees that Landlord, at its option, may have said unauthorized vehicles or other property towed away, or otherwise removed, and stored at Tenant's risk and expense. Tenant does hereby further irrevocably constitute and appoint Landlord as Tenant's attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Lease, and to store the same at the expense of Tenant in such place or places as Landlord, in its sole discretion, may deem proper. Any vehicle or other property parked or stored so as to block or inhibit access to any dumpster or fire lane, will be towed, or otherwise removed, at its owner's risk and expense.

41. JOINT AND SEVERAL LIABILITY: If more than one person is listed as the Tenant in this Lease, then each Tenant shall be jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law. Furthermore, Tenant acknowledges that Tenant shall have full responsibility for the Premises, and Tenant hereby indemnifies and releases Landlord from and against any and all claims, suits, damages, expenses and liabilities arising in any connection with any accidents, injuries or other occurrences on the Premises.

42. STUDENTS: If any person who constitutes Tenant hereunder is a college or university student, a violation of the student's college or university student code of conduct, community standards or the like shall be deemed to be a violation of this Lease Agreement.

43. CRIMINAL ACTIVITY AND SEXUAL OFFENDERS: Tenant may contact the State, county or municipal police departments in which the Premises is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Premises or the presence of registered sexual offenders who live or work within the vicinity of the Premises. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease Agreement. Tenant shall have no right to cancel this Lease Agreement based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Premises.

44. ILLEGAL DRUGS AND CRIMINAL ACTIVITY: If Tenant, Tenant's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related, or any other criminal activity on or about the Premises, 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(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance. Criminal activity is defined by the Annotated Code of Maryland. Tenant agrees that if there are any court approved search warrants issued for the above-described premises (for any criminal activity), that it will be deemed a substantial and material breach of this Lease Agreement and the Landlord may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of this Lease

Agreement pursuant to this paragraph; just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

45. LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage, or loss to person or property caused by other Tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other Tenants shall not be deemed an omission, fault, negligence, or other misconduct on the part of the Landlord. Tenant shall indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

46. AGENCY: If any employee of Landlord at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

47. INSPECTIONS: Tenant acknowledges that Landlord and/or Landlord's representative has the right to be present at any and all inspections in and about the Premises, and agrees to notify Landlord prior to any inspection.

48. SUBORDINATION OF LEASE: This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate, also, to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises are hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the Tenant of such successor in interest.

49. ADDITIONAL RENT: Notwithstanding anything herein contained to the contrary, Landlord may, upon mailing 2 (two) month's prior written notice to Landlord, increase the unpaid balance of the rental due during the term hereof, or any renewal or extension thereof, and each unpaid monthly installment thereof, to reflect Tenant's pro rata share, as reasonably determined by Landlord, of any tax, assessment, levy, fee or surcharge, including any utility or environmental tax, assessment, levy, fee or surcharge (other that any income, excess profits, inheritance or estate tax), assessed to Landlord and relating to the Premises or the rental community in which Premises is located, by any governmental authority where such tax, assessment, levy, fee or surcharge either did not exist at the commencement of this Lease or the rate of such tax, assessment, levy fee, or surcharge is increased during the term of this Lease or any renewal or extension thereof.

50. VIDEO RECORDING: Common areas of Landlord's buildings and exterior areas may be subject to video recording or surveillance which may be provided to law enforcement authorities.

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51. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at 2968 Cornfield Ave. Hanover, MD 21076 or to such other location as Landlord shall designate to Tenant. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

52. WAIVER OF BREACH: Receipt by Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

53. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other resident. No statement or promise of Landlord or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless specified in writing.

54. TENANT INDEMNIFICATION: Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement or any extension or renewal thereof, required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

55. INDEMNIFICATION: Tenant agrees to indemnify and save harmless Landlord against all liability, including liability arising from death or injury to person or property (including Premises) during the term of this Lease Agreement, and any renewal or extension thereof, caused by an act or omission of the Tenant, or the family, employees, agents, guests, or invitees of Tenant. Tenant further agrees to indemnify and save harmless Landlord from all liability including liability arising from death or injury to person or property (including Premises) caused by Tenant's failure to fulfill any condition of this Lease Agreement, and any renewal or extension thereof, or from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against Tenant as a result of Tenant's act or omission.

56. SEVERABILITY: If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

57. CONDEMNATION: In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

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58. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

59. LEASE CORRECTIONS: If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease Agreement and / or to otherwise correctly reflect the intent of the parties hereto, the parties agree to initial and / or sign, where applicable, any modification or correction of this Lease Agreement.

60. SURRENDER OF PREMISES: If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will indemnify the Landlord for all damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding resident against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding resident, so far as such delay is caused by the failure of Tenant to surrender the Premises.

61. HOUSING ASSISTANCE PROGRAM: Any Tenant that participates in the Housing Assistance Program must continue to comply with all the rules and regulations stated in this Lease Agreement, as well as comply with all Housing directives, rules and regulations. Tenant's termination and/or revocation from said program shall be deemed a material and substantial breach of the Lease, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto.

62. RULES AND REGULATIONS: These Rules and Regulations have been incorporated into the Lease Agreement. Failure to abide by these Rules and Regulations will be considered a substantial and material breach of the Lease Agreement and may result in termination of Tenant's occupancy of Premises, or any other action available to Agent by law.

TENANT AGREES NOT TO:

A) PETS: Keep any pets in or about Premises.

B) FURNITURE: Keep any water containing furniture, such as waterbeds, in the Premises.

C) APPLIANCES: Install any washing machines, dryers, dishwashers, air conditioners, or other appliances in the Premises without prior written consent of Landlord.

D) WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises, except that Tenant may use standard picture hangers for hanging pictures, mirrors and the like. No adhesive hangers may be used.

E) WALLPAPER, PAINT, AND MIRRORS: Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.

F) PORTABLE HEATERS: Store, install or operate, in or about Premises, unvented, portable kerosene-fired heaters.

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G) LOCKS: Change the locks or install additional locks, chains, or other fasteners on any exterior door, entry door to individual unit or storm door on Premises.

H) PERSONAL BELONGINGS: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators, lawn areas, or any other common areas.

I) APPLIANCES AND UTILITIES: Misuse or overload appliances or utilities furnished by Landlord.

J) OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways, and halls.

K) ADVERTISING: Display any advertisement, sign, or notice, inside, or outside the Premises.

L) HAZARDOUS SUBSTANCES/ FIRE RISK: Store in or about the Premises or any storage area, or place into any dumpster, any material or substance of any kind or description that is dangerous, toxic, combustible, volatile or harmful and/or subject to regulation under Federal, State, or local law, regulation or ordinance, or would increase the risk of fire.

M) LITTER: Letter or obstruct the public halls or grounds.

N) LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises is situated.

O) THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

P) WINDOW SILLS: Place anything on the outer edges of the sills of windows.

Q) COMMON AREAS: Permit Tenant or Tenant's family, employees, agents, guests, or invitees to play, or otherwise loiter in public areas, stairways, elevators, laundry rooms, or storage areas.

R) OBSTRUCTION OF WINDOWS: Cover or obstruct the windows, doors, or skylights that reflect or emit light into passageways, or into the common areas of any of Landlord's buildings.

S) CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers or other matter which if discarded would tend to litter such areas. Canvassing, soliciting, and peddling in the apartment community is prohibited. The forgoing shall not prohibit Tenant from using direct mail solicitation or advertising in the regular communications media.

T) CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.

U) 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.

V) CLOTHES LINES: Install, erect or utilize exterior clothes lines in any common or public area.

W) REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.

X) WADING POOLS: Maintain any wading pools.

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Y) SKATEBOARDS: Use a skateboard in any common or public area managed by Landlord .

Z) ODORS: Permit any unusual or objectionable odors to permeate or emanate from the Premises.

AA) TOBACCO PRODUCTS: Carry or smoke a lit tobacco product in any interior common area managed by Landlord.

BB) VIOLENCE: Engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the Premises.

TENANT AGREES TO:

A) GARBAGE AND RUBBISH: Place Tenants and Tenants families, employee's, agent's, guest's, or invitee's garbage and rubbish for disposal only as Landlord directs.

B) USE OF FACILITIES: Use all facilities which Landlord provides for Tenant's comfort (if any), such as playground equipment, laundry, swimming pool, and parking areas, (none of which facilities are included in the rent) solely at Tenant's own risk, and Tenant agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Tenant's use thereof, unless the same is caused solely by Landlord's fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by the Landlord without affecting the remainder of this Lease.

C) CONDITION OF PREMISES: Keep the dwelling clean, and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc.

D) BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

E) LOCK OUT: Pay a service charge, to be collected as additional rent, each time Tenant locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises.

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F) LIGHT BULBS: Replace, at Tenant's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

G) SMOKE AND CARBON MONOXIDE DETECTORS: Replace, at Tenant's sole cost and expense, all batteries of the prescribed size and voltage, for smoke and carbon monoxide detectors in the Premises.

H) APPLIANCES: Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.

I) CONDUCT: Conduct himself/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Tenant warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to do so will be deemed a substantial and material breach of lease and may result in termination of Tenant's occupancy of Premises.

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63. PREJUDGMENT INTEREST: If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, the Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, which at this time is ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

64. LEASE VIOLATIONS: If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a material and substantial breach of this Lease which could result in Tenant's possession of the Premises being terminated. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises is ended, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not have ended due to Tenant's breach; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's subsequent eviction from the premises; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant shall also be liable for actual costs incurred by Landlord in scheduling or affecting a Court ordered eviction of Tenant.

65. BREACH OF LEASE: In the event Landlord files a Breach of Lease action under the Annotated Code of Maryland Real Property, Article 8-402.1 as amended from time to time, Tenant shall be responsible for any and all costs actually incurred by Landlord in pursuing this Breach of Lease action including, but not limited to the costs for filing said Breach of Lease, as well as actual attorney's fees incurred by Landlord as a result of legal representation resulting from the necessity of the Landlord for filing the complaint against a Tenant in breach of his/or her Lease Agreement and any Court appearance by Landlord's attorney.

66. ADMINISTRATIVE AND ATTORNEY FEES: In the event Tenant, Tenant's family, agents, employees, guests, or invitees violate any term or provision of this Lease, or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of ten percent (10%) of Tenant's then current monthly rental, to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those

reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

67. ACKNOWLEDGMENT: In this agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Landlord will include Agent, Lessor, and the term Tenant will include Resident, Lessee. The below-signed parties acknowledge that they have read and understand all of the provisions of this agreement. This contract is bound by all heirs, executors, successors and/or assigns.

68. ENTIRE AGREEMENT: Landlord has made no promises or representations except those stated in this Lease Agreement and Tenant and Landlord agree that this Lease Agreement contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties

69. HEIRS AND ASSIGNS: This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved, and named in this Lease.

70. RIGHT TO SIGN: The individual(s) signing this Lease Agreement as to Tenant stipulates and warrants that he/she/they have the right to sign for and to bind all occupants.

71. LEGAL CONTRACT: This is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.

72. SEAL: Tenant(s) have read or have had read this Lease Agreement to them, understand same, have received a copy of this Lease Agreement, and both Landlord and Tenant(s) by their signatures hereby accept and agree to be bound by all the terms and conditions set forth herein.

The parties to this Lease Agreement and any attachments or addendums thereto, which are part of this Lease Agreement are intended to establish this Agreement, and those attachments and addendums under seal as evidenced thereof and the signing of this Lease Agreement, and the attachments and addendums thereto are intended to be a specialty and governed by the Annotated Code of Maryland, Courts and Judicial Procedure Article 5-102(a)(5) as amended from time to time.

73. Tenant shall be responsible for maintaining the yard, including mowing, weeding, and general upkeep; removing snow and ice from all walkways, driveways, and entrances; and keeping the premises free of pests. Tenant must take reasonable steps to prevent infestations and may be required to hire professional pest control services if necessary.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

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RESIDENTIAL LEASE AGREEMENT

WITNESS: that intending to be bound hereby, the parties have signed this Lease on the date set forth in the first paragraph above.

LANDLORD/LANDLORD'S AGENT:

Signature _____ Date: 5/1/26

TENANT(S):

Signature _____ Date: 5/1/26

2nd Tenant _____ 5/1/26

PET(S):

N/A

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