

LEASE AGREEMENT

THIS LEASE dated **07/14/2023** is between **WP&M Real Estate Group, LLC, d/b/a WPM Real Estate Management**, managing agent for the owner of the apartment or townhome community known as **The Allston Apartments** (hereinafter referred to as "we", "us" or "Agent") and **Adi Asija, Tanay Nayak, Angad Sandhu** (hereinafter referred to as "you" or "Resident"). We have agreed to lease to you and you have agreed to lease from us the premises known as **3111 N. Charles Street 3A, Baltimore, MD 21211** (hereinafter referred to as the "Premises"), for a period beginning the later of **07/28/2023** or the date we offer you possession of the Premises, and ending on **07/27/2024**. You have agreed to pay a monthly base rent of **\$ 2,150.00** dollars, which is to be paid in advance, without notice, deduction, setoff, or demand, on the first day of each month unless noted otherwise:

Prorated Monthly Base Rent of **\$ 277.42** for the period **07/28/2023** through **07/31/2023**

Monthly Base Rent of **\$ 2,150.00**

Prorated Monthly Base Rent of **\$ 1,872.58** for the period **07/01/2024** through **07/27/2024**

Lease type: Standard

Lease term (months): 12

This Lease includes the following additional terms, covenants, rules, and regulations which both you and we agree to comply with, along with those contained on pages 2 – 15 of this Lease which are attached hereto and made part of this Lease.

1. **SECURITY DEPOSIT:** You acknowledge owing us a Security Deposit in the amount of **\$ 4,300.00** to be held by us as security for the faithful performance by you of your obligations under this Lease. We will provide you with a separate receipt acknowledging the amount of Security Deposit paid by you. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by you or your family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by us. It is understood and agreed, however, that even though you paid a Security Deposit, rent must be paid when due, in accordance with the terms of this Lease. You have the right to be present when we inspect the Premises in order to determine if any damage was done to the Premises, if you notify us by certified mail of your intention to move, the date of moving, and your new address. Your notice must be mailed to us at least fifteen (15) days prior to the date of moving. Upon receipt of your notice, we will notify you by certified mail of the time and date when the Premises will be inspected. The date of inspection will occur within five (5) days before or five (5) days after the date of moving as stated in your notice. If we sell or transfer the Premises, we have the right to transfer your Security Deposit to the purchaser, or other transferee, and we will no longer be liable for the return of your Security Deposit. Thereafter, you must look to the purchaser or other transferee for the return of your Security Deposit. This will apply every time your Security Deposit is transferred. Your Security Deposit may not be mortgaged, assigned, or encumbered by you without our prior written consent.

You have a right to receive, by first class mail, delivered to your last known address, a written list of the charges against your Security Deposit claimed by us and the actual costs, within forty-five (45) days after the termination of your tenancy. We are further obligated to return any unused portion of your Security Deposit, by first class mail, addressed to your last known address within forty-five (45) days after the termination of your tenancy. Our failure to comply with Maryland's Security Deposit Law may result in our being liable to you for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

2. **OCCUPANCY, ASSIGNMENT & SUBLETTING:** You agree not to assign this Lease, or sublet the Premises, or any part of the Premises, and not to permit the Premises to be occupied by anyone other than you and the following additional persons, without our prior written consent, which consent may be withheld by us in our sole and absolute subjective discretion, nor use or permit the Premises to be used for any purpose other than that of a private dwelling:

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3. ELECTRONIC SIGNATURE: We and you agree that (1) this Lease, and other Lease related documents, may be signed with our and your electronic signature; (2) this Lease and other Lease related documents, signed with an electronic signature, will be as binding as an originally signed Lease or other Lease related document; and (3) an electronically signed Lease or other Lease related document may not be denied legal effect or enforceability solely because they are in electronic form or signed with an electronic signature.

IN WITNESS WHEREOF: the parties hereto have executed this lease the date indicated below.


IF THIS LEASE IS SIGNED ELECTRONICALLY, THE SIGNATURES WILL APPEAR AT THE BOTTOM OF THIS PAGE IN THE ORDER, FROM LEFT TO RIGHT, OF RESIDENT(S) AND MANAGEMENT.

WP&M Real Estate Group, LLC, d/b/a


**WPM Real Estate Management
agent for
The Allston Apartments
11433 Cronridge Dr, Owings Mills, MD 21117
443-796-7400**



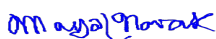
Adi Asija



Tanay Nayak



Angad Sandhu



**The Allston
Apartments**

4. DELIVERY DATE OF PREMISES: We have not guaranteed a specific delivery date for the Premises, and you will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date we offer you possession of the Premises.

5. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If we give permission for you to enter into possession of the Premises before the date stated as the commencement of this Lease, and/or we allow you to occupy any apartment/townhouse other than the Premises at any time, you agree that your occupancy will be under all of the terms of this Lease, with your rent apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless we otherwise agree in writing.

6. BANK RETURNED CHECKS/ELECTRONIC PAYMENTS: If you make a rent payment by check or by electronic payment which does not clear your bank you will cause us to incur additional expenses for bookkeeping and clerical services. As a result, you agree to pay us thirty-five (\$35.00) dollars for each bank returned check or electronic payment.

7. DEFINITION OF RENT: All payments due us from you required by this Lease, which relate to your use, possession and occupancy of the Premises, are to be considered rent.

8. ADMINISTRATIVE AND ATTORNEY FEES: If you or your family, agents, employees, guests or invitees violate any term or provision of this Lease (other than Section 31), including the rules and regulations, you will pay to us, in addition to any other damages and expenses incurred by us, an Administrative Fee, in the amount of five percent (5%) of your then current monthly rental, to help defray our costs incurred in connection with having you correct that violation. If we employ an attorney because of your violation of this Lease, you will also pay such reasonable attorney fees as are incurred us. You will be liable for our attorney fees whether or not we file legal proceedings. However, when we file legal proceedings against you, and those proceedings result in a money judgment in our favor, those reasonable attorney fees for which you will be liable to us will not be less than fifteen percent (15%) of that judgment.

9. WAIVER: If we fail to require you to strictly comply with any of the terms of this Lease, or we fail to exercise any remedy we may have, our failure is not a waiver of that Lease provision and all terms of this Lease will remain in full force and effect. In addition, we will not be liable to you for the violation of any other lease by any other tenant.

10. COMPLIANCE WITH RULES AND REGULATIONS: You and your family, employees, agents, guests, and invitees, agree to comply with the rules and regulations stated in this Lease and which are part of this Lease, and with any other reasonable rules and regulations we may adopt. In addition, it is also agreed that we may modify these rules and regulations and that a violation of the rules and regulations is a violation of this Lease.

11. LEASE VIOLATIONS: If any of the representations made by you in your Lease Application are misleading or untrue, or if you, your family, employees, agents, guests, or invitees violate any provision of this Lease, then we may treat your representation or Lease violation as a forfeiture under the terms of this Lease, with your possession of the Premises terminating on a date specified by us. Under such circumstances, we will take possession of the Premises by utilizing applicable law. If your possession of the Premises is terminated, or if the Premises becomes vacant during the term of this Lease, or any renewal or extension of your Lease, you will remain liable to us for the rent through what would have been the expiration date of your Lease, or any renewal or extension of your Lease, had your possession not been so terminated; and you will also remain liable for such other damages sustained by us due to your breach of Lease and/or the termination of your possession of the Premises so long as such liability is not prohibited by applicable law. Examples of other damages we may

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incur include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses, and a proportionate share of our advertising expenses), utility costs for the Premises for which you, pursuant to this Lease, are responsible while the Premises remain vacant, and costs incurred in redecorating the Premise.

12. INTERRUPTION OF SERVICE: You will not receive a rent reduction, nor will we be liable to you, due to repairs or interruption of services to utilities, appliances or equipment serving the Premises or due to defects in the Premises not caused by our fault, omission, negligence or other misconduct; or due to our inability to obtain proper fuel, utilities, or repair/replacement parts. If it becomes necessary, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities serving the Premises or any other part of the rental community, for us to stop or curtail the operation of any equipment or utilities, we may do so, but in such case we must diligently attempt to complete the repair or replacement.

13. RIGHT OF ENTRY: We have the right to enter the Premises at any time by key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on our property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being subject to prosecution or damages.

14. RE-ENTRY OF PREMISES: In the event you abandon the Premises or are required to vacate the Premises due to our exercising our rights upon your breach of Lease, we will then have the right to enter the Premises for the purpose of making alterations and repairs, and we may relet the Premises for a term which may, at our option, may be less than or exceed the period which would otherwise have been the balance of the term of this Lease, or any renewal or extension of your Lease, all without relieving you of the liabilities imposed by applicable law and this Lease. We also have the right, without further notice to you, to dispose of any personal property left in or about the Premises or any storage area by you, after the you have vacated.

15. ABANDONMENT: Abandonment of the Premises will be deemed to have occurred when you have removed the bulk of your furnishings from the Premises.

16. REPAIRS: We are responsible for repairs to the Premises and any equipment and appliances furnished by us, except that you agree to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to you, your family, employees, agents, guests or invitees. You must give us prompt notice of the need for repairs. In the event you fail to give us prompt notice of the need for repairs, you will also be liable to us for any increased cost we incur for repairs.

17. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests), we will repair the damage, and suspend your rent for the period of time that the Premises, in our sole opinion, is untenable; but if the Premises are so damaged that we decide that it is not advisable to repair the Premises with you occupying the Premises, we may terminate this Lease and you will only be liable for rent to the date of damage. If the damage to the Premises is caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests, we may terminate your occupancy of the Premises and you will remain liable to us for the rent through what would have been the expiration date of this Lease, or any renewal or extension of this Lease, had your possession not been so terminated and you will also remain liable for any other injury or loss incurred by us as a result of such damage, which could include a subrogation claim by our insurer.

18. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

19. HEIRS AND ASSIGNS: This Lease is binding upon and will benefit our successors and assigns and your heirs, administrators and those to whom you have assigned this Lease who have been approved by us in writing.

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20. **NOTICES:** Except as required by applicable law or this Lease, when a notice is required to be given pursuant to this Lease, the notice may be given by email; provided, however, that in the event applicable law or this Lease requires notice by specific means, such notice must be sent by the means specified by applicable law or this Lease. **Notices required by Section 1 (Security Deposit) of this Lease, notices modifying any term, covenant, rule or regulation of this Lease or notices from either party to the other terminating this Lease or possession of the Premises may not be given by email.** Subject to the foregoing sentence, all notices from you to us must either be sent by certified mail, return receipt requested, and addressed to us at **WPM, 3333 North Charles Street, Baltimore, MD 21218** or via email through our website listed below. All notices from us to you must be emailed to the address (if any) provided by you below, delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to you at the Premises. If more than one person is the Resident under this Lease, notice given to or by any one of them shall bind all.

Management's Website: www.theallstonapts.com

Resident's Electronic Mail Address (Email):

adiasija@gmail.com: TANAY.NAYAK@GMAIL.COM angadpersonalmail@gmail.com

If you change your email address, you must notify us of your new email address by certified mail, return receipt requested.

21. **AGENCY:** If any of our employees at your request, move, handle or store anything, or drive or park your motor vehicle, then that employee will be your agent, and we will not be liable for any loss, damage or expense which you incur as a result of the employee's actions.

22. **SUBORDINATION OF LEASE:** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the rental community and is also subject and subordinate to any extension, renewal, modification, replacement, or consolidation of any such mortgage or deed of trust. The provisions of this Section are self-operative and no further instrument of subordination will be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the rental community, you will automatically, without the necessity of signing any further document, become the tenant of the new owner.

23. **ENTIRE AGREEMENT:** This Lease contains the entire agreement between us and you, and can only be changed in writing, signed by both parties.

24. **SEVERABILITY:** If a Court determines that any provision of this Lease is invalid, that invalidity will not affect other provisions of this Lease which can be given effect without the invalid provision; and, therefore, the provisions of this Lease are declared to be severable.

25. **UTILITIES:** You must continuously maintain, in your name, and pay all charges for, all utilities used in the Premises during the term of this Lease, and any renewal or extension of this Lease (the "Term"), except for the following:

<input type="checkbox"/>	Cable	<input type="checkbox"/>	Cooking Gas
<input type="checkbox"/>	Phone	<input checked="" type="checkbox"/>	Hot Water
<input type="checkbox"/>	Internet	<input type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	Wireless Internet	<input type="checkbox"/>	Heating
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Steam for Heat
<input type="checkbox"/>	Gas		
<input checked="" type="checkbox"/>	Water & Sewer		
<input checked="" type="checkbox"/>	Trash Services		

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In the event you fail to make any utility payment for which you are responsible, then the unpaid amount, in our discretion, may be paid by us with the amount paid then being added to and deemed part of the rent due.

Unless excepted above, you must obtain and are responsible for the payment of all utilities (the "Required Utility Service") including (but not limited to) gas, heat, air conditioning (where available), electricity, hot water, water, data services (optional, where available, installed and paid for by you) and telephone (optional and paid for by you).

If you do not continuously maintain, in your name, the Required Utility Service for the Term, and should the Required Utility Service be transferred into our name during the Term, you will have authorized us to terminate the Required Utility Service five (5) days after we have sent to you (in accordance with Section 20 of this Lease) notice of our intent to do so. Please note that during the Term we will not interfere with or prevent you from maintaining the Required Utility Service or from restoring the Required Utility Service in your name.

26. CONDITION OF PREMISES: When the Premises are made available for your occupancy, 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.

27. EXISTING DAMAGES: Upon your written request (sent in accordance with Section 20 of this Lease) within fifteen (15) days of occupancy, you will have the right to have the Premises inspected by us, with you present, for the purpose of making a written list of damages that exist at the commencement of your tenancy.

28. EARLY TERMINATION: In the event you wish to terminate this Lease, or any renewal or extension of this Lease, prior to its expiration date, we agree to permit the early termination upon:

(A) You giving to us two (2) calendar months prior written notice of your intent to terminate; and

(B) You agree, in writing, to pay to us an amount equal to two (2) additional month's rent beyond the end of the month in which you elect to terminate this Lease (the "Lease Termination Fee"). This offer is contingent upon you being current in the monthly rental at the time you vacate, and with the Lease Termination Fee being paid prior to the termination date.

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29A. VEHICLE PARKING: You must obey all parking and speed regulations which we may promulgate or post and park only properly tagged and functioning passenger motor vehicles or trucks (with no commercial lettering) not in excess of 3/4 ton GVW, whose appearance, in our sole opinion, does not detract from the apartment community, in designated parking areas. You will not permit nor maintain any commercial vehicles or trucks in excess of 3/4 ton GVW, trailers, campers or boats in or about the apartment community. You may not use any parking area on our property for the storage or repair of any motor vehicle or other property and you must remove any unauthorized vehicles or other property from our parking areas promptly at our request. If you fail to do so, you agree to pay us, at the rate of \$10.00 per day, for the use of our parking area and you also grant us a lien on your unauthorized vehicles or other property for the payment of the parking rent, which lien may be enforced by us in the same manner as such liens may be enforced by garage keepers under the laws of the City/County and State in which the parking area is located and/or we, at our option, may have your unauthorized vehicles or other property towed away, or otherwise removed, and stored at your risk and expense. You also irrevocably constitute and appoint us as your attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Lease, and to store them at your expense in such place or places as we, in our sole discretion, deem proper. Any vehicle or other property parked or stored, so as to block or inhibit access to any dumpster, fire lane or designated snow dumping areas will be towed, or otherwise removed, at its owner's risk and expense.

OR

29B. VEHICLE PARKING: This Lease shall not confer upon you, your agents, servants, employees, family or guests any right to park any motor vehicle in or on the apartment community's parking facilities.

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30. PAYMENT OF RENT: Payments are to be made online through the Community's website **www.theallstonapts.com** using any major credit card (with a Convenience Fee), debit card, by electronic check, or cash payment through MoneyGram. No personal checks will be accepted. Except as may otherwise be required by law, no cash payment or money orders will be accepted.

Should we employ a collection agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, you will pay us the reasonable costs incurred by us in utilizing the services of the collection agent.

31. LATE CHARGE: Except in Baltimore City, you will pay as additional rent, a late charge of five (5%) percent of the amount of rent due in the event we fail to receive an installment of the rent for a period of four (4) days beyond the due date, both while occupying the Premises and after vacating same. In Baltimore City, you will pay, as additional rent, a late charge of five (5%) percent of the amount of rent due in the event we fail to receive an installment of the rent for a period of ten (10) days beyond the due date, both while occupying the Premises and after vacating same. Furthermore, if you provide us with written notice (sent in accordance with Section 20 of this Lease Agreement) specifying the day of the month that any regularly scheduled Government Benefit due Resident is normally issued or mailed, we will not impose a late charge until an installment of rent has not been paid for a period of ten (10) days beyond that date. The Term "Government Benefit" means financial assistance from any Federal, State, or City government benefits program. This shall not constitute a waiver of the right to institute proceedings for rent, damages, and/or repossession of the Premises.

32. APPLICATION OF PAYMENTS: All payments from you to us will first be applied to the oldest money owed by you to us, regardless of why the payment may have been tendered or submitted.

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

34. ILLEGAL DRUGS: If you, your family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity, Tenant will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate your occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

35. FIREARMS: Unless employed by law enforcement or the United States military and required by your employer to possess a firearm while within the Premises, you may not do so. Unless exempted by the preceding sentence, neither you nor your family, employees, agents, guests and/or invitees may possess, store or discharge a firearm on or about the Premises.

36. ALTERATIONS TO PREMISES: You must leave the Premises at the end of the Lease term, or any renewal or extension of this Lease, in as good condition as received, less ordinary wear and tear, and you may not, without our written permission, make any alterations, additions or improvements (including painting and papering) to the Premises. If you do make any alterations, additions, or improvements of a permanent nature to the Premises, they will, at the expiration of the Lease term or any renewal or extension of the Lease term, become our property and must remain with the Premises. In addition, you will remain liable for the cost of restoring the Premises to its original condition.

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37. SURRENDER OF PREMISES: If you do not surrender the Premises at the end of the Lease term, or any renewal or extension of the Lease term, you must pay us all of the damages which we suffer as a result thereof, and you must also indemnify us against all claims made by any future tenant against us based upon our delay in delivering possession of the Premises to that future tenant, if the delay is caused by your failure to give us possession of the Premises.

38. WAIVER OF BREACH: If we receive rent from you after knowing that you have violated any term or provision of this Lease, our accepting the rent will not be deemed a waiver of your breach.

39. INDEMNIFICATION: You have agreed to indemnify and save us harmless from all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension of this Lease, caused by any act or omission by you, or by your family, employees, agents, guests, or invitees.

40. LIABILITY OF AGENT: We will not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the injury, damage or loss is exclusively due to our omission, fault, negligence, or other misconduct. Failure or delay in enforcing Lease covenants of other tenants is not an omission, fault, negligence, or other misconduct on our part. You will defend and indemnify us from any claim or liability from which we are hereby exonerated.

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41. TENANT HOLDING OVER: If you continue to occupy the Premises after the expiration of this Lease, or any renewal or extension of this Lease, and we consent to your continued occupancy, your occupancy will (unless we otherwise agree in writing) be under a month to month tenancy, at twice the rental payable hereunder just prior to you holding over, which will continue until either of us mails notice to the other (pursuant to Section 20 of this Lease) at least two (2) months before the end of any calendar month, that the party giving such notice elects to terminate the tenancy at the end of the second calendar month. As long as you are in possession of the Premises, all of your obligations and all of our rights applicable during the term of this Lease will be equally applicable during the continued period of occupancy.

42. CONDEMNATION: If the Premises is taken by the government under the power of eminent domain, this Lease will terminate as of the date of taking and you will thereafter be released from any further liability under this Lease. Under such circumstances we will be entitled to receive the entire award in the condemnation proceeding.

43. INSURANCE: We do not provide insurance coverage on your property located within the Premises. During the term of this Lease, and any renewal or extension of this Lease, you must, at your expense, maintain renter's form homeowner's insurance coverage on the Premises providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$100,000.00 each occurrence; and further, providing coverage to keep your personal property on and in the Premises insured for your benefit against loss or damage resulting from broad form named perils on a replacement cost basis. You must provide us with a copy of a certificate of insurance for the policy required by this Section. If you fail to comply with the provisions of this Section 43 of this Lease Agreement, you must pay to us an additional \$25.00 per month rent until you purchase and maintain the insurance coverage required by this Section. We will not purchase the insurance for you. Collection of this additional rent will be in addition to, and not in lieu of, any other remedies which we may have as a result of your failure to comply with this Lease provision. You further agree that although you have signed this Lease and remain obligated to pay the rent specified in this Lease and comply with the other terms, covenants, rules and regulations in this Lease, we will not provide you with possession of the Premises until you provide us with a copy of the insurance policy or a certificate documenting that you have obtained the insurance coverage required by this Lease.

44. RESIDENT INDEMNIFICATION: You agree to indemnify and save us harmless from all liability, damage or expense incurred by us as a result of death or injury to persons, or damage to property (including the Premises) where this Lease required you to procure insurance for that liability, damage or expense, and you failed to do so.

45. PREJUDGMENT INTEREST: If you violate this Lease and your violation results in a monetary loss to us, then we will be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than six percent (6%) per annum, on the amount due us, from the date we mail our written list of damages to you.




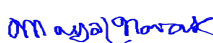
46. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to your tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

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47. **SMOKE ALARM:** We have installed at least one smoke alarm in the Premises and that alarm(s) is in good condition and proper working order as of the beginning of the Lease term. We are responsible for the installation, repair, maintenance and replacement of smoke alarms required by law. You are responsible for the regular testing of all smoke alarms in the Premises. You must notify us in writing of the failure or malfunction of a smoke alarm, which must be delivered to us by certified mail, return receipt requested, or by hand delivery to us, or our agent, at the address used for the payment of rent. We will provide you with a written receipt of any notification of a failure or malfunction of a smoke alarm that is delivered by hand. We must provide written acknowledgement of the notification and must repair or replace the smoke alarm within 5 calendar days after receiving the notification. You assume all liability to test the alarm(s) and hereby waive and exonerate us from any and all liability resulting from any defective alarm(s) which you did not specifically report to us in accordance with this Section.

You agree not to obstruct, remove or tamper with any smoke alarm or otherwise render the smoke alarm inoperative, or permit the alarm(s) to be obstructed, removed, tampered with, or otherwise rendered inoperative.

48. **CARBON MONOXIDE ALARM:** If required by statute, we have supplied and installed one or more carbon monoxide alarms ("Alarm") in a central location outside of, and audible in, each sleeping area in the Premises and have provided you written information on alarm testing and maintenance, which written information you acknowledge having received. You agree that you are able to, and will, test and maintain the Alarm according to the manufacturer's guidelines and replace batteries as needed. Except as needed for repair or routine maintenance, you agree not to remove or disconnect any Alarm or remove batteries (except to replace the batteries) and will not render any Alarm inoperative. You must immediately notify us, by certified mail, of any malfunction or other problem with the Alarm.

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Tanay Nayak			
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Angad Sandhu			
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The Allston Apartments			

49. **GOVERNMENTAL CITATIONS:** You must reimburse us the cost of any fine or penalty, and any reasonable attorney fees paid or incurred by us, as a result of an Environmental or Code Citation or a decision of a governmental board or agency when the violation is a result of any act or omission by you or by your family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Citation or imposition of the fine was not our responsibility under this Lease and was not committed by us.

50. **GUEST RESTRICTIONS:** No person visiting you may reside at the Premises for more than fourteen (14) days total during any twelve (12) month period, without our prior written consent. At any time during the term of this Lease, or any renewal or extension of this Lease, we, in our sole and absolute discretion, have the right to designate specific social guests and/or invitees of yours or other occupants of the Premises who will thereafter be prohibited from entering upon our property, including both the Premises and the common areas within the apartment community.

51. **PACKAGES, PARCELS, ETC.:** In the event we provide a facility for receiving and delivery of packages and parcels, for or on your behalf, you, at your sole risk, may utilize our facility together with any services that we may provide in connection with the operation of that facility. Since we do not charge for this service, we assume no liability for any package or parcel left in our facility or in connection with the delivery of any package or parcel. It is the responsibility of the delivery company (i.e. Fed Ex, UPS, etc.) to notify you of package delivery. If any package or parcel belonging to you or any occupant of the Premises is placed in the custody of any of our employees for safekeeping or for delivery to you or any occupant of the Premises, then that employee will be deemed your agent, and we are released from any and all loss, damage or expense in connection with that package or parcel.

52. **PEST CONTROL:** If we notify you of a scheduled extermination of the Premises, and you fail to prepare the Premises for such extermination in accordance with our instructions, you acknowledge that by your failure to comply with our instructions, you will prevent our exterminator from properly exterminating the building in which the Premises are located. If that occurs, you will be liable for any damages or losses sustained by us as a result of your actions and you will have materially and substantially breached this Lease.


In addition, you agree that your obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping your clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If you suspect a bed bug infestation within the Premises, you must immediately notify us of your suspected infestation at which time we will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at your expense. You will be obligated, at your expense, to immediately have the Premises and your furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Premises and have the infested area cleaned. In the event that you fail to grant access, prepare the Premises for treatment, or fail to permanently remove infested personal property from the Premises, you acknowledge that you will be liable for any damages or losses sustained by us as a result and you will have materially and substantially breached this Lease.

If you vacate the Premises and a bed bug infestation of the Premises is later discovered, you will be responsible for the cost of inspection, treatment, eradication, and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas of the building, whether next to, above or below the Premises, you will also be held responsible for the expense of inspection, treatment, eradication and cleaning of those other areas.

53. **STUDENTS.** If you are a college or university student, a violation of your college or university student code of conduct, community standards or the like will be a violation of this Lease.

54. **ADDITIONAL RENT.** We may, upon mailing two (2) months' prior written notice to you (sent in accordance with Section 20 of this Lease), increase the unpaid balance of the rent due under this Lease, or any renewal or extension of this Lease, and each unpaid monthly installment of rent, to reflect your pro rata share, as reasonably determined by us, of any tax, assessment, levy, fee or surcharge, including any utility or environmental tax, assessment, levy, fee or surcharge (other than any income, excess profits, inheritance or estate tax), assessed to us and relating to the Premises or the rental community in which the Premises is located, by any governmental authority where the tax, assessment, levy, fee or surcharge either did not exist at the beginning of this Lease or the rate of such tax, assessment, levy, fee or surcharge is increased during the term of this Lease or any renewal or extension of this Lease.

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55. MILITARY: If at the time you entered into this Lease, you were on active duty with the United States military, and if you subsequently receive permanent change of station orders or temporary duty orders for a period in excess of three months, your liability for rent under this Lease will not exceed:

- a. Thirty days' rent after written notice and proof of the assignment is given to us; and
- b. The cost of repairing damage to the Premises caused by an act or omission by you.

If at the time you signed this Lease, you were not a member of the United States military, you may terminate this Lease at any time after your entry into military service, or the date of your military orders for a permanent change of station or to deploy with a military unit for a period of not less than ninety (90) days. Termination of this Lease under those circumstances must be made by your delivering written notice of termination, with a copy of your military orders, to us. Delivery of your notice must be by hand delivery, by private business carrier or by placing the written notice in an envelope with sufficient postage and with return receipt requested and addressed to us at the notice address specified in Section 20 of this Lease and depositing the written notice in the United States mail. Termination of this Lease will be effective thirty (30) days after the first date on which the next rental payment is due and payable after the date on which your required notice is delivered.

56. MILITARY STATUS NOTICE: At the time you sign this Lease is any person who is a Resident under the terms of this Lease a member of the United States military? **No**.

If "Yes", who? **N/A**.

You must promptly notify us in writing (in accordance with Section 20 of this Lease) if you enlist in the United States military or are discharged from the United States military during the term of this Lease or any renewal or extension of this Lease.

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57. GOVERNMENT IMPOSED FEES AND CHARGES: We will initially pay the following government-imposed fees and charges ("Government Receivables") for the apartment community in which the Premises is located: Bay Restoration Fee, Sewer Service Fee or Sewer Service Charges, Storm Water Remediation Fee, Water Benefit Fee and Water Distribution Fee.

You agree, however, to reimburse us on or before the FIRST day of each calendar month, as additional rent, one twelfth (1/12) of your pro rata share of our than most recent annual Government Receivables for the apartment community in which the Premises is located (the "Government Receivables Bill") during the term of this Lease and any renewal or extension of this Lease. In the event any portion of the Government Receivables are paid by us on a quarterly basis, you agree to reimburse us on or before the FIRST day of each calendar month, as additional rent, one third (1/3) of your pro rata share of our than most recent quarterly bill for that portion of the Government Receivables. Your pro rata share shall be computed as follows: we will not be reimbursed for fifteen percent (15%) of the Government Receivables. Eighty-five percent (85%) of the Government Receivables are to be reimbursed by the tenants of the apartment community in which the Premises is located based on the ratio that the number of authorized tenants and occupants in each apartment in that apartment community bears to the total number of authorized tenants and occupants of all apartments in that apartment community as of the first day of each month during the term of this Lease and any renewal or extension of this Lease.

You understand and agree that reimbursement for such Government Receivables will vary depending on the fees and charges charged by the various governmental agencies, the number of authorized tenants and occupants in each apartment in the apartment community and other factors. Our billing service will bill you on or about the FIFTEENTH of the month for the amount due from you on the FIRST of the following month.

We further agree that within ten (10) days after your written request (sent in accordance with Section 20 of this Lease), mailed within seven (7) days after our billing service mails its monthly Government Receivables Bill to you, to make available for a period of seven (7) days in our office governmental bills and all calculations determining your pro-rata share of the Government Receivables.

Payment of the Government Receivables Bill must be made to our billing service or at such other place as we may designate. In the event you fail to make any such payment, then the unpaid amount, in our discretion, may be added to and deemed part of the rent due.

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RULES AND REGULATIONS

YOU AGREE NOT TO:

18. PETS: Keep any pets in or about the Premises without our written permission.
2. APPLIANCES: Store or install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises.
3. FURNITURE: Keep any water-containing furniture in the Premises.
4. WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises, except that you may use standard picture hangers for hanging pictures, mirrors, and the like. No adhesive hangers may be used.
5. WALLPAPER, PAINT AND MIRRORS: Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by us.
6. PORTABLE HEATERS: Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
7. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without our prior written permission. Upon termination of occupancy, all keys to the Premises must be returned to us. If you fail to comply with this Rule, you must pay us \$40.00 for reimbursement of the cost of changing or re-keying each lock. You may install a chain on the entry door to the Premises so long as you remove the chain when you vacate the Premises.
8. PERSONAL BELONGINGS: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators (if any), lawn areas or other common areas of the apartment community.
9. APPLIANCES & UTILITIES: Misuse or overload appliances or utilities furnished by us.
10. OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls. Also, you may not ride bicycles on lawns or on sidewalks leading from any building.
11. ADVERTISING: Display any advertisement, sign, or notice, inside or outside the Premises.
12. WIRES AND ANTENNAS/SATELLITE DISHES: Install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with our Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from us upon request).
13. HAZARDOUS SUBSTANCES/FIRE RISK: Keep in or about the Premises, or place in any dumpster or storage area, any substance designated as, or containing components designated as, hazardous, dangerous, toxic, explosive, volatile or harmful and/or subject to regulation under any Federal, State or local law, regulation or ordinance, or would increase the risk of fire.
14. LITTER: Litter or obstruct the public halls or grounds.
15. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.
16. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.
17. WINDOW SILLS: Place anything on the outer edges of the sills of window.
18. COMMON AREAS: Loiter or play in public areas, stairways, elevators (if any), laundry rooms, or storage areas, or permit your family, employees, agents, guests or invitees to do so.

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19. AUTOMOBILES: Wash, rinse, wax, service or repair any motor vehicle within the apartment community.

33. OBSTRUCTION OF WINDOWS, ETC.: Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of our buildings.

21. CLEANING OF RUGS, MOPS, ETC.: Shake or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors, landings or balconies of any of our buildings.

22. CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers, or other matter which if discarded would tend to litter such area. Canvassing, soliciting and peddling in the apartment community is prohibited. The foregoing shall not prohibit you from using direct mail solicitation or advertising in the regular communications media.

23. CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices or do any open flame cooking on balconies or patios. These outdoor cooking devices may only be used in areas designated by us (if any).

24. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to any child or developmentally disabled person not related to you by blood.

25. CLOTHES LINES: Install, erect or utilize exterior clothes lines within the rental community.

26. WADING POOLS: Maintain any wading pools within the rental community.

27. WILD BIRDS AND ANIMALS: Feed birds or wild animals so as to avoid creating unsanitary conditions and attracting unwelcome animals to the area.

28. ODORS: Permit any unusual or objectionable odors to permeate or emanate from the Premises.

29. SPRINKLER SYSTEMS: Alter any fire sprinkler system (if any) or paint, cover, obstruct, nor hang anything from, any sprinkler head.

30. TOBACCO, MARIJUANA, AND VAPOR PRODUCTS: Carry or smoke a lit tobacco or marijuana product, or inhale vapors from, or otherwise allow vapors to be emitted from, an electronic smoking device in any interior common area within any building within the rental community.

YOU AGREE TO:

31. GARBAGE & RUBBISH: Place your garbage and rubbish for disposal only as we direct.

32. USE OF FACILITIES: Use all facilities which we provide for your comfort, such as playground equipment (if any), laundry, swimming pool (if any), parking areas and storage areas (if any), (none of which facilities are included in the rent) solely at your own risk, and you agree that we are not responsible for any injury to person or loss or damage to property arising out of your use of these facilities, unless the injury is caused solely by our fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by us without affecting the remainder of this Lease.

If we should provide a swimming pool or other recreational facility for your use in common with others, you agree to comply with, and to cause your family and guests to comply with, all rules and regulations relating to the use of the swimming pool or other recreational facility, which we post at or near the pool or other recreational facility, or mail to you (in accordance with Section 20 of this Lease). A failure to comply with the rules and regulations may result, at our option, in our revoking your use of the pool or other recreational facility.

33. STORAGE AREAS: Only utilize such storage areas, if any, which are assigned to you and allow us to enter any storage area improperly utilized by you and remove the contents of that storage area and dispose of or store those contents at your expense and risk. You must provide a lock for the storage area assigned to you and keep the storage area in a clean and orderly manner. You may only store household good in the storage area and must remove all of your property from the storage area when you vacate the Premises. Any property not removed will be deemed abandoned and we will dispose of or store that property at your expense and risk.

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Resident initials	Resident initials	Resident initials	Resident initials	Resident initials	Resident initials	Resident initials	Resident initials

34. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.
35. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that you may maintain lawn furniture thereon provided the furniture is maintained in a neat and orderly manner.
36. CARPETING: Install carpeting, with pad underneath, to cover at least eighty (80%) percent of the floor space in each room which contains wooden floors. (Unless carpeting has already been installed by us or you live on the terrace level).
37. DRAPERIES: Only use draperies, window shades or blinds which present a white exterior coloration.
38. LOCK-OUT: Pay a \$75.00 service charge to Landlord each time that you lock yourself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises when our Leasing Office is closed.
39. FREIGHT ELEVATOR-MOVING: Move furniture, bulky packages and freight into or out of the Premises Monday through Friday, only between 8:00 a.m. and 6:00 p.m. and on weekends only between 9:00 a.m. and 6:00 p.m. and only with our written consent. If a Building has a freight elevator you may only use that elevator to bring furniture, bulky packages, and freight into, or out of, the Building.
40. PAINT: Notify us, pursuant to Section 20 of this Lease, of any flaking or chipping paint found either on the inside or the outside of the Premises.
41. LAUNDRY FACILITIES: Unless other hours are posted by us, use laundry facilities only between the hours of 8:00 a.m. to 9:00 p.m.
42. LIGHT BULBS: Replace, at your sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.
43. MOLD. Remove any visible moisture accumulation in or on the Premises, to thoroughly dry any such area as soon as possible after any such accumulation, and to keep the temperature and moisture in the Premises at reasonable levels. In addition, you must promptly notify us of the presence of any water leak, excessive moisture or standing water in the Premises and must also notify us of any mold growth in or on the Premises and of any malfunction in any part of the heating, air conditioning or ventilation system in the Premises. You also agree not to block or cover any of the heating, ventilation, or air conditioning ducts in the Premises.

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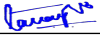

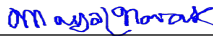
AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease will continue from year-to-year after its expiration, subject to the same covenants, agreements, rules, and regulations as are set forth in this Lease unless:

1. We mail to you, or you mail to us, written notice (sent in accordance with Section 20 of this Lease) at least FOUR (4) months prior to the expiration date of the then-existing Lease term of our or your intention not to renew this Lease.

2. If we mail a notice to you of our intention to terminate the then-existing Lease term and in that notice offer you a new Lease term pursuant to the terms and conditions contained in that notice, you will be deemed to have renewed this Lease under the terms and conditions specified in our notice unless, at least FOUR (4) months prior to the expiration date of your then-existing Lease term, you notify us (in accordance with Section 20 of this Lease) of your decision not to renew this Lease.

3. If more than one person is the Resident under this Lease, notice given to, or by, any one of them will bind all of them.

 _____ Adi Asija	_____	_____	_____
 _____ Tanay Nayak	_____	_____	_____
 _____ Angad Sandhu	_____	_____	_____
_____	_____	_____	_____
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 _____ The Allston Apartments	_____	_____	_____

LEASE ADDENDUM

Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services –Advice Only

- District Court Self- Help Resource Center- 410-260-1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free 443-273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center - 410-625-9409 or 410-878-8664, 501 E. Fayette St., RM 203, Baltimore, MD 21202 www.publicjustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410-951-7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice –focused on subsidized housing) Free
- Homeless persons Representation Project- 410-685-6589, www.hprplaw.org , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing)Free
- Green and Healthy Homes Initiative 410-534-6447, greenandhealthyhomes.org b(Advice and Representation regarding lead and other health hazards)
- Peoples Law Library- (Legal Information ONLY) www.peoples-law.org


Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)


- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distict/adr/home/rentcourt>
- Baltimore Community Mediation Center 410-467-9165, www.communitymediation.org (services available to resolve a variety of disputes not just court cases)

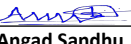
Financial Assistance – General and to Avoid Eviction


- 211-General Financial assistance
- Eviction Prevention- 410-878-8650, Dist. Court, 501 E. Fayette Street, RM 207 Balt., MD 21201

Approved for Use by Baltimore City Department of Housing and Community Development



Adi Asija


Tanay Nayak


Angad Sandhu


The Allston Apartments

Document Information

Document Reference Number: 10929









Document Pages: 19


Signatures: 16
Initials: 42







Status: Completed

Signature Summary	Signature	Initials	Timestamp	Signing Status
Adi Asija		AA	07/26/2023 06:51:23 AM EST	Completed
Document Started: Email Address:	07/19/2023 06:43:07 AM EST adiasija@gmail.com			
Tanay Nayak		TGN	07/25/2023 04:53:48 PM EST	Completed
Document Started: Email Address:	07/18/2023 05:00:53 PM EST TANAY.NAYAK@GMAIL.COM			
Angad Sandhu		AS	07/26/2023 04:39:12 AM EST	Completed
Document Started: Email Address:	07/19/2023 09:22:55 AM EST angadpersonalmail@gmail.com			
Maya Novak		mn	07/26/2023 12:10:39 PM EST	Completed
Document Started: Email Address:	07/14/2023 12:52:56 PM EST mnovak@wpmlc.com			

Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
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Adi Asija	18		Completed	IP Address: 122.161.94.212 Timestamp: 07/26/2023 06:51:18 AM EST User Agent: Firefox on Unknown
Adi Asija	19		Completed	IP Address: 122.161.94.212 Timestamp: 07/26/2023 06:51:20 AM EST User Agent: Firefox on Unknown
Tanay Nayak	1	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:52:45 PM EST User Agent: Chrome on Windows
Tanay Nayak	2		Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:52:47 PM EST User Agent: Chrome on Windows
Tanay Nayak	3	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:52:51 PM EST User Agent: Chrome on Windows
Tanay Nayak	4	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:13 PM EST User Agent: Chrome on Windows
Tanay Nayak	5	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:14 PM EST User Agent: Chrome on Windows
Tanay Nayak	6	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:16 PM EST User Agent: Chrome on Windows
Tanay Nayak	7	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:17 PM EST User Agent: Chrome on Windows
Tanay Nayak	8	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:20 PM EST User Agent: Chrome on Windows
Tanay Nayak	9	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:22 PM EST User Agent: Chrome on Windows
Tanay Nayak	10		Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:21 PM EST User Agent: Chrome on Windows
Tanay Nayak	12	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:23 PM EST User Agent: Chrome on Windows
Tanay Nayak	13	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:25 PM EST User Agent: Chrome on Windows
Tanay Nayak	14	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:29 PM EST User Agent: Chrome on Windows
Tanay Nayak	15	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:32 PM EST User Agent: Chrome on Windows

Tanay Nayak	16	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:34 PM EST User Agent: Chrome on Windows
Tanay Nayak	17	TGN	Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:36 PM EST User Agent: Chrome on Windows
Tanay Nayak	18		Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:39 PM EST User Agent: Chrome on Windows
Tanay Nayak	19		Completed	IP Address: 104.28.200.91 Timestamp: 07/25/2023 04:53:41 PM EST User Agent: Chrome on Windows
Angad Sandhu	1	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:03 AM EST User Agent: Chrome on Windows
Angad Sandhu	2		Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:02 AM EST User Agent: Chrome on Windows
Angad Sandhu	3	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:02 AM EST User Agent: Chrome on Windows
Angad Sandhu	4	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:02 AM EST User Agent: Chrome on Windows
Angad Sandhu	5	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:02 AM EST User Agent: Chrome on Windows
Angad Sandhu	6	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:01 AM EST User Agent: Chrome on Windows
Angad Sandhu	7	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:01 AM EST User Agent: Chrome on Windows
Angad Sandhu	8	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:39:01 AM EST User Agent: Chrome on Windows
Angad Sandhu	9	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:56 AM EST User Agent: Chrome on Windows
Angad Sandhu	10		Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:57 AM EST User Agent: Chrome on Windows
Angad Sandhu	12	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:57 AM EST User Agent: Chrome on Windows
Angad Sandhu	13	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:57 AM EST User Agent: Chrome on Windows
Angad Sandhu	14	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:58 AM EST User Agent: Chrome on Windows
Angad Sandhu	15	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:58 AM EST User Agent: Chrome on Windows
Angad Sandhu	16	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:58 AM EST User Agent: Chrome on Windows
Angad Sandhu	17	AS	Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:59 AM EST User Agent: Chrome on Windows

Angad Sandhu	18		Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:47 AM EST User Agent: Chrome on Windows
Angad Sandhu	19		Completed	IP Address: 122.161.94.246 Timestamp: 07/26/2023 04:38:47 AM EST User Agent: Chrome on Windows
Maya Novak	2		Completed	IP Address: 10.83.62.176 Timestamp: 07/26/2023 12:10:39 PM EST UserAgent: Bulk Countersign
Maya Novak	10		Completed	IP Address: 10.83.62.176 Timestamp: 07/26/2023 12:10:39 PM EST UserAgent: Bulk Countersign
Maya Novak	18		Completed	IP Address: 10.83.62.176 Timestamp: 07/26/2023 12:10:39 PM EST UserAgent: Bulk Countersign
Maya Novak	19		Completed	IP Address: 10.83.62.176 Timestamp: 07/26/2023 12:10:39 PM EST UserAgent: Bulk Countersign