

LEASE AGREEMENT

TENANT This Lease Agreement made this 1 day of March 2020 by and between
Eric Jackson

LANDLORD hereinafter referred to as Tenant, and **Sebfire 2 LLC**
hereinafter referred to as Landlord.
Witnesseth that Landlord has agreed to, and does herein let unto the premises known a

PROPERTY ADDRESS **1931 Wilhelm Street Baltimore, MD**

The term of this Rental Agreement shall be 1 year. The term will start on March 1, 2020 and end on February 28, 2021. TENANT is responsible for putting the gas and electric bill in their name. Owner will cover water bill.

PAYMENT Rent of \$750 shall be payable to: Sebfire 2 LLC by direct deposit

JOINT LIABILITY Each tenant joining shall be jointly and severally responsible to Landlord for full performance under each and every covenant and condition of this Agreement and for compliance with applicable law.

SUBLET ASSIGNMENT Tenants shall not assign this Lease Agreement or sublet the premises or any portion thereof, or permit possession or occupancy thereof, by any person or persons without prior written consent of the Landlord, in landlord's sole and absolute discretion.

USAGE Tenant will use said property solely as a residence for 1 persons Tenant shall conduct themselves and require other persons on the premises, whether known by the Tenant or not, to conduct themselves in a manner that will not disrupt Tenant's neighbors' peaceful enjoyment of their premises and Tenant further covenants and agrees that he will not use nor permit said premises to be used for any improper, illegal or immoral purposes, nor will Tenant use , permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal or improper manner. The following persons, and no others, are authorized by Landlord to reside at the premises:

POSSESSION In the event that Landlord is unable to deliver possession of the premises at the commencement of the tenancy, Landlord agrees to use whatever efforts are, in their determination, reasonable to secure possession of the premises for Tenant, including the recovery of possession against a former occupant wrongfully holding over, but in

no event shall Landlord, Agent, or manager of the premises be liable to Tenant for any delay in possession. Notwithstanding the provisions of the following sentence, Tenant shall have no responsibility to pay rent for the time elapsed from the beginning of the term of the Lease until the premises are available for occupancy by Tenant.

PETS

The Tenant shall not keep or allow pets or animals of any kind on the premises. Tenant acknowledges that they have examined the premises and their acceptance of the Lease is conclusive evidence that premises are in good and satisfactory order and repair unless otherwise specified herein. Tenant agrees that no representations or warranties as to the condition of the premises have been made, and that no other agreement has been made to redecorate, repair, or improve the premises unless herein set forth specifically in writing. Landlord has delivered the premises and all common areas in a clean, safe and sanitary condition, free of rodents and vermin and in a habitable condition.

NOTIFICATION

Tenant shall promptly notify Landlord or Agent of any defect, problem or needed repair, but shall not order such repair in or about the premises without prior written approval from the Landlord. Any authorized repairs shall be at Tenant's expense and liability. Tenant hereby expressly agrees to limit or restrict any activity on the premises which could cause further damage or injury as a result of defect, problem or needed repair, until such time as proper corrective action can be taken.

INSPECTION/ ACCESS TO PROPERTY

In the case of emergency, Tenant shall allow Landlord, Agent and /or their duly designated representative to have access to said premises without notice or warning for the purposes of inspection or for the purposes of making any repairs Landlord or Agent consider desirable or necessary. In addition, Tenant shall allow Landlord, Agent and/or their duly designated representative access to the property to make any normal, routine and/or Tenant requested repairs during normal business hours. Tenant may be required to meet service people for emergency or after hours service calls.

INDEMNIFICATION

Tenant shall indemnify Landlord and Agent against all liabilities, expenses and losses incurred by Landlord or Agent as a result of (a) failure by Tenant to perform any covenant required to be performed by the Tenant hereunder; (b) any accident, injury, or damage which shall happen in or about the premises or appurtenances or on or under the adjoining streets, sidewalks, curbs or vaults, other than such accident, injury or damage as is caused by Landlord's or Agent's own negligence; (c) Tenant's failure to comply with any requirements of any government authority; (d) any mechanics lien, or security agreement, filed against the premises or the property on which it is located, any equipment therein, or any materials used in the construction or alteration of any

building or improvement thereon, which arises from work or services performed by or for Tenant.

PERMISSION TO SHOW

Tenant will permit Landlord or Agent to post a "For Rent" sign, along with a lockbox containing a key to the main entrance for prospective tenants and agent's access, and to show said premises at reasonable hours to prospective tenants during the last sixty (60) days of the term herein. If the premises is put on the market for sale anytime during the tenancy, Tenant will permit Landlord or Agent to post a "For Sale" sign, a lockbox, and to show at reasonable hours. If Tenant refuses to allow access to Landlord or Agent as provided above, such refusal shall be a breach of this Lease and Landlord may obtain injunctive relief to compel access or may terminate this Lease, and bring an action for possession and damages sustained, including a re-letting cost.

SURRENDER

Tenant will, upon termination of the Lease, surrender the premises and all fixtures and equipment of the Landlord Utilities therein in good, clean and operating condition, ordinary wear and tear expected. Utilities shall be disconnected and all final bills paid and proof of receipts provided by Tenant. Tenant shall, at time of vacating the premises, clean said premises including stove and refrigerator and remove trash from the premises. If such cleaning and removal of trash is not accomplished by the tenant, action deemed necessary by Landlord to accomplish same be taken by Landlord at tenant's expense. If the premises is rented with wall-to-wall carpets or rugs, then Tenant, at termination of this Lease, will shampoo and clean said rug or carpet prior to vacating the premises. If such rug or carpet is not shampooed, Landlord will shampoo and clean said rug and charge Tenant for such cleaning. Upon vacating premises, Tenant shall deliver all keys thereto to the Landlord or Agent managing the premises within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks. Tenant will be responsible for any damages to walls or woodwork including but not limited to those resulting from the use of picture hooks, cup hooks, nails, or screw and said Tenant agrees to repair all holes and damage made in walls and woodwork, etc. at this expense. Tenant will return all floors due to water stains from plants. Should premises delivered at beginning of tenancy with windows be washed at expense of Landlord, premises shall be returned in same clean condition at end of tenancy. Any property which is left on premises for more than seven (7) days after termination of the tenancy shall be considered to be abandoned by Tenant or other owner and shall at Landlord's option, become Landlord's property and Landlord may dispose of it without liability to tenant, or owner or property left with Tenant's former unit or on premises, all at the expense of Tenant.

All notices required or permitted herein shall be in writing and effective as of the date on which such notice is mailed in any United States Post Office by first class mail, postage prepaid, or hand-delivered to the Tenant or Landlord at the premises address, to the Agent or Landlord at the address designated herein, or to such address as the parties may be designates in writing from time to time.

WAIVER OF BREACH

No failure by the Landlord to insist upon the strict performance of any term or condition of this Lease or to exercise any right or remedy available on a breach thereof, and no acceptance of full or partial rent during continue of any such breach or of any such term or condition. No terms or conditions of this Lease is required to be performed by the Tenant, and no breach thereof, shall be waived, altered, or modified, except by written instrument executed by Landlord. No waiver of any breach shall affect or alter any term or condition on this Lease, and each such term or condition shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

UNENFORCEABLE CLAUSES

All individual provisions, paragraphs, sentences, clauses, section, and words in this Lease shall be severable and if any one or more such provision, section, paragraph, sentence, clause or word is determined by any court, administrative body, or tribunal, having proper jurisdiction to be in any way unenforceable, or to be in any way violative of or in conflict with any law of an applicable jurisdiction, such determination shall have no effect whatsoever on any of the remaining paragraphs, provisions, clauses, sections, sentences, or words of this Lease.

TRUTHFULNESS OF RENTAL APPLICATION

This lease is subject to a satisfactory Rental Application clearance by Agent, consisting of, but not limited to, a rental reference verification, employment verification and satisfactory credit report. The Rental Application and/or any information in place of said application submitted by Tenant has been an inducement for Landlord to rent the premises to Tenant. If any material facts in Rental Application are untrue or if the premises are occupied by anyone other than Tenant and other persons as stated in the Rental Application, Landlord shall have the right to terminate this Lease, to hold Tenant liable or any damages to the premises, and to avail himself of all rights and remedies to which he may be entitles at law or equity

THIS AGREEMENT is the entire agreement between the parties, and no modification or addition to it shall be binding unless signed by the parties, hereto. The covenants, conditions, and agreements contained herein and binding upon and shall inure to the benefit of the parties hereto and their heirs, executors, administrators, personal representatives, successors and assigns, subject to restrictions herein on assignment and subletting by Tenant. Whatever the context so requires the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders. The paragraph headings appearing in his lease have been inserted for the purpose of convenience and ready referral only. They do not purport to, and shall not be deemed to, define limit to extend the scope or intent of the paragraphs to which they appertain. This is a legally binding contract. If you do not understand the terms of the document, seek competent legal advice before signing it. Your signature below indicates that you understand and agree to comply with all the terms of this Lease.

Sebastian Ehreiser DBA Sebfire 2 LLC

<i>Sebastian Ehreiser</i>	dotloop verified 04/08/20 9:03 AM EDT QJCV-RYWE-HIYU-IFGW
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Eric Jackson

<i>Eric Harris</i>	dotloop verified 04/08/20 10:17 AM EDT BJV1-UQGT-FUYH-IF33
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