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RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: Shamrock 22 Finance, LLC (hereafter referred to as "Landlord") TENANT(S): Virgil Bowers SSN(s): 233041245

D.O.B.: 11/24/1958

LEASED PROPERTY ADDRESS:

4227 Shamrock Avenue Apartment 2 Baltimore MD 21206

DATE OF LEASE: 11/13/2026

MOVE-IN DATE: 11/24/2026

BGE MUST BE PUT IN THE TENANT'S NAME BEFORE MOVE-IN

BGE: 800-685-0123

1. INITIAL TERM OF LEASE:

Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of ONE (6) month beginning on 11/24/2026 and ending on 5/23/2027. Lease will become month to month after expiration with either party being able to terminate said lease with a 30 day notice of lease termination letter sent to the opposing party.

2. RENT AMOUNT:

The monthly rent is $1100, payable without demand from the Landlord.

Any portion of the rent paid directly by the Tenant must be submitted through the Landlord's rental management platform, AppFolio. Payments will not be accepted by check, Cash App, Zelle, Venmo, or any other electronic payment platform outside of AppFolio.

Tenant agrees to set up their AppFolio account within two (2) business days of receiving login credentials from the Landlord. All out-of-pocket rental payments owed by the Tenant shall thereafter be made exclusively through the AppFolio payment portal using either a linked bank account or an approved credit/debit card.

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If Tenant receives rental assistance, housing subsidy, or voucher assistance through any federal, state, local, or private program, Tenant remains fully responsible for timely payment of any tenant-paid portion of the rent not covered by the assistance program.

Tenant understands that failure of the voucher program, housing authority, or third-party agency to pay its portion of the rent does not relieve Tenant of any obligations required under this Lease to the extent permitted by applicable law.

Tenant agrees to promptly complete, sign, and return any documents, recertifications, inspection requirements, or other paperwork required by the voucher or assistance program. Any loss, suspension, or reduction of subsidy caused by Tenant's failure to comply with program requirements may constitute a violation of this Lease.

Any tenant-paid portion of rent must be paid through the Landlord's designated payment platform in accordance with the payment terms of this Lease.

3. PAYMENT OF RENT:

Rent is due on the 1st, late on the 6th and rent court filings are automatically executed on the 7th. Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent $50 as a late fee. If a transaction is returned for insufficient funds Tenant agrees to pay a $50 charge to Landlord to cover the NSF fee. Checks are not accepted. All payments must be made through Appfolio using a debit card or bank account. Any late fees or NSF 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. When judgment is entered, all court costs are assumed by the tenant: Initial Failure to Pay is $175 and follow-up Warrant of Restitution is $225. initial

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4. SECURITY DEPOSIT:

Security deposit due $1100 (first months rent amount) to be paid by the Tenant before move in.

5. RENEWAL OF LEASE TERM:

This lease shall continue in force year to year after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. NOTICE: Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

6. OFFICE HOURS:

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The Landlord can be reached by communicating through the Appfolio email or chat feature. Office hours are Monday to Friday, 9:00AM to 5:00PM. Office staff reserves the right to respond to inquiries within 24 business hours.

EMERGENCIES:

In case of emergency, please call 911 immediately! An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance and/or fire officials, if appropriate. All non-emergency calls should be made to the office hours phone number given above.

7. LANDLORD LEGAL RIGHTS:

If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

8. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied themselves.

Occupant Age

- ~~Child name:~~ Hannah Elizabeth ~~Child age:~~ 43
- Child name: _____ Child age: _____

9. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation.

10. SMOKE DETECTORS and CARBON MONOXIDE DETECTORS: Tenant acknowledges that the house is equipped with a WORKING smoke detector on each level of the house and a WORKING carbon monoxide detector(s) as required by law. THE TENANT IS RESPONSIBLE TO TEST THE BATTERIES ONCE A MONTH AND REPLACE THEM, AS NEEDED, AT THE TENANT'S EXPENSE. If a smoke detector or carbon monoxide detector isn't working for any reason other than the battery, tenant is to notify the landlord immediately in writing by certified mail AND phone call. They will be fixed/replaced within 24 hours. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability therefore. Tenant shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage,

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or other loss resulting from any defect or malfunction of all smoke and carbon monoxide detectors.

11. KEYS AND LOCKS: No additional locks shall be installed by the Tenant and no existing locks shall be changed by the Tenant without Landlord's prior written consent. One (1) key will be furnished to the Tenant. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should the tenant lose the keys, there will be a $100.00 charge for a replacement key. If the locks need to be replaced the fee is $175.00. Initial VB

12. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

13. LANDLORD/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Landlord shall not be deemed a Bailee as to any goods, or chattels, placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect the tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

14. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any negligence, misconduct or any act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

15. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agent and employees shall have the right to enter upon the property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Landlord and Landlord's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law.

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16. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. 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.

16.1 Upon receipt of 30 Day Notice, a final walkthrough will be scheduled and any damages recorded

16.2 Estimated water bills will be noted as money owed to the Landlord.

17. FAILURE TO VACATE AT TERMINATION:

If a Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Landlord, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law.

18. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, the Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

19. HOUSING INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property. Landlord will notify Tenant of any scheduled inspections.

19.1 Agency/City Annual Inspection: It is the responsibility of the tenant to be present at all Housing inspections. The landlord may have a representative present for the inspection.

20. 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.

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21.TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Property is a direct violation of this Lease and grounds for immediate eviction. Tenant may NOT use the stove to heat the home. Proper

heating devices are required and supplied by Landlord. Tenants may not add extra heat units in the unit without the written permission of the Landlord. If Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted.

22. TENANT AND LANDLORD AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

23. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly to Landlord, in advance, the difference between, the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property/ies owned by Landlord.

24. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and /or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non-payment of rent under this Lease.

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25. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

26. LANDLORD DOES NOT WAIVE LEGAL RIGHTS: The failure of the Landlord to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election in future instances.

27. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

28. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

29. 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.

30. TENANT'S RESTICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements to the Property without obtaining Landlord's written consent.

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31. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows: STOVE & REFRIGERATOR.

UTILITIES AGREEMENT: The obligations of Landlord and Tenant with respect to the provisions of utilities shall be as follows: All Items listed below will be at the cost of the Tenant:

a) Gas, BGE (TENANT) Initial VB

b) Electric, BGE (TENANT) Initial VB

c) Water/Sewer (LANDLORD) Initial VB

d) Environmental Fines (TENANT) Initial CJ

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitutes a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which even, the amount thereof shall be added 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 utility costs as Landlord has for the non-payment of rent under this lease.

33. MAINTENANCE AND REPAIRS (a) Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. If Tenant does not notify Landlord it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such cost as Landlord has for non-payment of rent under this Lease. Tenant shall furnish light bulbs at tenants expense after move-in date.

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Landlord to replace smoke detector and carbon monoxide detector batteries and HVAC filters. Tenant to notify landlord when batteries are needed for smoke/co2 detectors.

34. PETS: If tenant has a pet they must be approved by Landlord.

- **Pet breed:** No pets allowed
- **Pet size: _____**
- **Pet age: _____**

There is a pet deposit due with the security deposit in the amount of $300

35. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the security deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to Landlord, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.) 2904 WESTBROOK LANE BOWIE MD 20721

36. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead based paint and lead –based paint hazards in connection with the rental of residential real property. Any Landlord of pre-1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead –based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead –based paint or lead – based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that THE PROPERTY WAS BUILT BEFORE 1978; The Federal Program applies THE PROPERTY WAS BUILT PRIOR TO 1950; The Maryland Program applies fully. AGE CLASSIFICATION: The Landlord is uncertain of the age classification; therefore, Landlord acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards

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NOTICE TO TENANT – LEAD PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead –based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

a. The EPA booklet "Protect Your Family Form Lead in Your Home".

b. The "Notice of Tenants' Rights", Lead Poisoning Prevention as published by MDE.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Landlord and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

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37. LEAD CERTIFICATION: Tenants understands that the Property has passed the lead swipe inspection, is limited lead free or is lead free and was given a copy of the MDE Lead Certificate. initial: Initial VB

38. RENTERS INSURANCE: Tenant has been informed about renter's insurance and is advised to obtain it. Landlord is not responsible for the loss of any of Tenant's personal belongings from fire, water, theft, etc. initial: Initial VB

39. ENVIRONMENTAL FINES: Water bills and environmental fines become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due they will be considered part of tenant's rent. initial: Initial VB

40. 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 a phone call and the appropriate action will be taken by

landlord to remedy the situation. initial: Initial VB

41. PEST CONTROL: The Tenant understands they are accepting the unit that is free from all 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. initial: Initial VB

42. PLUMBING PROBLEMS: Tenant understands the house is free from all 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 and clogs from any items that should not be in drains or toilets, etc. The plumber who comes to the property will pull out of drain line what has caused

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the problem and note it on invoice. Tenant will pay for all invoices for damage that Tenant has caused. initial: _____

43. APPLIANCES: All appliances: refrigerator, stove and clothes washer/dryer (where applicable) are supplied by the landlord and in good, working order. If your unit has a washer and dryer, IT IS NOT a part of the lease; they are only supplied by the landlord as a convenience to the tenant. Any repairs to the washer & dryer are the financial responsibility of the tenant. initial: _____

44. LAWN & WALK WAYS: Landlord will have the responsibility to maintain the lawn by mowing weeding, etc. and remove snow and ice from walk ways. initial:_____

44. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

45. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to 2904 WESTBROOK LANE BOWIE MD 20721 or email mgmt@brocarproperties.com. 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.

46 MISCELLANEOUS: Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this Agreement. Landlord and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any particular gender shall apply to all genders. All terms of this Agreement also apply to Landlord's heirs, personal representatives, successors, or assigns, as the case may be. All riders and addenda

Tenant Full Name Virgil Bowers

Tenant Signature _____

Date of Signature 11/13/2026

Landlord Name Shamrock 22 Finance - Ckori Jones

Landlord Signature _____

Date of Signature 11/13/2026