

MARYLAND RESIDENTIAL LEASE

Date of Lease: 10/12/20

Landlord Telephone: (410) 777-8246

Leased premises: #### [STREET NAME] Unit A		City: [City]	County: [County]	State MD	Zip Code: 12345-6789	Property: ABC
Landlord: BALTIMORE LAND COMPANY, LLC			Tenant: JANE DOE JOHN DOE			
Address for Rent Payments and Notices: PO Box 5296, Baltimore MD 21224			Total Occupants: TWO (2)	Authorized Occupant(s) in Addition to Tenant: NONE		
Owner: ABC Properties		Term of Lease: 12 m 22 d	Lease Start Date: 11/9/20	Lease End Date: 11/30/21	Total Rent: \$12,723.36	
Monthly Rent: \$1,000.00	Security Deposit: \$1,000.00	Pro Rata Rent: \$723.36	Per Diem Rent: \$32.88	Late Charge Period and Charge: Five (5) days, 5.00%	Returned Check: \$35.00	
Utilities Included in Rent: water/sewer refuse			Expenses Allocated to Tenant: NONE		Tenant Share: 0.00%	
Addenda Included in Lease: <input type="checkbox"/> Lead Paint <input type="checkbox"/> Pet <input type="checkbox"/> Other:				Broker: N/A		
Additional Provisions: NONE						

1. **TERM AND RENT.** THIS LEASE, made on 10/12/20 between BALTIMORE LAND COMPANY, LLC ("Landlord"), as agent for ABC Properties ("Owner"), and JANE DOE---JOHN DOE--- --- (jointly and severally, "Tenant"). Any reference herein to Landlord shall refer to BALTIMORE LAND COMPANY, LLC solely in its capacity as agent for Owner. Pursuant to this Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises known as #### [STREET NAME] Unit A, [City], [County] County, MD 12345-6789 for an initial term of 12 months and 22 days beginning on 11/9/20 and ending on 11/30/21 at a total rent of \$12,723.36, payable in equal monthly installments of \$1,000.00 in advance on the first day of each and every month ("Rent Due Date") of said term, after the payment of pro rata rent as set forth in Paragraph 2 below if the term commences on a day other than the first day of the month. Tenant covenants and agrees to pay said rent as set forth herein. Tenant agrees to pay rent, by check or money order, to Landlord at PO Box 5296, Baltimore MD 21224 (or at such other place or in such other manner as Landlord may from time to time designate) without diminution, deductions or demand, and said obligation to pay rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may avail itself of any remedy afforded it under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments for repairs required to be paid by Tenant to Landlord or to any other persons under the terms of this Lease, whether or not the same be designated "rent" or "additional rent," will be deemed rent and will be collectible as such, and will be deemed paid only when received by Landlord in cleared, settled and immediately-available funds. Landlord shall furnish to Tenant upon Tenant's request a receipt for all cash or money orders paid by Tenant to Landlord for rent, security deposit or otherwise.

2. **PRO RATA RENTAL PAYMENT.** It is additionally understood and agreed that Tenant is to pay the sum of \$723.36 on the date hereof as "pro rata" rent for the month in which occupancy begins together with the next full monthly installment of rent.

3. **ADDITIONAL CHARGES.** Landlord may require that all rental payments be made by money order, cashier's check and/or certified check. Tenant also agrees that in the event Tenant fails to pay any installment of rent within Five (5) days of the date on which it is due and payable, Tenant must pay Landlord, in addition to rent, a late charge in the amount of 5.00% of the unpaid rent then due. However, this period of Five (5) days is **not a grace period**, and the rent is due and payable on the first of each month. The late charge must be paid as additional rent together with the rent then overdue and in arrears, and acceptance of such payment is not a waiver of the requirement that rent is due on the first day of the month. Nothing in this lease constitutes a waiver or limitation of Landlord's right to institute legal proceedings for rent, damages and/or repossession of the premises for non-payment of any installment of rent when and as the same becomes due and payable.

Tenant agrees to pay, as additional rent, a returned check charge in the amount of \$35.00 for each check returned by Tenant's financial institution. A personal check will not be accepted as payment to replace a returned check. If a returned check causes a rental payment to be late, a late charge will apply, as provided for above.

4. AUTOMATIC RENEWAL. The residency created under this Lease will continue for a renewal term of twelve (12) months after its expiration, subject to the same terms and conditions set forth herein. If Landlord or Tenant decides not to renew this Lease, written notice of at least **60 days prior** to the expiration date of the existing lease term is required. If Landlord mails a notice to Tenant of its intent to change the terms and conditions of this Lease, Tenant shall be deemed conclusively to have renewed said residency as stated in the written notice unless Tenant gives notice to the contrary in writing, by **certified mail – return receipt requested**, within ten (10) days of the mailing of Landlord's notice.

Tenant initials:

5. SECURITY DEPOSIT. Landlord hereby acknowledges receipt from Tenant the sum of \$1,000.00 to be held as security for the faithful performance by Tenant of the covenants, conditions, rules and regulations contained herein (the "Security Deposit"). The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damages due to breach of this Lease or for damage caused by Tenant or Tenant's family, agents, employees, guests and invitees in excess of ordinary wear and tear to the premises, common areas, major appliances and furnishings owned by Landlord. It is understood and agreed, however, that regardless of the Security Deposit, rent will be paid when due in accordance with the Lease terms.

Tenant shall have the right to be present when Landlord inspects the premises to determine if any damage has been done to the premises at the end of the tenancy, but only if Tenant notifies Landlord by **certified mail – return receipt requested** of Tenant's intention to move, the date of moving and Tenant's new address. The notice to be furnished by Tenant must be mailed to Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, Landlord shall notify Tenant 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 Tenant's notice.

Tenant shall have the right to receive, by first-class mail, delivered to Tenant's last known address, a written list of the charges against the Security Deposit claimed by Landlord and the actual costs incurred, within thirty (30) days after the termination of the residency. Landlord shall be further obligated to return any unused portion of the Security Deposit, by first-class mail addressed to Tenant's last known address within forty-five (45) days after the termination of the residency. Landlord's failure to comply with Maryland Security Deposit Law may result in Landlord being liable to Tenant for a penalty up to three (3) times the Security Deposit wrongfully withheld, plus reasonable attorney's fees.

In the event of a sale of the property upon which the premises is situated or the transfer or assignment by Landlord of this Lease, Landlord is obligated to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to Tenant with the name and address of the transferee, Landlord will be released from all liability for the return of the Security Deposit and Tenant must look solely to the new landlord for the return of Tenant's Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new landlord.

In the event of any rightful or permitted assignment of this Lease by Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by such assignee or sublessee and Landlord will have no further liability with respect to the return of such security deposit to Tenant/assignor.

6. BROKERAGE. Landlord and Tenant warrant and represent each to the other that neither has engaged or dealt with any broker in connection with this lease and each agrees to indemnify and hold harmless the other against any claim for a commission or fee resulting from a breach of this representation and warranty.

7. POSSESSION. If on the date of this Lease another person is occupying the premises and Landlord is unable to deliver possession on or before the commencement of the term of this Lease, Tenant's right of possession hereunder is postponed until said premises is vacated by such other person, and the rent due hereunder must abate at the rate of the monthly rent divided by 365 days for each day that possession is postponed. In such event Tenant, on written notice to the Landlord before possession is delivered, may terminate, cancel and rescind the lease, and the security deposit and rent paid must be returned to Tenant within five (5) business days after Landlord's receipt of the notice.

8. ACCEPTANCE OF PROPERTY.

a. Delivered in compliance with law. Landlord covenants that the premises and all common areas are delivered in a clean, safe and sanitary condition, free of rodents and vermin, in a habitable condition, and in complete compliance with all applicable law. Tenant acknowledges that he/she has been given an opportunity to examine the premises, and that he/she has examined the premises and found it to be in satisfactory condition, unless otherwise specified herein.

b. List of existing damage. Tenant has the right to have the premises inspected by the Landlord in Tenant's presence for the purpose of making a written list of damage that exists at the commencement of the tenancy if the Tenant so requests by certified mail within fifteen (15) days of the Tenant's occupancy.

9. USES/AUTHORIZED OCCUPANT. The premises will be used solely for residential purposes, with no more than TWO (2) occupant(s) permitted, including minors. The following person(s) and no others, except for Tenant and Tenant's afterborn children, are authorized by Landlord to reside within the premises: NONE. Tenant will not use the premises for any disorderly or unlawful purposes or in any manner offensive to others and will comply with all applicable federal, state, county and local laws and ordinances. Tenant expressly agrees not to allow or permit controlled dangerous substances of any type or paraphernalia used in connection with controlled dangerous substances within the premises or any common areas and grounds. Tenant expressly assumes the obligation and affirmative duty of prohibiting Tenant's family members and guests from possessing or bringing onto the premises any controlled dangerous substances or paraphernalia. Tenant expressly agrees that the use, possession or distribution of controlled dangerous substances or paraphernalia on the premises by the Tenant, his/her family or guests constitutes a substantial breach of this Lease by the Tenant, which will entitle Landlord to terminate this Lease and recover possession of the premises. It is expressly stipulated and agreed to by the Tenant that it will not be a defense to any action for possession resulting from Tenant's breach of this paragraph that the Tenant did not consent to, or have knowledge of, the presence of the controlled dangerous substances or paraphernalia upon the premises by Tenant's family members or guests. This paragraph does not limit any rights Landlord might have to seek termination of this Lease without a showing of controlled dangerous substances actually being on the premises if vehicular and foot traffic to and from the premises is of such magnitude as to interfere with the enjoyment of neighbors. Tenant will notify the police first, and Landlord second, of any illegal activity that is witnessed on or around the premises.

Persons visiting Tenant may not reside at the premises for more than two (2) weeks in aggregate during any calendar year, unless written permission is first secured from Landlord. Authorized occupants, Tenant's guests and visitors must abide by all applicable covenants and rules contained in this Lease, and a breach of the lease by an authorized occupant, guest or visitor will be deemed a breach by Tenant.

10. NOTICES. If there is more than one tenant, any written notice regarding any of the provisions of this Lease must be given to Landlord by JANE DOE on behalf of all other tenants, if any, and any written notice regarding any of the provisions of this Lease may be given by Landlord to any one tenant. All tenants agree that such notices given or received affect and apply, with equal force, to all tenants, authorized occupants and, if applicable, cosigners and subtenants. Notice is effective three (3) days after deposit into the U.S. Postal Service, first-class postage prepaid, for delivery to Tenant at the premises or to Landlord at the address for rent payments (or at such other place as Landlord may from time designate).

11. UTILITIES. Tenant will continuously maintain at all times, in Tenant's name, all utility bills as may be applicable for the premises. All charges for utilities used or consumed in the premises during the term of this

Lease, and any renewal or extension thereof, will be paid by Tenant except for the following utility or utilities included in the rent: water/sewer---refuse--- --- --- --- . Tenant further agrees to pay, as additional rent and upon written demand by Landlord, Tenant's proportional 0.00% share of the following common utilities and maintenance expenses: NONE--- --- --- . For those utilities that are Tenant's responsibility, Tenant will promptly pay all charges for their use or consumption in the premises, together with all taxes, levies or other charges on such utilities. If Tenant fails to promptly pay a utility provider any charges, taxes or levies when due, Landlord, at its discretion, may pay Tenant's utility account, in which event Tenant shall immediately, as additional rent, reimburse Landlord with interest at ten percent (10%) per annum, whichever is lower. Utilities included in the rent may be used only for normal household purposes and must not be wasted.

12. **INSURANCE.** Tenant will do nothing and permit nothing to be done on or about the premises which will contravene any fire insurance policy covering the same. Tenant agrees to be solely responsible for any damage to or loss of Tenant's personal property in the leased premises. Accordingly, Tenant is required to obtain personal property/renter's insurance providing at least \$15,000 coverage for contents with an insurance company properly licensed to do business in the state in which the premises is located. This policy must become effective on or before the beginning date of the lease term or date of Tenant's occupancy, whichever comes first. Tenant's failure to provide proof of insurance upon Landlord's request will constitute a material breach of this Lease.

13. **PETS.** The Tenant is not allowed to keep pets on the premises except with the written permission of Landlord. Under no circumstances will Tenant be allowed to keep a dog that is commonly deemed a "Pit Bull" or "Pit Bull" mix. Tenants who have pets agree to pay the cost of having the premises de-fleaed and de-ticked by a pest control professional, and if carpeted, the cost of having the carpeting shampooed and deodorized by a cleaning professional, at the termination of occupancy. Tenant agrees to release Landlord from any liability created by any pet(s), and to indemnify Landlord in the event that Landlord is held liable for any acts of said pet(s). Tenant acknowledges that damage caused by pets does not constitute "ordinary wear and tear."

14. **MAINTENANCE.** Tenant must generally maintain the premises in a clean, sanitary and safe condition and remove all rubbish, garbage and other waste in a clean, tidy and sanitary manner as directed by Landlord or Landlord's employees. Such maintenance includes the caulking of bathtubs and sinks, replacement of HVAC filters, fuses, batteries and light bulbs, and the cleaning of appliances including, but not limited to, stoves and microwave ovens, refrigerators and freezers, dishwashers, washing machines, clothes dryers and window air conditioning units.

Tenant must not refinish, varnish or wax any wood or other hard-surface floors. Tenant must keep at least 80% of any wood or other hard-surface floor area covered with rugs or carpeting. Tenant must remove ice and snow from all porches, steps and walks immediately outside the entrance or vestibule to the premises if such entrance or vestibule opens directly to the outdoors and is for the exclusive use of Tenant. Tenant agrees to hold Landlord harmless from any claims for injury or damages arising from Tenant's failure to remove ice and snow as required above.

Landlord will be responsible for repairs in or about the premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence. Tenant must promptly report to Landlord any problems requiring repair or replacement beyond general maintenance. Tenant may contact Landlord at (410) 777-8246 in the event of any repair or emergency or at such other telephone number as Landlord may direct from time to time. Tenant must not order repairs or replacements without prior approval from the Landlord. In the event of a bona fide emergency, and if notification to the Landlord is impractical or impossible, the Tenant may request reasonable and necessary repairs to alleviate the emergency condition at Landlord's expense. Tenant must immediately notify the Landlord in writing of such repairs. The Landlord may consider the failure of the Tenant to maintain the premises in accordance with Tenant's responsibilities as a breach of this Lease and may elect to terminate this Lease. Notwithstanding anything to the contrary herein, Tenant is responsible for any costs incurred for repairs or replacements made necessary due to abuse or negligent acts of commission or omission (including failure to report a problem to Landlord in a timely manner) by the Tenant, his/her family, guests, employees, invitees or pets.

15. **BED BUGS.** Tenant has inspected the premises and is unaware of any bedbug infestation, and attests that all furnishing and personal property that will be moved into the premises will be free of bedbugs. Tenant hereby agrees to prevent and control possible infestation by adhering to the following list of responsibilities:

a. Check for hitchhiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering the premises. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation. Tenant must immediately report any bedbug problem to Landlord. Even a few bedbugs can rapidly multiply and spread to adjacent apartments.

b. Tenant must cooperate with pest control efforts. If your apartment or an adjacent apartment is infected, a pest control professional may be called in to eradicate the problem. The premises must be properly prepared for treatment. Tenant agrees to comply with recommendations and requests from the pest control professional prior to professional treatment including, but not limited to: placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaner; disposing properly of heavily infested mattresses (which are not salvageable) in sealed plastic bags; emptying dressers, night stands and closets; removing all items from floors; bagging all clothing, shoes, boxes, toys, etc.; bagging and tightly sealing washable and non-washable items separately; vacuuming all floors, including inside closets; vacuuming all furniture including inside drawers and night stands; vacuuming mattresses and box springs; discarding used vacuum bags properly in tightly sealed plastic bags; washing all machine-washable bedding, drapes, clothing, etc. on the hottest water temperature and highest dryer heat setting; taking all other items to be professionally dry-cleaned and alerting the dry-cleaning professional to the presence of bedbugs; discarding any items that cannot be decontaminated; moving furniture to the center of the room and providing clear access to carpet edges and all wall and furniture surfaces, including in closets.

c. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including, but not limited to, attorney fees that Landlord may incur as a result of the negligence of Tenant or Tenant's family, guests and visitors and/or failure to comply with the above responsibilities, and for all costs connected with detecting and eradicating bedbugs due to such negligence and/or failure to comply.

d. Tenant acknowledges and agrees that Landlord shall not be liable for any loss of personal property belonging to Tenant or Tenant's family, guests and visitors as a result of an infestation of bedbugs. Tenant agrees to maintain personal insurance to cover such losses.

16. **RULES AND REGULATIONS.** Tenant, his/her family, guests and invitees must abide by the following rules and regulations, and any other rules and regulations that Landlord may reasonably issue or promulgate from time to time:

- a. No smoking is permitted within the premises or in any enclosed common areas.
- b. Tenant must place garbage and trash for disposal only as directed by Landlord or its employees.
- c. Tenant must arrange for removal of bulk items such as furniture and bedding at Tenant's own expense. Tenant must not leave bulky items for collection by Landlord's employees or waste removal service.
- d. Tenant must not store in the premises or any storage area any material that is combustible, hazardous or would otherwise increase risk of injury or death to persons and damage to property.
- e. If Landlord provides coin-operated washers and dryers in a common laundry facility, Tenant is not permitted to use personal washers and dryers on the premises.
- f. Tenant will be responsible for any fine and/or violation imposed on Landlord due to Tenant's negligence.
- g. Tenant will not cause any liens or encumbrances to attach to premises.
- h. Tenant may not use or store kerosene or space heaters at any time in or around the premises.
- i. Under no circumstance may a stove, oven or range be used as a source for heat.
- j. All windows and doors must remain closed during inclement weather.
- k. Tenant will promptly notify Landlord of any pest control problems.
- l. Waterbeds and liquid furniture are not permitted without the prior written consent of Landlord.
- m. Tenant may not hang or place any signs or cause the distribution of handbills, advertisement and circulars on or around the premises.

n. Charcoal and gas barbecue grills and any other combustible or hazardous material or appliance may not be used or stored in or on any common areas, balconies, decks, patios, porches, and/or landings or entranceways.

o. Landlord may rescind or change any of these rules or adopt new rules from time to time. New rules will have the same force and effect as if originally made part of this Lease after thirty (30) days notice to Tenant.

17. SMOKE DETECTORS. Landlord certifies that smoke and/or carbon monoxide detectors have been installed and are in proper working condition in accordance with applicable law prior to Tenant's occupancy. It is the responsibility of Tenant to check smoke and/or carbon monoxide detectors periodically during the tenancy and replace batteries as necessary to keep the smoke and/or carbon monoxide detectors in proper working condition and to report any malfunctions to Landlord in writing. Tenant agrees not to tamper with or obstruct such detectors for any other reason.

18. SECURITY NOT PROMISED. Tenant has inspected all smoke and/or carbon monoxide detectors, door and window locks and any fire extinguishers or security alarm systems and acknowledges that they are in proper working condition. Tenant further understands and acknowledges that although Landlord makes reasonable efforts to make the premises safe and secure, this in no way creates a promise of security.

19. ALTERATIONS. Tenant, without the prior written consent of the Landlord, will not remodel or make any structural changes or alterations to the premises; will not paper, paint or decorate; will not install, attach, remove or exchange appliances or equipment, such as laundry, heating, air-conditioning, refrigerator or cooking units, or television antennae, subscription or pay television devices; will not drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted); and will not change the existing locks of the premises or install additional locks or alarms. Tenant will be responsible for any and all damage that may occur as a result of forcible entry during an emergency when there is an unauthorized lock in place. The Landlord's consent to a particular painting, alteration or improvement or addition shall not be construed as consent to future painting, alterations, improvements or additions.

Tenant agrees not install, or cause to be installed, a satellite or antenna system on any part of the premises without prior written consent of Landlord. If Tenant fails to obtain prior written consent, Landlord may remove such satellite or antenna system and repair damage caused by installation of equipment at Tenant's expense and withhold such expense from Tenant's security deposit.

Tenant further agrees not to install, or cause to be installed, cable or telecom lines on any part of the premises without the prior written consent of Landlord. Landlord's consent will not be withheld unreasonably.

20. VEHICLE PARKING. No motor vehicle, trailer or other such vehicle may be parked in or on Landlord's community or property without current license plates, and said vehicles must be in operating condition. Vehicles may be parked only in assigned spaces, if provided, or on the street, or as Landlord may reasonably direct from time to time. Tenant may not store or park a recreational vehicle, commercial vehicle or watercraft in or on the community or property without Landlord's prior written consent.

21. SUBLET/ASSIGNMENT. Tenant must not assign this Lease or sublet the premises or any portion thereof, or transfer possession or occupancy thereof to any other person or persons without the prior written consent of the Landlord, which consent must not be unreasonably withheld provided that the prospective assignee or subtenant satisfies established standards set forth by Landlord for all prospective tenants including, but not limited to, a credit and background check, rental and employment references, and Tenant's payment of a \$100 service charge, which must be fair and reasonable, to defray Landlord's expenses incidental to processing the application for assignment or subtenancy. In the case of subletting, Tenant may be held liable for any breach of this Lease by subtenant.

22. **HOLD HARMLESS.** Tenant must indemnify and save Landlord harmless from any and all loss, claim or damage by reason of any accident, injury or damage to any person or property occurring anywhere on or about the premises which is within the exclusive control of the Tenant. Further, Landlord is not liable for any loss or damage to property of Tenant caused by vermin or by water, rain, stormwater or steam that may leak into or flow from any part of the said premises or from any source, unless the damage is caused by the Landlord's gross negligence or violation of law as determined by a court of law. Tenant is entitled to pursue all legal and equitable remedies including reimbursement against Landlord for any loss sustained by Tenant that is the result of Landlord's negligence as determined by a court of law.

23. **JOINT AND SEVERAL LIABILITY.** Each Tenant is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law.

24. **LANDLORD ACCESS TO PREMISES.** Landlord may enter the premises during normal business hours after due notice (24 hours) to the Tenant and without Tenant objection in order to examine the same and to make necessary repairs, decorations, alterations or improvements or to supply services. Landlord may enter the premises after due notice (24 hours) to Tenant and without objection for good cause from Tenant to exhibit the premises to prospective purchasers, mortgagees or tenants during normal business hours, including weekends, except as otherwise agreed by the Landlord and the Tenant. Landlord may enter the premises immediately without notice to Tenant in an emergency situation and may enter after due notice (24 hours) to the Tenant if the Landlord has good cause to believe the Tenant may have damaged the premises or be in violation of federal, state or local law. Any request for service from Tenant shall be construed to mean that permission to enter the premises has been granted for the purpose of making requested repairs without further notice.

During the last sixty (60) days of the term of this Lease and any extension thereof, Landlord may put the premises on the market for rent. Tenant agrees to cooperate with Landlord or Landlord's Agent in showing the premises. Tenant is advised that, on occasion, Tenant may be asked to exhibit the premises on less than twenty-four (24) hours notice.

25. **DEFAULT.** In the event of any default hereunder or if Landlord can at any time deem the tenancy of Tenant undesirable by reason of objectionable or improper conduct on the part of Tenant, Tenant's family, guests or invitees by causing annoyance to neighbors, or should Tenant occupy the subject premises in violation of any rule, regulation or ordinance issued or promulgated by Landlord, any governmental rental authority, or any federal, state or local law, then, and in any of said events, all of which would constitute a material breach of this Lease, Landlord has the right to terminate this Lease by giving Tenant a fourteen (14) day written notice of default, containing in such notice the basis for the termination. Landlord at the expiration of said notice or any shorter period conferred under or by operation of law, may avail itself of any remedy provided by law for the restitution of possession and the recovery of delinquent rent.

In case of any non-payment of rent, additional rent or other charges payable by Tenant or any failure of Tenant to perform any term or condition to be performed by Tenant, or any other breach of this Lease or default by Tenant hereunder, or in the event that Tenant deserts, vacates or abandons the premises, then, in any such event, Landlord will have the right to accelerate all unpaid installments of rent and additional rent, so that the entire outstanding amount of rent payable hereunder will immediately become due and payable on demand, and Landlord will have the further rights, before or after such acceleration of all unpaid installments of rent, to: (a) institute any appropriate action or actions against Tenant to enforce any covenant, term or condition of this Lease, to restrain violation thereof, or to recover any rent due or other damages sustained through breach of the Lease; (b) distrain for rent, additional rent, and other charges due as rent and be entitled to the benefit of all laws now or hereafter made applicable to distraint or any action in the nature of distraint; (c) have again and repossess the premises and be entitled to the benefit of any applicable law, now in force or hereafter to be enacted, relating to the speedy recovery of the possession of lands and tenements for non-payment of rent or breach of agreement; (d) reenter the premises in any manner allowed by law and relet the same as agent for Tenant for any unexpired balance of the term and

receive the rent therefor, which shall be on such terms, conditions and rental as Landlord may deem proper, applying the proceeds therefrom, less the expense of reletting (including, but not limited to, the cost of obtaining possession of the premises, care and maintenance of said premises while vacant, utilities while the premises is vacant, and commissions or fees paid to real estate brokers or agents) against the rent to be paid by Tenant who will be liable for any balance which may be due under this Lease; or (e) formally terminate this Lease and be entitled to the benefit of all pertinent provisions of law, now in force or hereafter to be enacted, for the speedy recovery of lands and tenements held over by tenants; provided that, in each case, including termination, Tenant will be and remain liable for all damages sustained by Landlord, computed in the manner prescribed by law.

Mention herein of any specific right or remedy shall not preclude Landlord from exercising any other right or remedy available at law or in equity. Further, any exercise, or any start to exercise, by Landlord of any one or more of the rights or remedies herein provided for, or now or hereafter available at law or in equity, shall not be construed as an election of remedies so as to preclude the simultaneous, successive, or substantial exercise by Landlord of any other right or remedy for Tenant's breach of this Lease. Without limiting the generality of the foregoing, in the event that Landlord institutes a summary ejectment proceeding against Tenant, Landlord may subsequently institute suit for damages against Tenant for the rent due for the balance of the lease term. Any late charges, as well as court costs, incurred in connection with enforcement of this Lease, will be deemed additional rent and collectible as such.

26. PREJUDGMENT INTEREST. If Tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord will 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 of Landlord's loss, starting on the date Landlord mails a written list of damages to Tenant by first-class mail.

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

28. WAIVER CLAUSE. Any waiver of a default hereunder is not to be deemed a waiver of this Lease or of any subsequent default. Acquiescence in a default shall not operate as a waiver of such default, even though such acquiescence continues for any extended period of time

29. TERMINATION/HOLDOVER. If Tenant holds over (fails to vacate) the premises after proper notice, Landlord may hold the Tenant accountable for rent for the period of the holdover and for consequential damages due to an incoming tenant's inability to enter the premises because of Tenant's holdover occupancy.

30. SURRENDER OF PREMISES. Tenant will, upon termination of this Lease, surrender the premises and all personal property of Landlord therein in good and clean condition, ordinary wear and tear excepted. Tenant will leave the premises in broom-clean condition, free of trash and debris; however, Tenant will not paint marks, plaster holes, crevices or cracks, or attempt any repair of the premises without Landlord's prior written consent. If such cleaning and removal of trash is not accomplished by the Tenant, or if the premises is not left in good and clean condition, then any action deemed necessary by the Landlord to accomplish same shall be taken by the Landlord at the Tenant's expense. Upon vacating the premises, Tenant must deliver all keys to the Landlord within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks.

31. ABANDONED PROPERTY. Any personal property which is left on the premises after termination of the tenancy will be considered to be abandoned and Landlord may dispose of it at Tenant's expense. Landlord/ Agent shall not be liable to Tenant or any other person for the loss of property so abandoned.

32. DESTRUCTION. If the premises becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at Landlord 's option, terminate this Lease or repair damage within thirty (30) days. If Landlord fails to effect restorative repairs within that time or if the leased premises are more than 50% destroyed, this Lease shall become void at the option of either Tenant or Landlord. If Landlord elects to repair damage, rent shall be abated and prorated from the date of the fire, explosion or other casualty to the date of reoccupancy, provided that Tenant has vacated and removed tenant's possessions during repairs as required by Landlord. The date of reoccupancy shall be the date of notice that the premises is ready for reoccupancy.

33. SUBORDINATION. This Lease is and will be subject and subordinate at all times to the lien of any mortgage(s) or deed(s) of trust now or hereafter covering the building and/or land within or upon which the premises are situated and to all renewals, modifications, consolidations, replacements and/or extensions thereof. Tenant agrees to execute promptly any documents required to effect such subordination.

34. ESTOPPEL CERTIFICATE. Tenant will, at any time and from time to time, upon not less than fifteen (15) days' prior request by Landlord, execute, acknowledge and deliver to Landlord a statement in writing certifying (a) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the Lease is in full force and effect as modified and setting forth such modifications) and the dates to which the rent and other sums payable hereunder have been paid; (b) that there is no existing default hereunder or specifying each such default of which Tenant may have knowledge and (c) that Tenant does not have any actual or pending claim against Landlord.

35. STATUTE OF LIMITATIONS. The parties agree that this Lease will be a "specialty", extending the statute of limitations from a period of three (3) years to a period of twelve (12) years, pursuant to Section 5-102 of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland.

36. ADDITIONAL PROVISIONS. Further Provisions and Additions hereto: NONE.

37. MISCELLANEOUS.

a. The conditions and agreements contained herein are binding on and legally enforceable by the parties hereto, their heirs, personal representatives, executors, administrators, successors and assigns, respectively, and no waiver of any breach of any condition or agreement contained herein will be construed to be a waiver of any subsequent breach thereof of this Lease.

b. Tenant acknowledges that the statements and representations made in the signed application for said premises are true; that said statements have induced Landlord to enter into this Lease; that they are deemed a part of this Lease; and that the falsity of any of them constitutes a breach hereof and entitles the Landlord to the same relief as a breach of any other covenant or condition contained herein.

c. This Lease contains the final and entire agreement between the parties hereto. The parties and their agents are not bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. This Lease has been executed in duplicate and the Tenant acknowledges that a complete copy thereof was delivered to him/her at the time the Lease was fully executed.

d. It is understood and agreed by the parties hereto that if any part, term or provision of this Lease is by the Courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term or provision held to be invalid.

e. Feminine or neuter pronouns can be substituted for those of masculine form, and the plural can be substituted for the singular number in any place or places herein in which the context may require such substitution. Tenant expressly warrants that he/she is of legal age and acknowledges that this warranty is being made for the purpose of inducing Landlord to lease the subject premises.

f. The paragraph headings appearing in this Lease have been inserted for the purpose of convenience and ready reference only. They do not purport to and will not be deemed to define, limit or extend the scope or intent of the paragraphs to which they pertain.

g. This agreement will be governed, construed and interpreted by, through and under the laws of the State of Maryland.

h. Time is of the essence in this agreement.

38. MILITARY CLAUSE. In the event Tenant is a member of the Armed Services and on active duty at the time Tenant enters into this lease, and Tenant subsequently receives permanent change of station orders or temporary change of station orders for a period in excess of three (3) months, Tenant's liability to pay rent may not exceed: (a) thirty (30) days' rent after written notice and proof of the assignment is given to the Landlord; and (b) the cost of repairing damage to the premises caused by the Tenant. This clause also applies to those persons who receive orders releasing them from military service.

39. ADDENDA. The following addenda, if marked with "X", are attached to and become part of this Lease:

- Lead Paint Addendum (Maryland Lead Poisoning Prevention - Notice of Tenants' Rights; Lead Paint Pamphlet (EPA) for Units Built Before 1978; Lead-Based Paint Disclosure & Certification)
- Pet Addendum
-
- Other:

By signing this Lease, the parties hereto agree to abide by all of the terms and conditions contained herein.

(signatures follow immediately on the next page)

LANDLORD: BALTIMORE LAND COMPANY, LLC

BY: _____ (SEAL)

Date: _____

NAME: _____

TITLE: Manager

TENANT: _____ (SEAL)

Date: _____

JANE DOE

TENANT: _____ (SEAL)

Date: _____

JOHN DOE

TENANT: _____ (SEAL)

Date: _____

TENANT: _____ (SEAL)

Date: _____

SAMPLE

PET ADDENDUM

THIS ADDENDUM is made on 6/16/20 between the undersigned Landlord and Tenant, who have agreed to modify the Residential Lease (the "Lease") between Landlord and Tenant dated 10/12/20 as follows:

1. **DEFINITIONS.** Whenever the following capitalized words are used in the Addendum, they shall have the meanings shown below. All capitalized words not defined in this Addendum will have the meanings given in the Lease.

Name of Pet: LADY	Species: DOG	Breed/Type: CHIHUAHUA MIX	Color: WHITE & BROWN	Weight: 15 lbs
Name of Pet:	Species:	Breed/Type:	Color:	Weight: lbs
Pet Deposit: \$200.00	Pet Fee: NONE	Monthly Pet Rent: NONE for TWELVE (12) months		
Veterinarian Contact Name:		Veterinarian Contact Telephone:		
Additional Provisions: [NONE]				

2. **PERMISSION.** Landlord grants permission to Tenant to keep the above-named Pet(s) (individually or collectively, "Pet") and no others on the premises, subject to the terms and conditions of the Lease and this Addendum. Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of this Addendum or the Lease.

3. **PET DEPOSIT AND FEE.** Tenant has deposited \$200.00 (the "Pet Deposit") for the faithful performance of all terms and conditions of this Addendum and the Lease, including, but not limited to, the return of the premises in good and clean condition, free of pet damage and flea and other pest infestation, at the completion of the Term. Landlord hereby acknowledges receipt of the Pet Deposit, which shall be added to, and become part of, the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit. Tenant has paid NONE ("Pet Fee") as a non-refundable fee to induce Landlord to grant permission for the Pet. Tenant understands that Pet Fee will not be refunded, even if the Pet is subsequently removed from the premises or if there is no damage to the premises at the end of the Term.

4. **PET RENT.** In addition to the Rent, Tenant will pay NONE as Pet Rent each month the Pet is on the premises or for a term of TWELVE (12) months, whichever is shorter. The Pet shall be considered to be on the premises until the Pet is removed, Tenant has Owner and Agent written notice that the Pet has been removed, Owner has confirmed the removal by an inspection of the premises, and all pests have been exterminated. The Pet Rent will be payable in the same manner as Rent and will be collectible as such.

5. **PET CONTROL.** Tenant will keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant will promptly remove and properly dispose of all pet waste, and will not curb the Pet on the shrubbery, flowers or small trees. Tenant will not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant will not keep the Pet on the premises if the Pet becomes vicious or threatening, bites or attacks any person or other pet, or otherwise becomes a nuisance in Landlord's sole judgment. Tenant will not leave the pet on the premises unattended for any period in excess of twelve (12) hours. Tenant will provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. Tenant understands that breeding of the Pet on the premises is strictly prohibited.

6. **CONDITION OF PREMISES.** Tenant will be responsible for all damage caused by the Pet to the premises, including all repairs and replacements considered appropriate by Landlord. Upon termination of the Lease or removal of the Pet from the premises, whichever occurs first, Tenant will have the premises professionally exterminated and the carpets professionally cleaned and deodorized at Tenant's expense

