

ST. CHARLES
at Olde Court
A P A R T M E N T S

AR
\$1,665
m
1-3-25

10/28/2024

Chijioke Obi
28 Stockmill Rd Apt E;
Pikesville, MD 21208

Re: Renewal Letter

Dear Resident:

As the expiration of your current lease approaches on 02/28/2025, we are pleased to offer you a new lease. Except as modified herein, all other provisions of your current Lease will be the same and remain in full force and effect. By signing a lease term with us, your rental rate will be guaranteed for the entire lease term. The Rental Amount does not include additional rent relating to, if applicable, trash, garage/storage rental and pets. Your new lease term and rental rates are shown below.

You will need to provide a copy of your renter's insurance declaration page reflecting at least \$300,000 in liability coverage and \$5000 medical payments along with this signed lease renewal. If at any time during the term of this lease renewal your insurance policy is allowed to lapse and a new policy is not immediately purchased to continue coverage, management reserves the right to purchase liability insurance for your apartment at a cost of \$25 per month each month until your personal policy coverage is reinstated. The monthly charge will be placed on your account until proof of your new policy is provided to the Leasing Office.

It will be necessary for you to sign a new lease if you accept this renewal offer. Instructions for logging into the portal to accept your renewal terms and sign your lease are enclosed. If you do not respond within 30 days of the date of this letter, your lease will auto renew however, you will still be required to sign the lease.

"Finally, as you are aware, the cost of certain master-metered utilities is allocated to you, as set forth in Section 25 of your Lease. The method used to allocate the cost of those utilities, and any additional service charges or administrative fees, is set forth in that Section. Pursuant to Md. Code Ann., Real Property Article § 8-212.4, copies of the last two allocated utility bills issued to us are attached hereto or available at the following link:

<https://www.rentcafe.com/residentservices/apartmentsforrent/userlogin.aspx>. Any disputes relating to the computation of an allocated bill are between you and us. The average monthly bill for allocated utilities for all dwelling units in the St. Charles at Olde Court Apartments in the previous calendar year was \$16.64. You have the right, on written request, to inspect records retained by us that document an allocated utility bill."

If your intent is to vacate, a separate 60 day written notice is required. Per the terms of your current agreement, failure to provide notice will result in the automatic renewal of your lease.

Sincerely, *M. Skinner*
Michelle Skinner
Property Manager

Renewal Acceptance: I would like to renew my lease for the following term:

LEASE TERM	RENTAL AMOUNT
12	1,665.00

LEASE AGREEMENT

This Lease, made this 6th day of August, 2016 whereby St. Charles at Olde Court Ptshp, LLP, owner of the St. Charles at Olde Court Apartments, hereinafter referred to as Landlord, does hereby lease unto Chijioke Obi & Kingsley Ezeonu hereinafter referred to as Resident, for the premises known as 28 Stockmill Rd; Apt E Pikesville, MD 21208 hereinafter referred to as the "Premises", for a period commencing on the later of September 1, 2016, or the date Landlord tenders possession of the Premises to Resident, and ending on October 31, 2017 at a rent of \$17,570.00, payable in equal monthly installments of \$1,255.00, in advance, without notice, deduction, setoff, or demand, on the first day of each month. For the period 7th day of August, 2016 to 31st day of August, 2016, resident shall pay a pro rata monthly rental of \$1,012.10.

This Lease is on the following terms, covenants, rules and regulations which, along with those contained on pages 2 – 12 of this Lease which are attached hereto and are incorporated herein, the Landlord and Resident agree to keep and perform.

LANDLORD AND RESIDENT AGREE THAT:

1. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from Resident of the sum of \$300.00, paid prior hereto to be held as security for the faithful performance by Resident of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Resident or the Resident's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Resident shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The notice to be furnished by the Resident shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Resident by certified mail of the time and date when the Premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Resident's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Resident for all liability for the return of such Security Deposit and Resident shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Resident without the prior written consent of Landlord and any attempt to do so shall be void.

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

2. **DELIVERY DATE OF PREMISES:** The Landlord has not guaranteed a specific delivery date for the Premises, and that the Resident will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Resident.

rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time on a daily basis) unless otherwise agreed to between the parties.

4. **BANK RETURNED CHECKS:** Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Resident will pay to Landlord THIRTY FIVE DOLLARS (\$35.00) for each such bank returned check.

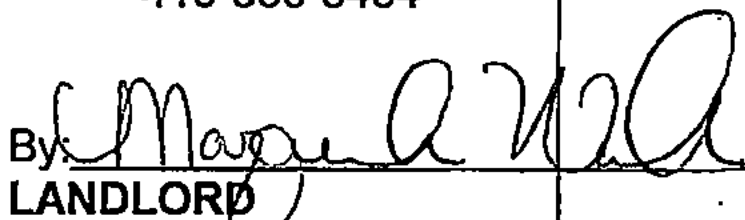
5. **ASSIGNMENT, SUBLETTING AND USE:** Resident will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the Resident and following additional persons, without the prior written consent of the Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.

Name:	Date of Birth	Sex	Relationship
Ebele Obi	08/12/1985	F	Wife
Ugochukwu Obi	03/29/2009	M	Son

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

WITNESS/ATTEST:

St. Charles at Olde Court Partnership LLP
P.O. Box 548
Owings Mills, MD 21117
410-363-3434

By:  agent (Seal)
LANDLORD

 (Seal)
RESIDENT

(Seal)
RESIDENT

(Seal)
RESIDENT

elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future Residents or purchasers without being liable to prosecution therefore, or damages by reason thereof.

14. **RE-ENTRY OF PREMISES:** In the event Resident abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Resident's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Resident of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Resident, after the Resident has vacated.

15. **ABANDONMENT:** Abandonment of the Premises shall be deemed to have occurred when the Resident has removed the bulk of Resident's furnishings from the Premises.

16. **REPAIRS:** Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Resident agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to the Resident, Resident's family, employees, agents, guests or invitees. In the event Resident fails to give Landlord prompt notice of the need for repairs, Resident shall be liable to Landlord for any increased cost of repairs arising out of such failure.

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

18. **SECTION HEADINGS AND NUMBERS:** Section Headings and Section Numbers appearing 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, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Resident who shall have been approved in accordance with Section 5 of this Lease.

20. **NOTICES:** All notices from Resident to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at P.O. Box 548, Owings Mills, Maryland 21117. All notices from Landlord to Resident shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Resident at the Premises. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

21. **AGENCY:** If any employee of Landlord's at Resident's request, moves, handles or stores anything, or drives or parks Resident's motor vehicle, then and in every case, such employee

place or places as Landlord, in its sole discretion, may deem proper. Any vehicle or other property parked, or stored, so as to block or inhibit access to any dumpster or fire lane will be towed, or otherwise removed, at its owner's risk and expense.

31. **PAYMENT OF RENT:** Resident shall pay the rent at Landlord's office or to such other address as may be designated by Landlord. Rent will be accepted by Landlord when its office is open. Except as may otherwise be required by law, or by Landlord, all rental payments made by Resident to Landlord shall be by check or money order. Landlord will convert all paper checks received in payment of rent into electronic items for Automated Clearing House (ACH) funds processing. Such electronic payments will be for the amount indicated on each check and may be withdrawn from Resident's bank account on the same day that such payment is received by Landlord. Resident acknowledges that a check converted into an electronic item will not be returned to Resident by Resident's financial institution and will instead appear as an electronic item on Resident's bank statement. If Resident should notify Landlord requesting that his or her check should not be converted into such electronic item, Resident agrees thereafter to make all rent payments by certified or cashier's check or by money order. If Landlord cannot post the transaction electronically, Landlord is authorized to present a copy of Resident's check for payment. No personal checks will be accepted after the 5th day of the month in which the rental payment is due and owing, nor will they be accepted if one (1) such check presented by Resident in a twelve (12) month period is dishonored by Resident's bank.

Should Landlord employ an 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, Resident shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

32. **LATE CHARGE:** Resident will pay, as additional rent, a charge of five (5%) percent of the monthly rental as a late charge in the event that Resident shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent for a period of four (4) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

33. **APPLICATION OF PAYMENTS.** All payments from Resident to Landlord may, at Landlord's option, be applied in the following order to debts owed by Resident to Landlord; late charges, agent's fees, attorney's fees, court costs, obligations other than rent (if any) due Landlord, other past due rent other than monthly rent, past due monthly rent, current monthly rent.

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

35. **ILLEGAL DRUGS:** If Resident, Resident's family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity, Resident will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate Resident's 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.

interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Resident.

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

47. **SMOKE DETECTOR:** Landlord has installed at least one smoke detector in the Premises and that said detector(s) is in good condition and proper working order as of the beginning of the Lease term. Resident agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Resident further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Resident assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector which Resident shall not have specifically reported to Landlord.

This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, the occupant should obtain a dual powered smoke detector or a battery powered smoke detector.

If Resident elects to install a dual powered smoke detector, such installation must be performed by a licensed electrician and written notice of such installation must be mailed to Landlord in accord with Section 20 of this Lease Agreement. Please note, however, that under no circumstance may Resident remove or alter any smoke detector previously provided by Landlord.

48. **ENVIRONMENTAL CONTROL (Baltimore City):** Resident shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of the Resident or the Resident's family, agents, employees, guests or invitees.

49. **GUEST RESTRICTIONS:** Persons visiting Resident may not reside at the Premises for more than fourteen (14) days in aggregate during any twelve (12) month period, without the prior written consent of Landlord. At any time during the term of this Lease, or any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion, shall have the right to designate specific social guests and/or invitees of Resident or other occupants of the Premises who shall thereafter be prohibited from entering upon Landlord's property, including both the Premises and the common areas within the rental community.

50. **PACKAGES, PARCELS, ETC.:** In the event that Landlord shall provide a facility for receiving and delivery of packages, parcels and the like, for or on behalf of Resident, Resident, at Resident's sole risk, may utilize the same together with any services that may be supplied in connection with the operation thereof. No charge is made by Landlord for such accommodations and Landlord assumes no liability for any package, parcel, etc. left therein or in connection with the delivery of any of the same. If any package, parcel, etc. belonging to Resident or any occupant of the Premises shall be placed in the hand or custody of any of the employees of Landlord for safekeeping or for delivery to Resident or any occupant of the Premises, then such employee shall be deemed the agent of Resident, and Landlord is hereby expressly released from any and all loss, damage or expense in connection therewith.

51. **PEST CONTROL:** If Landlord notifies Resident of a scheduled extermination of the Premises, and Resident fails to prepare the Premises for such extermination in accordance with

RULES AND REGULATIONS

RESIDENT AGREES NOT TO:

1. **PETS:** Keep any pets in or about the Premises without the written permission of the Landlord.
2. **APPLIANCES:** 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 Resident 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 Landlord.
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 the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Resident shall fail to comply with this Rule, Resident shall pay Landlord \$50.00 for reimbursement of the cost of changing or re-keying the locks.
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 OBSTRUCTIONS:** Misuse or overload appliances or utilities furnished by the Landlord.
10. **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
11. **ADVERTISING:** Display any advertisement, sign, or notice, inside or outside the Premises.
12. **WIRES AND ANTENNAS/SATELLITE DISHES:** Resident may not 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 Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request).
13. **FIRE RISK:** Store in the Premises or any storage area any material of any kind or description that is combustible, 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.

31. **STORAGE AREAS:** Only utilize such storage areas, if any, which are assigned to Resident and shall allow Landlord to enter any storage area improperly utilized by Resident and to remove the contents thereof and to dispose of or store the same at the expense and risk of Resident. Resident will provide a lock for the storage area utilized by Resident. Resident agrees that the maximum total cumulative fair market value of all contents of the storage area used by Resident shall at no time exceed \$300.00.

C.O
Resident's Initials

32. **CONDITION OF PREMISES:** Keep the Premises in a neat, clean, good and sanitary condition.

33. **BALCONIES AND PATIOS:** Keep balconies and patios free of all personal belongings, except that Resident may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

34. **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 Landlord).

35. **DRAPERIES:** Only use draperies and window shades which present a white exterior coloration.

36. **LOCK-OUT:** Pay a \$20.00 service charge to Landlord each time that Resident locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises after 5:00 p.m. on weekdays, and at any time on weekends and holidays.

37. **FREIGHT ELEVATOR-MOVING:** Move furniture, bulky packages and freight into, or out of, the Premises Monday through Friday, 9:00 a.m. to 4:00 p.m. and may only utilize the freight elevator (if any) to bring furniture, bulky packages and freight into, or out of, the Building. The freight elevator (if any) may only be used by Resident for such purposes Monday through Friday, 9:00 a.m. to 4:00 p.m.

38. **LIGHT BULBS:** Replace, at Resident's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

39. **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, Resident shall promptly notify Landlord of the presence of any water leak, excessive moisture or standing water in the Premises and shall further notify Landlord 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. Resident further agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the Premises.

AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease shall continue from year to year after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Resident or Resident mails to Landlord written notice (sent in accord with Section 20 of this Lease Agreement), at least three months prior to the expiration date of the then existing term, of said Landlord's or Resident's intention not to renew this Lease. If the Landlord mails a notice to the Resident of its intention to terminate the then existing Lease term, and in said notice offers the Resident a new Lease term pursuant to the terms and conditions therein contained, and if the Resident does not