

RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT is made and entered into by and between Amelie Garner (hereinafter referred to as "Tenant"), and Grace Owens (hereinafter referred to as "Landlord").

In consideration of the promises and obligations specified in this Lease, the Landlord and Tenant agree as follows:

I. DESCRIPTION OF LEASED PREMISES

Tenant agrees to lease from Landlord and Landlord agrees to lease to Tenant a certain residential unit located at the address 8901 Railroad St, MD, 781339 (hereinafter referred to as "Facility").

II. TERM OF LEASE

This Lease shall be effective for a period of one (1) year with start date on 09.12.2022 and with end date 09.12.2023 unless otherwise specified within this Lease.

III. RENT

The agreed monthly rent amount shall be \$ 1,400 .Tenant shall cooperate with Landlord to execute all necessary forms for payment of rent.

IV. INSURANCE

Tenant shall be required to maintain renter's insurance to cover his/her personal property and liability at his/her own expense. Provision of insurance shall not be deemed an election of remedies. Tenant shall provide any notice of renewal or cancellation of such insurance to Landlord and the Department of Administration

V. SECURITY DEPOSIT

The Tenant has deposited with, and the Landlord acknowledges receipt of, \$ 2,500 as a Security Deposit. This Security Deposit is to guarantee the return of the Premises to the Landlord in the same or better condition as when accepted by the Tenant, reasonable wear excepted, and to satisfy any obligations of the Tenant unfulfilled at the termination of this Lease Agreement, as specified herein. Satisfactory compliance with this section includes removing all trash and belongings of the Tenant. Tenant shall be required to maintain renter's insurance to cover his/her personal property and liability at his/her own expense.

V. TENANT COOPERATION

Tenant agrees to cooperate with Owner/agent in showing property to prospective tenant, prior to termination of occupancy.