

LEASE AGREEMENT

THIS LEASE, made this 24<sup>th</sup> day of July, 2015 whereby Geshner, LLC, hereinafter referred to as LANDLORD, does hereby lease unto Ms Lashawn Davis, hereinafter referred to as RESIDENT(s) (and if more than one, collectively, jointly and severally), the premises known as 519 E Cold Spring Lane, Baltimore, Maryland 21212, hereinafter referred to as the Premises, for a period commencing on the later of the 1<sup>st</sup> day of August, 2015, or the date LANDLORD tenders possession of the Premises to RESIDENT and ending on the 31<sup>st</sup> day of July, 2016, at an annual rental of (\$14,616.00) payable in equal monthly installments of One Thousand Two Hundred Eighteen dollars. ( \$1,218.00 ), in advance, without notice, deduction, setoff, counterclaim, recoupment, or other demand, on the first day of each month.

The Premises are situated as a Townhouse.

The following people under the age of 18 will also reside at the above address: \_\_\_Kareema Davis & Brooklynn Hebron.

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:**

1. That LANDLORD hereby acknowledges receipt from RESIDENT of the Sum of \$1,000.00 (not to exceed two month's rent) paid prior hereby, to be held as **Security Deposit** 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 Lease or for damage to the Premises by the RESIDENT, RESIDENT's family, agents, employees or social guests in excess of ordinary wear and tear, 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 inspects the Premises after the RESIDENT quits and surrenders 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 and sent by certified mail, return receipt requested. Upon receipt of the notice, the LANDLORD shall notify the RESIDENT of the time and date when the Premises are 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 a sale of the Premises by LANDLORD, the LANDLORD shall have the right to transfer the Security Deposit to the vendee, or other transferee, and the LANDLORD shall be considered released by RESIDENT for all liability for the return of such Security Deposit and RESIDENT shall look to LANDLORD's transferees 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.

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519 E Cold Spring Lane is being furnished with a working CLOTHES WASHER and CLOTHES DRYER. These units are to remain at the property at the end of the lease in GOOD working order. Security deposit can/will be held to repair or replace washer and or dryer if needed.

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RESIDENT(s) Initials

**DELIVERY DATE OF PREMISES**

2. That the LANDLORD has not guaranteed a specific delivery date for the Premises, and that the RESIDENT will only be charged rent from the date on which the Premises are ready for occupancy.

**POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES**

3. That 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 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.

**BANK RETURNED CHECKS**

4. That rent payments made by check which do not clear the bank cost the LANDLORD additional expense for bookkeeping and clerical services and that, therefore, RESIDENT will pay to LANDLORD Fifty Dollars (\$50.00) for each bank returned check. After RESIDENT has had one (1) returned check on his account it will now be policy for LANDLORD to accept payment of rent in the form of Money Order or Cashier's check only.

**DEFINITION OF RENT**

5. That all payments from RESIDENT to LANDLORD required under the terms of this Lease, including without limitation Court costs shall be deemed rent.

**ADMINISTRATIVE AND ATTORNEY FEES**

6. That in the event RESIDENT, RESIDENT's family, agents, employees or guests violate any term or provision of this Lease (other than Sections 4 or 30), 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 \$50 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 actually incurred by the LANDLORD. RESIDENT shall be liable for such attorney fees whether or not LANDLORD institutes legal proceedings.

**WAIVER**

7. That 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 or regulation in any other Lease by any other RESIDENT.

**ALTERATIONS**

8. That any alterations, additions or improvements of a permanent nature that may be made to the Premises shall be the property of the LANDLORD and shall remain with the Premises.

**COMPLIANCE WITH RULES AND REGULATIONS**

9. That the RESIDENT, RESIDENT's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in Exhibit A attached to this Lease and which are considered a part hereof, and with such further rules and regulations as the LANDLORD may adopt from time to time. It is further agreed that the LANDLORD may modify these rules and regulations from time to time and that a violation of the rules and regulations is a default under this Lease.

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RESIDENT(s) Initials

**LEASE VIOLATIONS**

10. That 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 violates any provision of the Lease (including the covenant to pay rent) or any rule or regulation herein imposed, then LANDLORD may treat such representation or Lease violation as a forfeiture under the terms of the 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 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 reletting the Premises (such as rental commissions, administrative expenses and advertising expenses relating to the apartment complex of which the Premises constitutes a part), utility costs for the Premises while same remain vacant, and costs incurred in redecorating the Premises. If RESIDENT violates the terms of the Lease and said violation results in monetary loss to LANDLORD, then the LANDLORD shall be entitled to pre-judgment interest at the legal rate, on the amount due LANDLORD, from the date the LANDLORD mails its written list of damages to RESIDENT until said loss is paid in full.

**INTERRUPTION OF SERVICE**

11. That 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, but in such case due diligence shall be used to complete the work.

**RIGHT OF ENTRY**

12. Upon LANDLORD's good faith belief or suspicion of a breach of this Lease and/or damage to the Premises, that LANDLORD has the right to enter the Premises at any time by master key or by force, if necessary, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on LANDLORD's property, or to enforce any provision of the Lease. After giving RESIDENT reasonable notice, LANDLORD has the right to inspect the Premises from time to time and to show the Premises to prospective future tenants or purchasers during reasonable hours without being liable to prosecution therefore, or damages by reason thereof. Without limiting LANDLORD's rights described above, RESIDENT agrees to allow LANDLORD to visit the Premises and will cooperate with LANDLORD to conduct a personal interview with RESIDENT as well as inspect the Premises. RESIDENT hereby acknowledges that RESIDENT understands this interview and inspection will be conducted within sixty (60) days from the date of this Lease first written above.

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RESIDENT(s) Initials

**RE-ENTRY OF PREMISES**

13. That 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 renewal or extension thereof, all without relieving the RESIDENT of the liabilities imposed by applicable law and this Lease. LANDLORD shall further have the right, without further notice, to sell or otherwise dispose of any personal property left in or about the Premises or storage area by the RESIDENT, after the RESIDENT has vacated.

**ABANDONMENT**

14. That abandonment of the Premises shall be deemed to have occurred when the RESIDENT has removed the bulk of RESIDENT's furnishings from the Premises and/or RESIDENT has otherwise reasonably indicated RESIDENT's intentions to abandon the Premises.

**REPAIRS**

15. That 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 complex, is due to the acts or omissions of RESIDENT, RESIDENT's family, guests, agents or employees.

Maintenance responsibilities and costs, related to the Premises for the following items shall be as follows:

MAINTENANCE ITEM	LANDLORD'S RESPONSIBILITY	RESIDENT'S RESPONSIBILITY
Cut Lawn/Grass	_____	_____X_____
Trim Shrubs	_____	_____X_____
Snow Removal from Sidewalk	_____	_____X_____
Maintain and repair furnace with Service Agreement from Baltimore Gas and Electric Company	_____X_____	(see Section 46) _____

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IF RESIDENT fails to perform its maintenance obligations and LANDLORD is caused to incur expenses or damages as a result thereof, then RESIDENT shall immediately, as additional rent, reimburse LANDLORD said expenses or damages with interest.

All of the RESIDENT's obligations to pay for and/or reimburse LANDLORD for repairs and/or maintenance as set forth in this Section 15 shall be deemed to be "additional rent" under the terms of this Lease.

**DAMAGES TO PREMISES**

16. That in case of injury to the Premises by fire or the elements, (not caused by the fault, omission, negligence or other misconduct of RESIDENT, RESIDENT's family, employees, agent 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, this Lease shall terminate and the RESIDENT shall only be liable for rent to the date of injury.

**SECTION HEADINGS AND NUMBERS**

17. That Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, consume or describe the scope or intent of such sections or in any way affect this Lease.

**HEIRS AND ASSIGNS**

18. That 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 31 of this Lease.

**NOTICES**

19. That all notices from RESIDENT to LANDLORD shall be sent by certified mail, return receipt requested, and addressed to LANDLORD. 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. LANDLORD hereby notifies RESIDENT that LANDLORD's telephone number is (410) 385-0336 and RESIDENT acknowledges that LANDLORD's telephone number is for informational purposes only and that RESIDENT must give any notice to LANDLORD under this LEASE in writing as set forth in this Section.

**AGENCY**

20. That 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 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.

**SUBORDINATION OF LEASE**

21. That 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. However, the RESIDENT, promptly upon the request of the mortgagee under any such mortgage or any trustee or beneficiary under any such deed of trust, shall execute, acknowledge and deliver such further instrument of subordination, in recordable form, as such mortgagee, trustee or beneficiary may require. RESIDENT hereby constitutes and appoints LANDLORD as RESIDENT's attorney in fact to execute any such instrument for and on behalf of RESIDENT. 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 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. The RESIDENT, promptly upon the request of any such successor in interest, shall execute, acknowledge and deliver such instrument or instruments confirming the attornment provided for by this Section, as such successor in interest may require.

**ENTIRE AGREEMENT**

22. That this Lease contains the entire agreement between LANDLORD and RESIDENT, and can only be changed in writing, signed by both parties.

**SEVERABILITY**

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

**WAIVER OF SUBROGATION**

24. To release each other from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property caused by fire or any of the extended coverage or supplementary contract casualties. LANDLORD and RESIDENT each agree that it will request its insurance carriers to include in its policies such a clause or endorsement.

**UTILITIES**

25. That 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:

UTILITY	LANDLORD RESPONSIBILITY	RESIDENT RESPONSIBILITY
Electricity	_____	X
Gas	_____	X
Heat	_____	X
Water	_____	X
Sewer	_____	X

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RESIDENT(s) Initials

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. If such charges, taxes or levies, which are the responsibility of RESIDENT, are paid by LANDLORD, then in that event RESIDENT shall immediately, as additional rent, reimburse LANDLORD with interest.

**LANDLORD AGREES:**

**CONDITION OF PREMISES**

26. That 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.

**EXISTING DAMAGES**

27. That upon written request of RESIDENT (sent in accord with Section 19 of this Lease) within fifteen (15) days of occupancy. LANDLORD shall furnish to RESIDENT a written list of all existing damages within the Premises.

**RESIDENT AGREES:**

**VEHICLE PARKING**

28. To obey all parking and speed regulations, which LANDLORD may post, and to park only properly tagged and functioning passenger motor vehicles in designated parking areas and will not permit nor maintain any commercial vehicles, trucks, trailers, campers or boats in or about the Apartment Complex. RESIDENT shall not use any parking area on LANDLORD's property for the storage or repair of any motor vehicle and will remove any such vehicles 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 \$7.00 per day, for the use of said parking area and does hereby grant to LANDLORD a lien on said vehicle for the payment of the parking rent, which lien may be enforced by LANDLORD in the same 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 local and/or LANDLORD, at its option, may have said vehicle towed away 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 vehicle parked 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 parked so as to block or inhibit access to any dumpster or fire lane will be towed at its owner's risk and expense.

**PAYMENT OF RENT**

29. To pay the rent at such location which may from time to time be designated by the LANDLORD.

**LATE CHARGE**

30. To 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 five (5) 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.

**ASSIGNMENT & SUBLETTING**

31. Not to assign this Lease or sublet said Premises, or any part thereof, without the prior written approval of LANDLORD, nor permit the Premises to be occupied by persons other than those authorized by this Lease and RESIDENT's Lease Application, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.

## NOISE & BEHAVIOR

32. Not to make or permit any unseemly or disturbing noises or conduct by the RESIDENT, RESIDENT's family, employees, agents or guests; nor do or permit any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other RESIDENTS. RESIDENTS will not knowingly 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.

## PET POLICY

32a. Pet CAT is allowed. RESIDENT(s) Initials LD

## ALTERATIONS TO PREMISES

33. To 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 and painting and papering) to the Premises.

## SURRENDER OF PREMISES

34. That 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 if such delay is caused by the failure of RESIDENT to surrender the Premises.

## WAIVER OF BREACH

35. That receipt by the LANDLORD of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulation thereof, shall not be deemed a waiver of such breach.

## INDEMNIFICATION

36. 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.

## LIABILITY OF LANDLORD

37. That LANDLORD shall not be liable for any injury, damage or loss to person or property caused by other RESIDENT's 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 RESIDENT's 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.

## INCREASE IN OPERATING COSTS

38. That the LANDLORD may, upon mailing two (2) months prior written notice to the RESIDENT, increase the unpaid balance of the annual rent, and each unpaid monthly installment of said annual rent payable during the term hereof, or any renewal or extension thereof, by RESIDENT's proportionate share of any increase in the Operating Costs of the Apartment Complex in which the Premises are located (hereinafter referred to as the "Apartment Complex"). Said increase in the Operating Costs is the difference between the LANDLORD's Operating Costs during its last fiscal year preceding the date of this Lease and the average monthly amount of such Operating Costs incurred by LANDLORD from the first month subsequent to the date of this Lease through the month immediately prior to the date of LANDLORD's notice hereunder, multiplied times twelve (12). RESIDENT shall pay each month a sum equal to 1/12 of RESIDENT's proportionate share of said increase.

RESIDENT's proportionate share of any such increase in the Operating Costs shall be determined on the basis which the area of the Premises bears to the total area of all apartments in the Apartment Complex provided, however, that in no event shall any increase in rent violate any applicable law or regulation. The RESIDENT shall pay RESIDENT's proportionate share of such increase, together with the rent expressly specified in this Lease, or any renewal or extension thereof, on the effective date of the increase and, thereafter, on the first day of each and every month during the Lease term, and any renewal or extension thereof.

The Operating Costs of the Apartment Complex are hereby defined as the total cost and expense incurred by LANDLORD in operating, repairing and maintaining the Apartment Complex including, without limitation, gardening and landscaping, water, sewage, lighting, sanitary control, removal of snow, trash, garbage and other refuse, heating, cooling, electricity and other utilities, insurance applicable to the Apartment Complex, janitorial and cleaning service, real estate taxes, assessments, rates and charges imposed with respect to the Apartment Complex, replacing or repairing of pavement curbs, walkways, drainage and lighting facilities, the cost of personnel (including, with limitation, salaries, wages and so-called fringe benefits) to implement such services, depreciation of machinery and equipment used for such operations, charged under maintenance and service contracts relating to the Apartment Complex and equipment associated therewith, painting and decorating, customary management fees, supplies, legal and accounting expenses, excises, levies, license fees, permit fees, inspection fees and other authorization fees and other charges of every character which may be assessed, levied or imposed by public authority or any encumbrance, lien or other recorded agreement at any time during the Lease term, or any renewal or extension thereof with respect to the Apartment Complex provided, however, that Operating Costs of the Apartment Complex shall not include the cost of any capital improvements to the Apartment Complex and payments of principal and interest on any mortgages upon the Apartment Complex.

## RESIDENT HOLDING OVER

39. That if RESIDENT shall continue to occupy the Premises after the expiration of this Lease, 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 19 of this Lease) at least two (2) month 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.

## CONDEMNATION

40. That in the event the Premises, or any party 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.

## INSURANCE

41. That at RESIDENT's sole cost and expense, RESIDENT shall 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 \$100,000.00 each occurrence and, further, so as to keep RESIDENT's personal property on an in the Premises insured for the benefit of RESIDENT, during the term of this Lease, and any renewal or extension thereof, against loss or damage resulting from broad form named perils on a replacement cost form.

## RESIDENT INDEMNIFICATION

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

**RENT CONTROL**

43. That in the event any form of rent control is instituted by any agency of the Federal, State or Local Government, the LANDLORD may increase the rent by mailing two (2) months prior written notice to RESIDENT. Such increase would be limited to the amount approved by a constituted commission or other legal body overseeing said rent control.

**SMOKE DETECTOR**

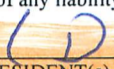
44. That LANDLORD has installed one smoke detector in the Premises as required by applicable law. RESIDENT further acknowledges said detector is in good condition and proper working order as of the beginning of the Lease term. RESIDENT agrees not to obstruct or tamper with said detector or otherwise permit the detector to be obstructed or tampered with for any reason whatsoever. RESIDENT further agrees to test the said detector periodically and to report any malfunction therewith promptly to LANDLORD. RESIDENT assumes all liability to test the detector and hereby waives and exonerates LANDLORD from any and liability resulting from any defective detector, which RESIDENT shall not have specifically reported to LANDLORD.

**QUIET ENJOYMENT**

45. That the only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that contained in Section 8-204(b) of the Real Property Article of the Annotated Code of Maryland.

**RESIDENT RESPONSIBILITY UPON LEAVING PREMISES**

46. In addition to any other notice required by RESIDENT under this and/or applicable law, RESIDENT hereby agrees to notify the LANDLORD in writing by certified mail, return receipt requested, at least seventy-two (72) hours before vacating the Premises (whether before or at the end of the Lease term and whether permitted by the Lease or by applicable law) as to the date on which RESIDENT proposes to vacate the Premises. In addition to LANDLORD's other rights and remedies contained in this Lease and under applicable law. LANDLORD shall have the right upon receipt of such notice to inspect the Premises for any breach of this Lease and/or applicable law and may advise RESIDENT of such breach and of RESIDENT's obligations to cure such breach and to give LANDLORD the forwarding address of RESIDENT to which RESIDENT shall move. Upon vacating the Premises, RESIDENT shall secure and lock all doors and windows to the Premises as well as openings in the cellar and cellar way (if any), and shall leave the Premises clean and free of debris and trash. Within twenty-four (24) hours of vacating the Premises, RESIDENT shall deliver all keys to the Premises (whether received from LANDLORD or otherwise) to LANDLORD in person or by registered mail and LANDLORD shall give RESIDENT a receipt therefore. Upon RESIDENT's failure to comply with this Section, RESIDENT shall be subject to any claim by LANDLORD for damages in addition to a fine of not less than twenty-five dollars (\$25) no more than one hundred dollars (\$100), such fine to be assessed by any Court having jurisdiction thereof; provided, however, neither the delivery of the keys nor the acceptance thereof by LANDLORD shall relieve RESIDENT of any liability for rent due or any other obligation under this Lease and applicable law.

  
RESIDENT(s) Initials


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

ATTEST:

AS AGENT FOR: **Gesher, LLC.**  
**825 N Charles Street**  
**Baltimore, Maryland 21201**  
**410-385-0332 x209**  
**TIMOTHY GARY**  
**PROPERTY MANAGER**

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


  
RESIDENT (SEAL)  
\_\_\_\_\_  
RESIDENT (SEAL)  
\_\_\_\_\_  
RESIDENT (SEAL)  
\_\_\_\_\_


**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 herein set forth, unless LANDLORD mails to RESIDENT or RESIDENT mails to LANDLORD, written notice (sent in accord with Section No. 19 of this Lease), at least two (2) 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 LANDLORD mails a notice to RESIDENT, of LANDLORD's intention to terminate the then existing lease term and in said notice offers RESIDENT a new lease term pursuant to the terms and condition therein contained, and if RESIDENT does not otherwise notify LANDLORD (in accord with Section 19 of this Lease) within thirty (30) calendar days of the mailing of LANDLORD's notice of RESIDENT's intent not to renew the Lease, RESIDENT shall be considered as RESIDENT under the terms and conditions mentioned in LANDLORD's notice. If more than one person shall be RESIDENT hereunder, notice given to or by any one of them shall bind all.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
RESIDENT (SEAL)  
\_\_\_\_\_  
RESIDENT (SEAL)  
\_\_\_\_\_  
RESIDENT (SEAL)  
\_\_\_\_\_

  
Lashawn Davis Initial

\*\*\* Lead Poisoning Prevention NOTICE of TENANT'S RIGHTS has been provided & received

**Gesher, LLC**  
**ADDENDUMS TO RENTAL AGREEMENT**

**Repair Deductible:**

You have a \$100.00 repair deductible. What this means is if any damage or repair is needed whether it is the tenants fault or not, the first \$100.00 of cost will be the Tenants responsibility. If the tenants or any other person caused the repair needed Other then the owner, the full cost of that repair will be the tenant's responsibility.

**Clogged Toilets and sink/water drains:**

On move in day, you will be shown that all toilets flush properly and all sinks Drain freely. We are unable to clog any toilet or drain from our office, as such, any clog will be the responsibility of the tenant. The only exception will be if there is found to be defects in the existing drain pipes.

**Storm (screen) Doors:**

Gesher, LLC DOES NOT supply screen or storm doors. If your unit has a screen door that is operating correctly and safely we have left it on the property. We will not however replace or repair door in anyway. You are responsible to maintain and protect that door from damage. If the door becomes in operable you have 2 options:

1. You can at your own expense pay to have it replaced or repaired.
2. Contact us and we will remove the door for you free of charge.

If the door becomes unsafe in any way you must contact this office immediately so that we may remove it so as not to be a danger to yourself or anyone else.

**Water Bills:**

As per your lease you are responsible for payment of your water bill. The bill will come to our office in our name. At that time a copy will be mailed to you. You will have 2 weeks to pay us for your water usage and we will forward that money to the Director of Finance. You water bill is part of your rent. If you do not pay your water on time, it is the same as not paying your rent on time. We will file for any eviction if you do not pay your water bill on time. In addition, if your payment is not received in 2 weeks you will begin to be charged late fees.

Tenants:

  
Name \_\_\_\_\_ Date \_\_\_\_\_