

**LEASE AGREEMENT**

THIS LEASE, made this 18<sup>th</sup> day of JANUARY, 2019, whereby  
[REDACTED] hereinafter referred to as Landlord, does hereby lease unto  
[REDACTED] hereinafter referred to as Resident, the premises known as 2512  
Southdene Avenue, Baltimore, MD 21230, hereinafter referred to as the "Premises",  
for a period commencing on the later of the 18<sup>th</sup> day of January, 2019, or the date  
Landlord tenders possession of the Premises to Resident, and ending on the 18<sup>th</sup> day of  
January, 2020 at an annual rental of \$13,200.00 (thirteen thousand two hundred  
dollars) payable in equal monthly installments of \$1,100.00 (One thousand one  
hundred dollars) in advance, without notice, deduction, setoff, or demand, on the first  
day of each month.

The Premises is (check as applicable):

- X       a house without apartments  
           a house with separate apartments  
           in an apartment community

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

**LANDLORD AND RESIDENT AGREE THAT:**

1. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from  
Resident of the sum of \$1,100.00 (One thousand one hundred dollars), to be held as  
security for the faithful performance by the Resident of the covenants, conditions,  
rules and regulations contained herein. The Security Deposit, or any portion thereof,  
may be withheld for unpaid rent, damage due to breach of this Lease or for damage by

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Resident or the Resident's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Resident shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The notice to be furnished by the Resident shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Resident by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Resident's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Resident for all liability for the return of such Security Deposit and Resident 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 Resident without the prior written consent of Landlord and any attempt to do so shall be void.

The Resident shall have a right to receive, by first class mail, delivered to the last known address of the Resident, a written list of the charges against the

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Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Resident's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Resident for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

2. ASSIGNMENT & SUBLETTING: Resident will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the following 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 permit the Premises to be used for any purpose other than that of a private dwelling:

Name	Date of Birth	Social Security #	Relationship

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3. APPLIANCES: Resident has been provided with the following appliances by Landlord. Resident, upon termination of Resident's occupancy of the Premises, either by Resident or by Landlord, must return the appliances to Landlord in a clean and damage free condition.

Appliance	Make	Model #	Serial #
Refrigerator	Whirlpool	GB2FHDXWQ05	K23504031
Stove	Whirlpool	WFG320MOBWO	VE42401853
Microwave	Mainstays	EM720C6A-B	34066079502891
			51300006
Refrigerator	Electrolux	FFHTLR4QW1	BA53612085

4. DELIVERY DATE OF PREMISES: The Landlord has not guaranteed a specific delivery date for the Premises, and that the Resident will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Resident.

5. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If permission is given to Resident to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Resident covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for

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under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time on a daily basis) unless otherwise agreed to between the parties.

6. BANK RETURNED CHECKS: Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Resident will pay to Landlord TWENTY-FIVE (\$25.00) DOLLARS for each such bank returned check.

7. DEFINITION OF RENT: All payments from Resident to Landlord required under the terms of this Lease, including, but not limited to, Court costs, shall be deemed rent.

8. ADMINISTRATIVE AND ATTORNEY FEES: In the event Resident, Resident's family, agents, employees or guests violate any term or provision of this Lease (other than Section 31), or the rules and regulations thereof, Resident 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 Resident's then current monthly rental, to help defray Landlord's costs incurred in connection with having Resident remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Resident shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Resident shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Resident, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Resident shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

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9. 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 Resident for the violation of any covenant, rule or regulation in any other lease by any other Resident.

10. ALTERATIONS: Any alterations, additions or improvements of a permanent nature which may be made to the Premises shall be the property of the Landlord and shall remain with the Premises.

11. COMPLIANCE WITH RULES AND REGULATIONS: The Resident, Resident's family, employees, agents and guests, 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 a default under this Lease.

12. LEASE VIOLATIONS: If any of the representations made in Resident's Lease Application are misleading or untrue, or if Resident, Resident'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 forfeiture under the terms of this Lease, with Resident's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Resident's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the

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Resident 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 Resident's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Resident's breach of Lease and/or Resident'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 Resident, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises.

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

14. RIGHT OF ENTRY: <sup>AFTER 24 hours notice (Jr) LT EOH</sup> Landlord has the right to enter the Premises at any time by master 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

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provision of this Lease or to show the Premises to prospective future Residents or purchasers without being liable to prosecution therefore, or damages by reason thereof.

15. RE-ENTRY OF PREMISES: In the event Resident abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Resident'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 Resident 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 Resident, after the Resident has vacated.

16. ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when the Resident has removed the bulk of Resident's furnishings from the Premises.

17. REPAIRS/MAINTENANCE: Except as hereinafter provided, Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Resident 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 apartment community, is due to the Resident, Resident's family, guests, agents or employees. All repair requests must be submitted via email to [REDACTED] Landlord will respond to Resident within 24-48 hours.

18. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the

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elements (not caused by the fault, omission, negligence or other misconduct of Resident, Resident's family, 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 untenable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Resident occupying same, this Lease shall terminate and the Resident shall only be liable for rent to the date of damage.

19. 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.

20. 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 Resident who shall have been approved in accordance with Section 5 of this Lease.

21. NOTICES: All notices from Resident to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at [REDACTED]

[REDACTED] All notices from Landlord to Resident shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Resident at the Premises.

If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

22. AGENCY: If any employee of Landlord's at Resident's request, moves, handles or stores anything, or drives or parks Resident's motor vehicle, then and in

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every case, such employee shall be deemed Resident's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

23. 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 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 or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Resident automatically, without the necessity of executing any further document, will become the Resident of such successor in interest.

24. ENTIRE AGREEMENT: This Lease contains the entire agreement between Landlord and Resident, and can only be changed in writing, signed by both parties.

25. 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.

26. UTILITIES: Resident shall continuously maintain, in Resident's name, gas, electricity and/or oil service (as may be applicable) for the Premises. Charges for utilities used or consumed in the Premises, during the term of this Lease, and any renewal or extension thereof, shall be paid as follows:

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Utility	Landlord Responsibility	Resident Responsibility
Oil	_____	<u>N/A</u>
Electricity	_____	<input checked="" type="checkbox"/>
Gas	_____	<input checked="" type="checkbox"/>
Heat	_____	<input checked="" type="checkbox"/>
Hot Water	<input checked="" type="checkbox"/>	_____
Cold Water	<input checked="" type="checkbox"/>	_____
Sewerage	<input checked="" type="checkbox"/>	_____

For those utilities, the cost of which is the Resident's responsibility, the Resident shall promptly pay all charges for their use or consumption in the Premises, together with all taxes, levies or other charges on such utilities. If Resident shall fail to promptly pay, when due, any such charges, taxes or levies, the Landlord, at its option, may pay same for Resident's account, in which event Resident shall immediately, as additional rent, reimburse Landlord therefore with interest.

In the event separate meters or submeters are not available to measure Resident's consumption of any of the above stated utilities which are Resident's responsibility to pay, the Resident shall pay its pro-rata share of such bulk metered utility costs during the term of this Lease and any renewal or extension thereof. Resident agrees to reimburse Landlord, on or before the first day of each calendar month, as additional rent, the Resident's pro-rata share of the cost of such bulk metered utilities paid by the Landlord during the previous month on behalf of the residents of the rental units covered by such utility bills.

The Resident's share will be determined as follows: The total bulk metered utility bills paid by the Landlord during the previous month (even if the previous month is prior to the beginning of the term of this Lease) for the rental units covered by such

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utility bills will be divided by the total number of rental units covered by such bills. Resident understands and agrees that reimbursement for such utilities will vary monthly depending on the amount of services used, the rates charged by the various utility companies and governmental agencies, and other factors. **Landlord agrees to bill Resident, on or about the 25th of the month**, for the amount due from Resident on the 1st of the following month. Landlord further agrees to make available utility and governmental bills and all calculations determining Resident's pro-rata share in Landlord's office on the same date the bills are mailed and for seven days thereafter.

If permitted by law, Landlord shall have the right, at its sole option during the term of this Lease Agreement, or any renewal or extension thereof, to contract for the provision of electricity, gas, telephone, cable or any other utility service to the Premises, from any company or companies providing such service (hereinafter called "Alternative Service Provider") in order to provide any such utility service to the Premises. Resident shall cooperate with Landlord and any Alternative Service Provider at all times, and as reasonably necessary, to allow access to the Premises for the purpose of installing, maintaining, inspecting, repairing or altering any utility lines, meters, feeders, wiring, or any other equipment or machinery. In the event Landlord contracts with an Alternative Service Provider, Resident agrees to purchase utility service from such Alternative Service Provider.

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LANDLORD AGREES THAT:

27. 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 the life, health or safety of occupants.

28. EXISTING DAMAGES: Upon written request of Resident (sent in accord with Section 21 of this Lease Agreement) within fifteen (15) days of occupancy, Resident shall have the right to have the Premises inspected by the Landlord, in the Resident's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

RESIDENT AGREES THAT:

29. VEHICLE PARKING: Resident 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 commercial vehicles or trucks not in excess of 3/4 ton GVW, whose appearance, in Landlord's sole opinion, does not detract from the apartment community, in designated parking areas and will not permit nor maintain any commercial vehicles or trucks in excess of 3/4 ton GVW, trailers, campers or boats in or about the apartment community. Resident 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 Resident shall fail to do so, Resident agrees to pay Landlord, at the rate of \$10.00 per day, for the use of said parking area and does hereby grant to Landlord a lien on said unauthorized vehicles or other property for the payment of the parking rent, which lien may be enforced by Landlord in the same

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manner as such liens may be enforced by garage keepers under the applicable laws of the City/County and State in which the parking area is located and/or Landlord, at its option, may have said unauthorized vehicles or other property towed away, or otherwise removed, and stored at Resident's risk and expense. Resident does hereby further irrevocably constitute and appoint Landlord as Resident'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 Resident 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.

30. PAYMENT OF RENT: Resident shall pay the rent at your nearest PayNearMe location. Landlord will provide you with addresses of three nearest locations to premises. The cost to pay at the payment center is \$4.99 per payment. Should Landlord employ an Agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, Resident shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

31. LATE CHARGE: Resident will pay, as additional rent, a charge of five (5%) percent of the monthly rental as a late charge in the event that Resident shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent for a period of four (4) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

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

33. ILLEGAL DRUGS: If Resident, Resident's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related criminal activity on or about the Premises, Resident will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Resident'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 Article 27, Section 279 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.

34. ALTERATIONS TO PREMISES: Resident 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, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises.

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35. SURRENDER OF PREMISES: If the Resident does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Resident will make good to the Landlord all of the 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 Resident to surrender the Premises.

36. WAIVER OF BREACH: Receipt by the 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.

37. INDEMNIFICATION: Resident agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Resident, or of the family, guests, agents or employees of the Resident.

38. LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage or loss to person or property caused by other Residents 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 Residents shall not be deemed negligence, etc. on the part of the Landlord. Resident shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

39. RESIDENT HOLDING OVER: If Resident shall continue to occupy the

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Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Resident holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 20 of this Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Resident is in possession of the Premises, all of the obligations of the Resident and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

40. 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 Resident 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.

41. INSURANCE: During the term of this Lease, and any renewal or extension thereof, Resident shall, at Resident's sole cost and expense, purchase renter's form homeowner's insurance coverage 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 Resident's personal property on and in the Premises insured for the benefit of Resident against loss or damage resulting from broad form named perils on a replacement cost basis.

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42. RESIDENT INDEMNIFICATION: Resident 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 required the Resident to procure insurance for said liability, damage or expense, and Resident failed to do so.

43. PREJUDGMENT INTEREST: If Resident violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Resident.

44. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

45. RENT CONTROL: In the event any form of rent control applicable to the Premises is instituted by any agency of the Federal, State or Local Government, the Landlord may increase the annual rental by mailing two (2) months prior written notice of its intent to do so to Resident. Such increase shall be limited to the amount approved by any constituted commission or other legal body overseeing said rent control.

46. SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: Landlord has installed at least one smoke detector and one carbon monoxide detector in the Premises and that said detector(s) is in good condition and proper working order as of the

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beginning of the Lease term. Resident agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Resident further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Resident assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s) which Resident shall not have specifically reported to Landlord.

47. ENVIRONMENTAL CONTROL: Resident shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of the Resident or the Resident'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.

48. HOME RENTAL: In the event that the Premises consist of a house containing one single family dwelling, Resident shall:

a. If the Premises are oil heated, Resident agrees to buy heating oil for heat and not use lower grade heating oil which may clog the feedlines, burner or furnace. After initial priming of the burner by Landlord, Resident agrees to pay to Landlord the cost of priming the burner if the tank runs dry, as well as the cost of repairs due to the use of lower grade heating oil;

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b. Resident agrees to purchase from the Baltimore Gas and Electric Company and to maintain in full force and effect through the Lease term, and any renewal or extension thereof, a service contract for the furnace in the Premises;

c. Keep all shrubs trimmed and the grass cut;

d. Keep and maintain any public sidewalk or driveway adjoining the Premises in a clean and orderly condition, free of accumulate of dirt, rubbish, snow and ice; and

e. Provide fire extinguishers and keep all smoke detectors within the Premises in good condition and proper working order.

If Resident fails to perform any of its obligations hereunder, Landlord, without notice, may, but shall not be obligated to, perform Resident's obligations or perform work resulting from Resident's acts, actions or omissions and add the cost of the same to the next installment of the monthly rental due hereunder.

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Resident's Initials

#### RULES AND REGULATIONS

##### RESIDENT AGREES NOT TO:

1. PETS: Keep any pets in or about the Premises without the written permission of the Landlord.

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

3. WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises.

4. 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.

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

6. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Resident shall fail to comply with this Rule, Resident shall pay Landlord \$60.00 for reimbursement of the cost of changing or re-keying the locks.

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

8. APPLIANCES & UTILITIES OBSTRUCTIONS: Misuse or overload appliances or utilities furnished by the Landlord.

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

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

11. WIRES AND ANTENNAS/SATELLITE DISHES: Resident may not install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request).

12. FIRE RISK: Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.

13. LITTER: Litter or obstruct the public halls or grounds.

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

15. 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.

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

17. COMMON AREAS: Permit Resident or Resident's family, employees, agents or guests to play in public areas, stairways, elevators (if any), laundry rooms, or storage areas.

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18. AUTOMOBILES: Hose wash automobiles.
19. OBSTRUCTION OF WINDOWS, ETC.: Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of Landlord's buildings.
20. CLEANING OF RUGS, MOPS, ETC.: Shake or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors or landings of any of Landlord's buildings.
21. CHARCOAL GRILL: Use or store any charcoal or gas grills or other open flame cooking devises, or do any open cooking on balconies or patios.
22. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Resident by blood.
23. REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner

RESIDENT AGREES TO:

24. GARBAGE & RUBBISH: Place Resident's garbage and rubbish for disposal only on the specified day for garbage/bulk trash/recycle pick up.
25. USE OF FACILITIES: Use all facilities which Landlord provides for Resident's comfort, such as playground equipment (if any), laundry, swimming pool (if any), parking areas and storage areas (if any), (none of which facilities are included in the rent) solely at Resident's own risk, and Resident agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Resident'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 effecting the remainder of this Lease. Swimming pool passes, if any, will only be issued to those persons listed as Resident or occupant hereunder.
26. STORAGE AREAS: Only utilize such storage areas, if any, which are assigned to Resident and shall allow Landlord to enter any storage area improperly utilized by Resident and to remove the contents thereof and to dispose of or store the same at the expense and risk of Resident. Resident will provide a lock for the storage area utilized by Resident.
27. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.
28. BALCONIES AND PATIOS: Keep balconies and patios free of all personal

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belongings, except that Resident may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

29. LOCK-OUT: Pay a \$25.00 service charge to Landlord each time that Resident locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises.

30. FREIGHT ELEVATOR-MOVING: Move furniture, bulky packages and freight into, or out of, the Premises Monday through Friday, 8:00 a.m. to 6:00 p.m. and may only utilize the freight elevator (if any) to bring furniture, bulky packages and freight into, or out of, the Building. The freight elevator (if any) may only be used by Resident for such purposes Monday through Friday, 8:00 a.m. to 6:00 p.m.

31. PAINT: Notify Landlord, pursuant to Section 21 of this Lease, of any flaking, loose, peeling or chipping paint found either on the inside or the outside of the Premises.

#### AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease shall continue from year to year after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Resident or Resident mails to Landlord written notice (sent in accord with Section No. 21 of this Lease Agreement), at least three months prior to the expiration date of the then existing term, of said Landlord's or Resident's intention not to renew this Lease. If the Landlord mails a notice to the Resident of its intention to terminate the then existing Lease term, and in said notice offers the Resident a new Lease term pursuant to the terms and conditions therein contained, and if the Resident does not otherwise notify the Landlord (in accord with Section 21 of this Lease Agreement) within thirty (30) days of the mailing of the Landlord's notice of the Resident's intent not to renew this Lease, the Resident shall be considered as Resident under the terms and conditions specified in the Landlord's notice. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

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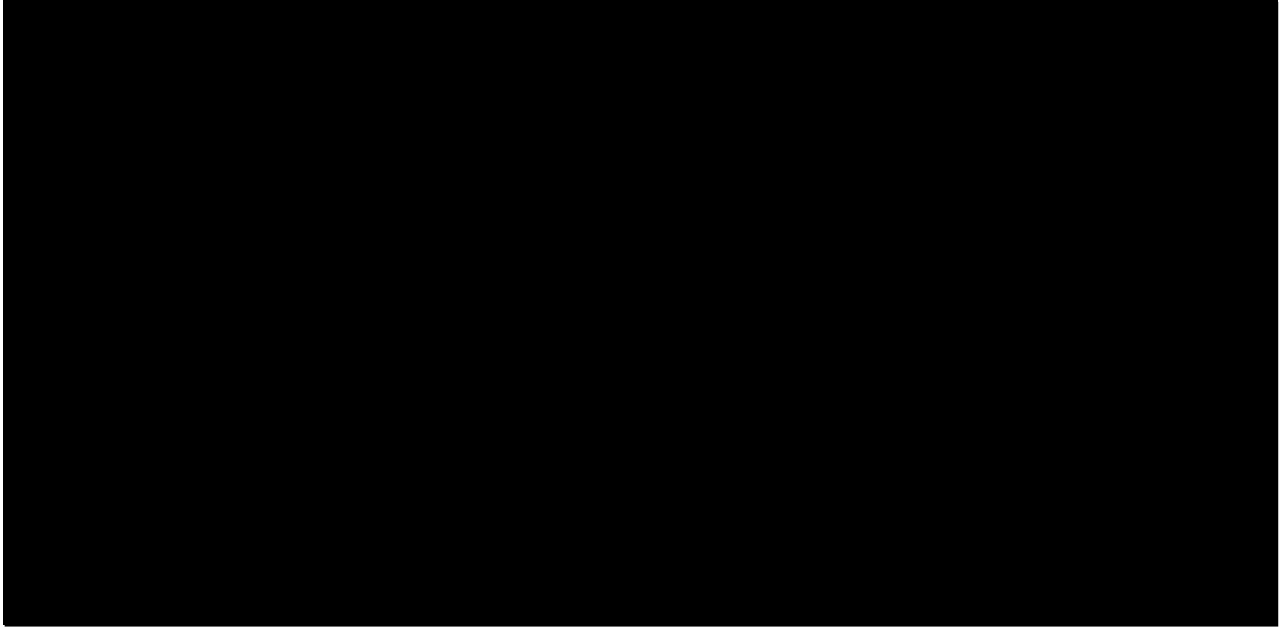
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Resident's Initials

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

WITNESS/ATTEST:



Landlord Initials \_\_\_\_\_

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