LEASE AGREEMENT

This agreement hereinafter referred to as the "Agreement" dated September 14, 2026, by and between Ishe Beckford, hereinafter referred to as "Landlord" and individuals known as Claudia Boulware and Dontaye Xaviar Ross hereinafter referred to as the "Tenant(s)," agree to the following:

PREMISES: Landlord herby offers to rent housing located at 608 **Oldham St. Baltimore, MD 21224**, consisting of 3.5 bathrooms and 3 bedrooms, hereinafter referred to as the "Premises," to the Tenant(s), subject to the following terms and conditions of this Agreement. Landlord will send a copy of all notices regarding the Premises to this address, along with another address, identified by the Tenants.

A. **OCCUPANT(S):** Premise is to be strictly occupied as residential dwelling housing by the Tenant(s). Please list any additional occupant(s) over the age 18 that will be living in the Premises below:

a. Claudia Boulware
b. Dontaye Xaviar Ross
c. _____

B. **PURPOSE:** Premises may not be used for storage, manufacture of any food or product, professional service(s), or for any commercial use, unless otherwise stated in this Agreement.

C. **APPLIANCES:** Landlord shall provide the following appliances: Refrigerator, Microwave, Stove, Dishwasher, Clothes Washer and Dryer, Garbage Disposal, Water Heater and Heating, Ventilation, and Air-condition (HVAC).

All other appliances shall be provided by the Tenant(s). Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

D. LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on 10-1-2026 and ending on 10-1-2027, hereinafter referred to as the "Lease Term," with the Tenant(s) having the option to continue leasing the Premises under the same terms and conditions of this Agreement under a Month-to-Month arrangement ("Tenancy at Will") with either the Landlord or Tenant having the option to cancel the tenancy with at least sixty (60) days' notice. For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term.

E. **RENT:** Tenant(s) shall pay the Landlord in equal monthly installments of $ 2,500 (US Dollars), hereinafter referred to as the "Rent." The Rent will be due on the first (1st) of every month and be paid via Zelle (Ishekeba Beckford 202-277-8904). The first Rent payment under this Agreement is due to the Landlord upon the execution of this Agreement.

F. LATE FEE: If the Rent is not paid by or on the due date, the Landlord may assess a Late Fee in the amount of five percent (5%) of the Rent, per occurrence, for each month's payment that is received after the fifth (5th) day of the month.

G. SECURITY DEPOSIT: Security for the Premises in the amount of $2,500 (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to

the Tenant(s) within 45 days of the termination of this Agreement, less any damage, and charges. This Security Deposit shall not be credited towards rent unless the Landlord gives written consent. Since you are signing the lease before the move in date the security deposit will be used as a non-refundable hold and will be converted to a regular security deposit once you move into the property.

H. POSSESSION: Tenant(s) has examined the condition of the Premises, and by taking possession of the Premises acknowledges that they have accepted the Premises in good order and in its current condition, except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid Rent or Fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement. Each Tenant is jointly and severally liable to Landlord for full performance under every covenant and condition of this Lease and for compliance with applicable law.

I. MOVE-IN INSPECTION: Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall perform an inspection documenting the present condition of all appliances, fixtures, furniture, and any existing damage within the Premises.

J. SUBLETTING: Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sublessee(s) including but not limited to: damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee(s). Landlord's consent to sublet shall not be deemed to be consent to any unapproved subsequent subletting.

K. RIGHT OF ENTRY: Landlord shall have the right to enter the Premises during Monday to Saturday, 7:00 a.m. to 7:00 p.m., by providing notice in accordance with the minimum State requirements for inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose or emergency. Landlord may also exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice to the Tenant(s).

L. UTILITIES: Utilities will be the full responsibility of the Tenant(s). Tenant will have to contact BGE 1-800-685-0123 before moving into unit to transfer electric to tenant name. The Landlord and tenant will have to contact the water company; information will be provided by Landlord.

M. MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant(s) may not make any alterations to the Premises without written consent of the Landlord. Landlord shall be responsible for repairs to the interior and exterior of the Premises. The Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. Tenant(s) responsible to replace smoke alarm batteries and light bulbs when needed. Tenants agree to regularly clean the dryer and washers' lint trap after each use and keep the surrounding areas free of debris, lint buildup, detergent spills and trash for safety.

N. EARLY TERMINATION: Tenant(s) may not be able to cancel this Agreement unless the Tenant is a victim of domestic violence, and in such case, the Tenant may do so in accordance with any local, state, or federal laws.

O. PETS: Tenant(s) is allowed pets on the Premises with permission of Landlord. Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting and flooring shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tennant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said pets including, but not limited to, odor and property damage. Tennant shall not permit pets to defecate on the property grounds without immediately cleaning and disposing of the waste. All pets waste must be bagged and disposed of in a designated trash can. Additionally, Tenant agrees to pay for all damage caused by pets to the property.

TYPE OF PET(S) Staffordshire Terrier (2) WEIGHT 30, 40

P. LEGAL COMPLIANCE: Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the State of Maryland.

Q. SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby but instead shall be enforced to the maximum extent permitted by law.

R. RETALIATION: Landlord is prohibited from taking retaliatory action against the Tenant(s), including but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of action that could be considered unjustified.

S. USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by Tenant, and no existing lock(s) shall be changed by Tenant without the Landlords prior consent. 2 keys will be furnished to Tenant and any additional keys required will be obtained from the Landlord and paid by Tenant. Duplicating keys, will not be made without Landlords prior consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

T. NOTICES: Any notice to be sent by the Landlord or Tenant(s) to each other shall use the following mailing addresses:

Landlord's Email Address: ms.ishe.beckford@gmail.com

Tenant(s)'s Mailing Address 608 Oldham St, Baltimore, MD 21224

U. AGENT/MANAGER: Landlord does not have an Agent or Manager and all contact regarding repairs, maintenance, or complaints should be addressed to the Landlord through the following contact information:

Landlord's Phone Number: 202-277-8904 Email: ms.ishe.beckford@gmail.com

V. PREMISES DEEMED UNINHABITABLE: If the Premises is deemed uninhabitable due to damage beyond reasonable repair, Tenant(s) may terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and loss of income due to restoring the Premises back to a livable condition, in addition to any other losses that can be proved by the Landlord.

W. WATER/MOISTURE/MOLD: Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

X. LEAD PAINT: The Premises was constructed before 1978 and therefore an authorized Lead-Based Paint Disclosure is attached to this Agreement.

Y. ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the Tenant(s) and Landlord relating to its subject matter, including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

The Landlord and Tenants have agreed and executed this agreement on 10/2/2026
2026

LANDLORD(S) SIGNATURE

Landlord's Signature Ishekeba Bashyard

TENANT(S) SIGNATURE

Tenant Signature _____

Tenant Signature _____

AMOUNT ($) DUE AT SIGNING
Security Deposit $2,500
First (1st) Month's Rent $2500.00

Total: $5,000