**DWELLING LEASE AGREEMENT**

**Glen Burnie, Maryland**

**THIS LEASE**, is made on 08/15/2024 between **Prasanna Burri** (as Agent for) Landlord

(hereinafter referred to as “Landlord” or “Landlord/Agent”) and **Mohanakrishna Burri**,

**Ganesh babu Manam, Srinivasa Rao Unnam, and Ashok Chandragiri and Vinod kumar**

**Tegalollu** (hereinafter referred to as “Tenants”). WITNESSETH, that the Landlord hereby leases

to the Tenant and the Tenant hereby leases from the Landlord, premises known as Rental

Property **524 Kinglets Roost LN Glen Burnie MD 21060**, for the term of twelve (12) months

beginning on the first day of August,2024 and ending on the last day of July, 2025 at a total rent

of Eighteen Thousand Dollars ($18,000), payable in equal monthly installments of Fifteen and

five hundredDollars ($1500) in advance on the first day of each and every month (“Rent Due

Date”) of said term. If this Lease commences on a day other than the first of the month, the

amount of rent to be paid for the balance of said first month will be apportioned pro rata;

thereafter rent will be paid on the first day of the month as aforesaid. Tenant covenants and

agrees to pay said rent as set forth herein. Tenant agrees to pay rent through Zelle account by

using email burriprasanna23@gmail.com or phone 9312526689 (or by any other means (direct

debit, mailed checks, etc.) as Landlord/Agent 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 the

Landlord may use any remedy afforded under the terms of this Lease and/or applicable law. All

sums of money or other charges, including payments required to be paid by Tenant to

Landlord/Agent or to any other person under the terms of this Lease, whether the same be

designated “rent” or “additional rent”, will be deemed rent and will be collectible as such.

Landlord/Agent shall furnish to Tenant a receipt for all cash or money orders paid by Tenant to

Landlord/Agent for rent, security deposit or otherwise. Each Tenant is jointly and severally liable

to Landlord/Agent for full performance under each covenant and condition of this Lease

Agreement and for compliance with applicable law.

**1. Additional Charges.**

Landlord/Agent 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) calendar days of the date on which it is due and payable, Tenant must pay

Landlord, in addition to the rent, a late charge in the amount of five percent (5%) of the monthly

rent. However, the five (5) calendar day late period 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 leased premises for nonpayment of any installment of rent when and as the

same becomes due and payable. A service charge (which sum shall not exceed the maximum

permitted by state law) of Fifty Dollars ($50.00) will be automatically made for each instance in

which a check is returned unpaid for any reason by the Tenant’s bank.

**2. Security Deposit.**

In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has

deposited with the Landlord/Agent the sum of Fifteen and five hundredDollars ($1500), receipt

of which is hereby acknowledged, which sum does not exceed two (2) months’ rent, which is to

be held as collateral security and applied on any rent or unpaid utility bill that may remain due

and owing at the expiration of this Lease, any extension thereof or holding over period, or

applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant,

the Tenant’s family, guests, employees, agents, or pets, or other damages and expenses suffered

by Landlord as a result of a breach of any covenant or provision of this Lease. Tenant may not

utilize the security deposit as rent and must not apply the same as the last month’s rent.

Tenant’s obligations under this Lease may not end when Tenant ceases to occupy the premises.

Repairs required may be so substantial or of such a nature, that work will not be completed

within the forty-five (45) day period following the termination of the tenancy. In such event,

Landlord reserves the right to pursue Tenant for reimbursement for costs incurred to repair

damages to the premises.

In the event of a transfer or assignment by the Landlord/Agent of this Lease (e.g. due to a sale of

the property that will continue to be used as a rental property post sale execution), the

Landlord/Agent has the obligation to transfer the security deposit to the transferee if the new

Landord/Agent keeps this property as rental property. In this situation, after the transfer is made

and after written notice of sale is given to the Tenant with the name and address of the new



Landlord/Agent, Landlord/Agent is released from all liability for the return of the security

deposit and the Tenant must look solely to the new Landlord/Agent for the return of his security

deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the

security deposit to a new Landlord/Agent if the property continues to be used as a rental property

under the new ownership. The Landlord or Landlord’s estate, but not the managing agent or

court appointed receiver, will remain liable to the Tenant for the maintenance of the security

deposit as required by law.

**3. Sale of Premises**

In a situation that the Landlord/Agent decides to sell the rental property, the lease may be

terminated by giving Sixty (60) days written Notice to the Tenant. Tenant agrees to cooperate

with the Landlord/Agent around any showings of the property. In this case, the Landlord/Agent

will return the security deposit to the Tenant per Security Deposit provisions.

**4. 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 are vacated by such other person.

**5. Acceptance of Property.**

a. Delivered in compliance with law. Landlord covenants that the leased 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, that he/she has examined the

premises and found them to be in satisfactory condition, unless otherwise specified herein.

b. List of existing damages. Tenant has the right to have the dwelling unit inspected by the

Landlord in the Tenant’s presence for the purpose of making a written list of damages that exist

at the commencement of the tenancy if the Tenant so requests by certified mail to the Landlord

within fifteen (15) days of the Tenant’s occupancy. This list is for information only, and

Landlord/Agent shall not be obligated to make any repairs except as specified herein or as

required by law.

**5. Uses/Authorized Occupant.**



The premises will be used solely for residential purposes and be occupied by no more than **5**

person. The following persons and no others, except after-born children, are authorized by

Landlord to reside within the demised premises: **5 person:** and **Mohanakrishna Burri**, **Ganesh**

**babu Manam, Srinivasa Rao Unnam, and Ashok Chandragiri and Vinod kumar Tegalollu.**

Tenants will not use the premises for any disorderly or unlawful purposes or disruptive to the

quiet enjoyment of others and will comply with all applicable Federal, State, County and City

laws and ordinances.

**6. Guests.**

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. Tenant’s

guests and visitors must abide by all applicable covenants and rules contained in this Lease, and

a breach of the lease by a guest or visitor will be treated as a breach by Tenant.

**7. Pets.**

The Tenant is not allowed to keep pets on the premises except with the written permission of the

Landlord/Agent; nor retain the pet after notice of the Landlord to the Tenant to remove the pet

from the premises. Tenants who have pets agree to pay the cost of having the demised premises

de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed

and deodorized by a professional cleaner, at the termination of occupancy. Tenant is encouraged

to obtain a receipt of work performed. Tenant further agrees to pay for any and all damages

caused by pets to the premises. Tenant is authorized to have pets:

**YES X NO**

NUMBER ALLOWED

0

TYPE OF PET(S) None

**8. Liquid Filled Furnishings.**

No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted

without prior written consent and meeting the requirements of the Landlord. Tenant also agrees

to carry insurance deemed appropriate by Landlord to cover possible losses that may be caused

by such items.



**9. Parking.**

When and if Tenant is assigned a parking area/space on Landlord’s property, the parking

area/space shall be used exclusively for parking of passenger automobiles and/or those approved

vehicles listed on Tenant’s Application attached hereto. Tenant is hereby assigned or permitted to

park only in the following area or space Driveway. The parking fee for this space is included in

the monthly rent. Said space shall not be used for the washing, painting, or repair of vehicles. No

other parking space shall be used by Tenant or Tenant’s guest(s). Tenant is responsible for oil

leaks and other vehicle discharges for which Tenant shall be charged for cleaning if deemed

necessary by Landlord.

**10. Noise.**

Tenant agrees not to cause or allow any noise or activity on the premises which might disturb the

peace and quiet of another Tenant and/or neighbor. Said noise and/or activity shall be a breach of

this agreement.

**11. House Rules.**

Tenant shall comply with all house rules as stated on separate addendum, but which are deemed

part of this rental agreement, and a violation of any of the house rules is considered a breach of

this agreement.

**12. Maintenance.**

Tenant must generally maintain the rental dwelling and the garage, shed and other appurtenances,

if any, in a clean, sanitary and safe condition and to comply with all laws and health and police

regulations with respect to said premises and to identify and save the Landlord harmless from all

liability arising out of any violation of such laws or regulations or arising out of any neglect or

violation or non-performance by the Tenant of any of the covenants contained herein.

Such maintenance includes the caulking of bathtubs and sinks; replacement of HVAC filters,

fuses, resetting of circuit breakers, batteries and light bulbs; clearing of gutters and downspouts,

window wells and drainage areas; cleaning of carpets, chimneys, fireplaces and pools (as

applicable); and cleaning of appliances including, but not limited to, stoves and microwave

ovens, refrigerators and freezers, garbage disposals, trash compactors, dishwashers, washing



machines, clothes dryers, window air conditioning units, humidifiers and de-humidifiers. Tenant

is responsible for general control and elimination of household pests including, but not limited

to, fleas, ticks, roaches, silverfish, ants, bedbugs, crickets and rodents. Tenant shall be

responsible for replacement of broken glass and screens. Tenant shall be responsible for mowing

any grass and maintaining any flowers or shrubbery on the premises if applicable. Tenant shall

deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall

cooperate in keeping the garbage area neat and clean. Tenant shall be responsible for disposing

of items of such size and nature as are not normally acceptable by the garbage hauler. Tenant

shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to

cause clogging of the drains. Tenant shall pay for the cleaning out of any plumbing fixture that

may need to be cleared of stoppage and for the expense or damage caused by stopping of waste

pipes or overflow from bathtubs, wash basins, or sinks.

Tenant is responsible for keeping plumbing fixtures clean, sanitary and maintaining commode,

drains and air gaps free of blockages, and operate all electrical and plumbing fixtures properly.

Landlord/Agent is responsible for replacement of or repairs to structural elements of the

building, major appliances (including washers and dryers) and electrical, plumbing, heating and

air conditioning systems. Structural elements include, but are not limited to, the roof, floor and

ceiling systems; bearing walls and partitions; columns, lintels, girders and load-bearing beams;

foundation systems and footings; all interior stair-carriage systems; all necessary materials

required for the joining, support, fastening or attachment of the foregoing items; all components

of the exterior designed to prevent infiltration of water (i.e., paint, shingles, siding and trims);

and hand railings, steps, sidewalks and driveways. In the event of a bona fide emergency, and if

notification to the Landlord/Agent 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.

Tenant must promptly report to Landlord any problems requiring repairs or replacement beyond

general maintenance. ***Tenant must not order repairs or replacements without prior written***

***approval from the Landlord/Agent.***

***It is further agreed and understood that in the event the items described as Tenant's***

***responsibilities in this lease are not properly maintained in accordance with the terms hereof,***

***after ten (10) days’ written notice from the Landlord/Agent to Tenant of the need for***

***maintenance if the maintenance is not performed, the Landlord/Agent has the right to***



***complete the necessary maintenance and charge the Tenant for the expenses reasonably***

***incurred.***

The Landlord may consider the failure of the Tenant to maintain the property in accordance with

Tenant’s responsibilities as a breach of this Lease and may elect to terminate this Lease. Tenant is

responsible for any costs incurred for repairs or replacements made necessary due to abuse or

negligent acts of commission or omission (including a failure to report a problem to

Landlord/Agent in a timely manner) by the Tenant, his family, guests, employees, invitees or

pets.

**13. Landlord/Agent Access to Premises.**

a. Landlord may enter the premises, after giving due notice (24 hours) to the Tenant and the

Tenant has not unreasonably objected to, to make necessary repairs, decorations, alterations or

improvements; supply services only by mutual agreement during normal business hours, except

in an emergency; or exhibit the dwelling unit to prospective purchasers, mortgagees, or tenants

only during normal business hours, including weekends, except as the Landlord and Tenant

otherwise agree. Landlord/Agent may enter the premises immediately without notice to Tenant in

an emergency situation.

b. Landlord/Agent may enter the premises after due notice to the Tenant (24 hours) when the

Landlord is required to allow access to the Department of Housing for an inspection; or when the

Landlord has good cause to believe that the Tenant may have damaged the premises or may be in

violation of City, State, or Federal law or if tenant is in distress. Any request for service from

Tenant is construed to mean that permission to enter the premises has been granted for the

purpose of making requested repairs.

c. During the last three months of the term of this Lease or any extension thereof,

Landlord/Agent may put the premises on the market for rent and may place a “For Rent” sign on

the premises. Tenant agrees to cooperate with Landlord/Agent in showing the property. Tenant is

advised that on occasion he or she may be asked to exhibit the premises on less than twenty-four

(24) hours’ notice.

**14. Utilities.**

Tenant must pay utilities; electric and other services and make all required deposits based upon

occupancy of the premises.



In the event the Tenant fails to make payments immediately on presentation of the above agreed

upon utilities then the amount thereof may be added and deemed part of the rent due at the

Landlord’s discretion and the Landlord shall have the same remedies for collection of such

charges as she has for the rent. Landlord is not required to install cable, phone lines, jacks, cable

wiring, internet wiring, or multiple phone line access.

**15. Smoke Detectors.**

Landlord/Agent certifies that Smoke 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 Detectors periodically during the tenancy and replace batteries as

necessary to keep the Smoke Detectors in proper working condition and to report any

malfunctions to Landlord/Agent in writing.

**16. Alterations/Modifications.**

Tenant, without the prior written permission of the Landlord/Agent, will not remodel or make

any structural changes, alterations or additions to the premises; will not paper, paint or decorate;

will not install, attach, remove or exchange appliances or equipment, such as air conditioning,

heating, refrigerator or cooking units, radio or television antennae, subscription or satellite dishes

or pay television devices and wiring; 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 without written consent of the Landlord/Agent.

**17. Vehicle Parking.**

No motor vehicle, trailer, or other such motor vehicle or vessel may be parked on the property

without current license plates and said vehicles must be in operating condition. Vehicles may be

parked only in garages assigned spaces, if provided, or on the street.

**18. 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 not named in this lease.** In

the event the Tenant assigns this Lease or subleases any portion of the premises, it shall, at the

Landlord’s discretion, be treated as a breach by the Tenant.



**19. Insurance.**

a. Landlord’s insurance policy does not provide tenant coverage for personal belongings or

public liability. Tenant will do nothing and permit nothing to be done on or about the premises,

which will contravene any fire insurance policy covering the premises.

b. Tenant is required to obtain Renter's Insurance to protect Tenant's personal belongings and for

public liability. Tenant agrees to share the proof of Renter’s Insurance with the landlord.

**20. Hold Harmless.**

Tenant must indemnify and save Landlord/Agent 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 leased premises which is within the exclusive control of the Tenant,

unless damage, injury or accident is caused by Landlord’s/Agent’s negligence or violation of law.

Further, Landlord/Agent is not liable for any loss or damage to property of Tenant caused by

vermin or by rain, storm water or steam that may leak into or flow from any part of the said

premises or from any source, unless the damages are caused by the Landlord’s negligence or

violation of law. Tenant is entitled to pursue all legal and equitable remedies including

reimbursement against Landlord/Agent for any loss sustained by Tenant that is the result of

Landlord’s negligence.

**21. Default.**

a. In the event of any default, other than the default of failure to pay rent and late charges,

hereunder or if the Landlord/Agent can at any time deem the tenancy of the Tenant undesirable

by reason of objectionable or improper conduct on the part of the Tenant, his family, guests, or

employees by causing annoyance to neighbors or should the Tenant occupy the subject premises

in violation of any rule, regulation, or ordinances issued or promulgated by the Landlord/Agent,

any governmental rental authority, or any federal, state or local law, then and in any of said

events, the Landlord/Agent has the right to terminate this Lease by giving the Tenant personally,

via email or by sending via first class mail to the Tenant a thirty (30) day written notice to quit

and vacate the premises containing in said notice the basis for the termination.

b. However, in the event the breach of lease involves behavior by the Tenant or a person on the

subject premises with the Tenant’s consent, which demonstrates a clear and imminent danger of

the Tenant or person doing serious harm to themselves, other tenants, the landlord, the landlord’s



property or representatives, or any other person on the premises, the Landlord/Agent has the

right to terminate this Lease by giving to the Tenant or person in possession personally, via email

or via first class mail a fourteen (14) day written notice to quit and vacate the premises

containing in said notice the basis for the termination. The Landlord/Agent at the expiration of

said notice or any shorter period conferred under or by operation of law may use any remedy

provided by law for the restitution of possession and the recovery of delinquent rent.

c. Failure to pay rent and late charges as specified herein will constitute a default. In the event of

such default, the Landlord/Agent use any remedy available under this Lease and/or applicable

law, including filing a written Complaint in the District Court of Maryland for Failure to Pay

Rent and requesting a repossession of the property.

**22. Court Awarded Legal Fees.**

In an action by the Landlord to recover possession of the leased premises, including a

nonpayment of rent action, the Tenant is obligated to pay actual court costs, legal costs and

attorney fees awarded by a court. If attorney’s fees are awarded by the Court in a Failure to Pay

Rent action, the attorney’s fees are not part of the tenant’s rent and need not be paid to redeem

the premises.

**23. Move-Out Inspection/Surrender of Premises.**

a. 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 professionally cleaned 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/Agent’s prior written consent. If such cleaning and removal of trash is not

accomplished by the Tenant, or if the premises are not left in good and clean condition, then any

action deemed necessary by the Landlord/Agent to accomplish same shall be taken by the

Landlord/Agent at the Tenant’s expense. Upon vacating the premises, Tenant must deliver all

keys and garage door openers to the Landlord/Agent upon vacating premises. Failure to comply

will be cause to charge Tenant for changing locks.

b. Tenant has the right to be present at the time of inspection if Tenant notifies Landlord by email

or certified mail at least ninety (90) days prior to Tenant’s date of moving of Tenant's intention to

move, date of moving and new address. Upon receipt of notice, Landlord/Agent shall notify



Tenant by email or certified mail of the time and date when the premises are to be inspected. The

inspection date shall occur within five (5) days before or five (5) days after the date of intended

moving as designated in Tenant's notice.

**24. Abandoned Property.**

Any personal property, which is left on the premises after termination of the tenancy, shall be

considered to be abandoned and Landlord/Agent 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.

**25. Destruction.**

If the premises are rendered totally unfit for occupancy by fire, act of God, act of rioters or

public enemies, or accident, the term of this Lease shall immediately cease upon the payment of

rent apportioned to the day of such happening. If, however, the premises are only partially

destroyed or damaged and Landlord decides to repair the same, such repairs shall be made by

Landlord without unreasonable delay. Tenant may be entitled to a reduced rent while repairs are

being made.

**26. 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 demised premises and to all renewals,

modifications, consolidations, replacements and/or extensions thereof. Tenant agrees to execute

any documents required to affect such subordination.

The Tenant agrees to execute promptly any documents(s), which the Landlord or lenders(s) may

request with respect thereto. In the event that the Tenant fails to do so within fifteen (15) days

from date of receipt of the written request from the Landlord or the lenders(s), the Landlord will

have the right and is hereby authorized to execute on behalf of the Tenant any such document(s).

Tenant agrees to become a tenant to any subsequent owner of the Property.

**27. Death of a Tenant or Landlord**

a. Sole (or all) Tenant’s death: Lease is automatically terminated and rent is due to

Landord/Agent through the end of the following month. Landlord/Agent, within 30 days after



Tenant’s death (or within 30 days of Landlord’s actual knowledge of Tenant’s death, if later)

shall give Tenant’s estate or personal representative written Notice terminating Lease and

stating Tenant’s death as the reason for termination.

b. Death of one (but not all) Tenants: Lease may be terminated by any party (Landord,

remaining Tenant(s), or the deceased Tenant’s estate), by giving sixty (60) days written

Notice and a copy of the death certificate to the other party. Notwithstanding the foregoing, a

surviving Tenant or a deceased Tenant’s estate may terminate Lease as soon as 30 days after

giving written Notice and the required death certificate. This right to terminate lease must be

exercises by any party within 30 days after Tenant’s death.

c. Death of a Landlord (one or all): Lease may be terminated by the remaining Landlord or

Estate of the Landlord, by giving written notice at least two months in advance. Such written

notice of termination shall include a copy of the death certificate to Tenant. This right to

terminate Lease must be exercised within three months after Landlord’s death.

**28. 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, executed by

Tenant, certifying (a) that this Lease is unmodified and in full force and effect (or, if there have

been modifications, that this Lease is in full force and effect as modified and setting forth such

modifications) and the dates to which the additional rent and other sums payable hereunder have

been paid; (b) that there is no existing default hereunder or specifying each such default of which

the signer may have knowledge and (c) that Tenant does not have any actual or pending claim

against Landlord.

**28. Notices and Services of Process.**

a. Unless otherwise designated as required by law, the names, addresses and telephone numbers

of the Landlord and agent are set forth below. Notice to and service upon the agent shall

constitute notice to and service upon the Landlord. In the event that the Landlord/Agent changes

address, the Landlord/Agent must notify the Tenant in writing within 10 days of the change.

Whenever the ownership of the rental property changes hands, the transferor must notify the

Tenant of the name, address and office location of the transferee within 10 days of the change. If



the transferee is a corporation, the transferor must list the most current name and address of the

resident agent of the corporation.

b. Any written notice regarding any of the provisions of this Lease must be given by **Gangadhar**

**Tilak Reddy Kasireddy** on behalf of all other Tenants to Landlord/Agent, and any written notice

regarding any of the provisions of this Lease may be given by Landlord/Agent 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, co-signers and subtenants. Any notice,

other than any notice regarding the final move-out inspection, is effective upon hand delivery or

three (3) days after deposit into the U.S. Postal Service, first-class postage prepaid. Email

communication can serve in lieu of the hand delivery notice but two-way confirmation must

exist.

**29. Receipts.**

Landlord/Agent agrees to provide to the Tenant a written receipt for payments of rent if the

Tenant pays with cash or a money order or, if payment is not in cash or with a money order, upon

Tenant’s request for a receipt. This Lease shall serve as a receipt for the aforementioned security

deposit.

**30. Notices.**

All notices to Tenant shall be served at Tenant’s premises or via email at

mohanburri2@gmail.com and all notices to Landlord shall be served at

burriprasanna23@gmail.com**.**

**31. Inventory.**

The premises contain the following items that the Tenant may use. Newly installed automated

blinds.

**32. Keys and Addendums.**

Tenant acknowledges receipt of the following which shall be deemed part of this Agreement:

(Please check)



X Keys 2 # of keys and purposes: one house key, one mail key, building fob and garage door

opener

X House Rules - Westview Addendum

\_\_\_ Pet Agreement

Other

**33. Emergency Number.**

In the event of an emergency affecting the health, safety, or welfare of the Tenant or any property

thereof, the Tenant may contact the Landlord, or its agent, at any time by calling the following

emergency numbers: 931-252-6689

**34. Additional Provisions. Further Provisions and Additions:**

No smoking on premises.

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**35. Merger**.

The provisions hereof, together with any provisions applicable hereto which have been added by

the parties, constitute the entire agreement between the parties hereto with respect to the said

premises.

Tenants have read or have had this agreement read to them, understand same have received a

copy of this agreement, and both the landlord and the tenant hereto, by their authentic signatures,

agree to abide and be bound by all the terms and conditions in this lease agreement.

08/19/2024

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

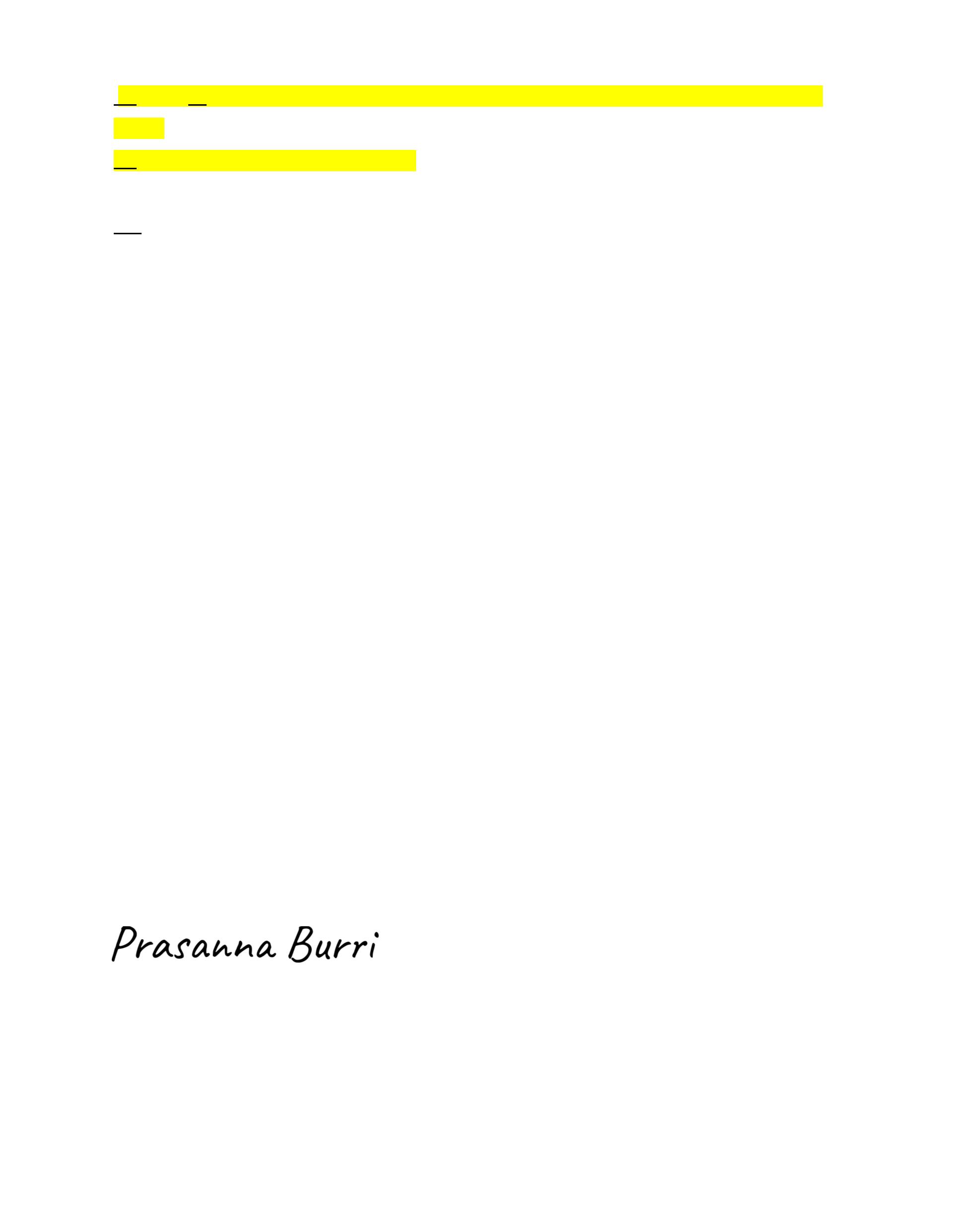
Landlord’s Signature

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Date:

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Tenant’s Signature

Date:

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Date:

**SECURITY DEPOSIT RECEIPT**

**Not applicable for contract renewals**

The Landlord and the Tenant(s) and **Mohanakrishna Burri**, **Ganesh babu Manam and Vinod**

**kumar Tegalollu** entered into a lease agreement on August, 15th, 2024 (original date of the 1st

contract) for the rental of certain premises known as Rental Property at 524 Kinglets Roost Ln

Glen Burnie MD 21060. The undersigned Landlord hereby acknowledges having received from

said Tenant the August 15th, 2024, the sum of Fifteen and five hundredDollars ($1500) as a

security deposit in connection with said Lease and premises, to protect the Landlord against

non-payment of rent, utilities, damage due to breach of said lease including failure to surrender

the premises free and clear of debris and furniture or failure to return all keys to the leased

premises to the Landlord, or damages the leased premises caused by the Tenant, his family,

agents, employees, social guests, in excess of ordinary wear.

08/19/2024

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Landlord’s Signature

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

Date:

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Tenant’s Signature

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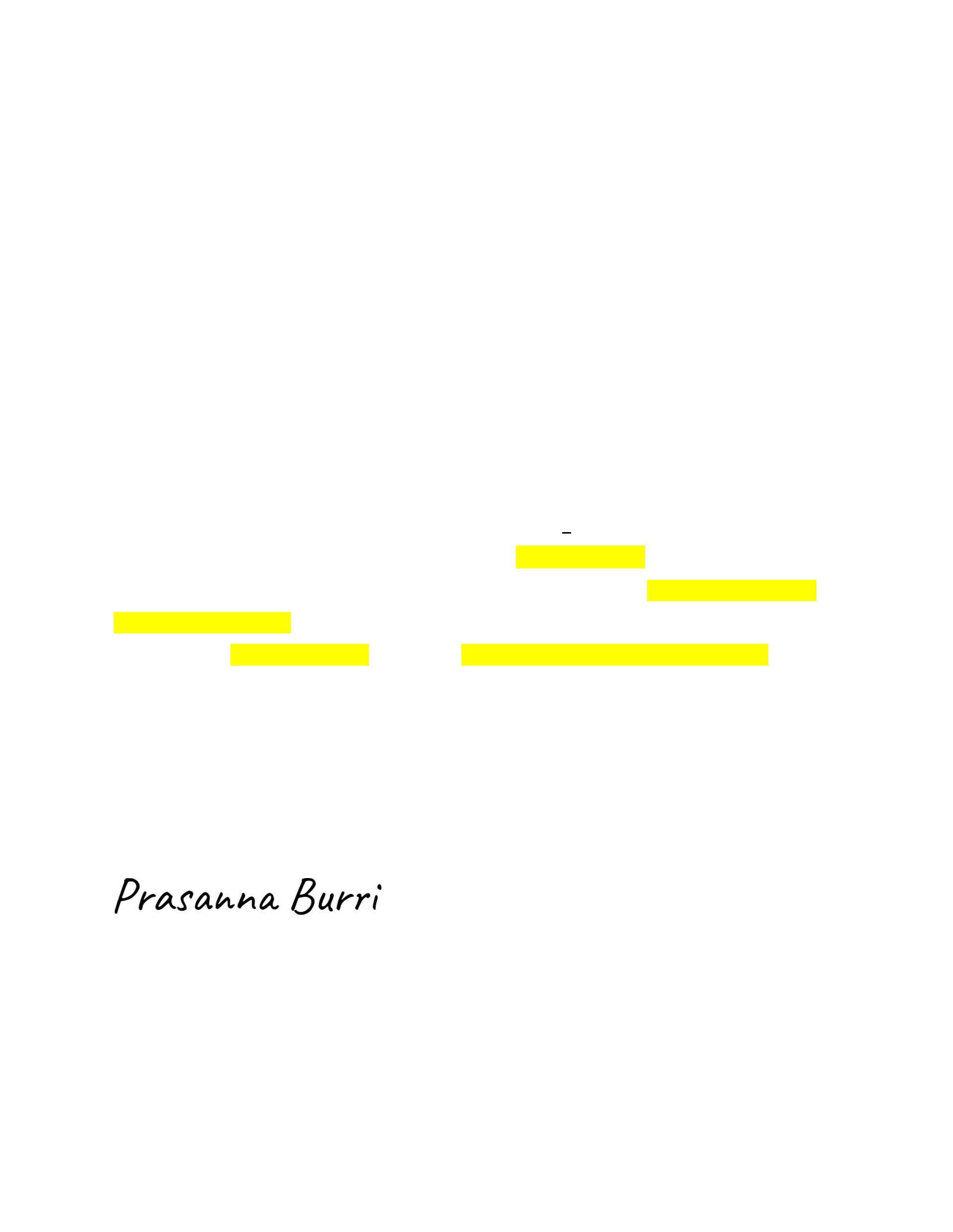
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Tenant’s Signature

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Date:



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Tenant’s Signature

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Date:

Tenant hereby acknowledges that a copy of the above receipt for security deposit was delivered

by the Landlord to the Tenant.

08/19/2024

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Landlord’s Signature

Date:

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Tenant’s Signature

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Tenant’s Signature

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Date:

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Tenant’s Signature

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Date:

