



LEASE AGREEMENT FOR Richmar Apartments

Lease Start Date: 06/17/2023

Lease End Date: 06/16/2024

Name of Resident(s): Suresh Dundi
Name of Occupant(s):
Name of Guarantor(s):
Address of Premises (the "Premises"): 1 G TROLOD COURT, Owings Mills, MD 21117

Monies Due at Move-In:

Rent Concession -700.00
RENT CHARGE 638.87

Monthly Rent Charges:

RENT CHARGE 1,369.00

Security Deposit:

Total Security Deposit Due: \$250.00

Utility Information

Management Pays for: Hot and Cold Water, Sewage, Trash Removal
Resident Pays for: Gas and Electric including Cooking, Heating and A/C

Contact Information

Leasing Office Address: 13-E Richmar Road, Owings Mills, MD 21117
Leasing Office Phone #: (410) 356-5525
Leasing Office Email Address: richmar2@marylandmgmt.com
Resident Portal: https://richmar.residentportal.com/

THIS LEASE effective 06/17/2023, is between The Maryland Management Company, managing agent for the owner of the apartment herein rented (hereinafter referred to as "we", "us" or "Management") and the Resident(s) listed above (hereinafter referred to as "you" or "Resident"). We have agreed to lease to you and you have agreed to lease from us the above indicated Premises, to be occupied by the persons listed above as Resident(s) and Occupant(s) and no others, except with the prior written approval of Management, for a period beginning on the later of the Lease Start Date or the date we offer you possession of the Premises and ending on the Lease End Date. You have agreed to pay the Total Monthly Rent in advance, without notice, deduction, setoff or demand, on or before the first day of each month. You have further agreed to pay the Security Deposit and Fees Due at Lease Start Date at the time you sign this Lease. If applicable, this Lease also contains a Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

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.

WITNESS/ATTEST:

The Maryland Management Company,
agent for SCHWARTZ FAMILY PROPERTIES 2
2613 Cabover Drive, Hanover, MD 21076
410-553-0070

[Handwritten signature]

[Handwritten signature]

By: *[Handwritten signature]* 6/14/23, agent
Management Date
[Handwritten signature] 6/14/23
Resident Date

Resident Date

Resident Date

MARYLAND MANAGEMENT COMPANY LEASE COVENANTS

This Lease is on the following terms, covenants, rules and regulations which we and you agree to keep and perform.

1. **SECURITY DEPOSIT:** You acknowledge owing us a Security Deposit in the above stated amount. We will provide you with a separate receipt acknowledging the amount of the Security Deposit paid by you. The Security Deposit is to be held as security for the faithful performance by you of the covenants, conditions, rules and regulations contained in this Lease. 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 irrespective of the 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, or our agent, 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 the 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 designated in your notice. In the event of the sale or transfer of the Premises by us, we have the right to transfer, in accordance with applicable law, the Security Deposit to the new owner, and we will then be released by you for all liability for the return of your Security Deposit and you agree to look to the new owner for the return of your Security Deposit. It is agreed that this applies to every transfer or assignment made of your Security Deposit to any future owner. The Security Deposit may not be mortgaged, assigned or encumbered by you without our prior written consent and any attempt to do so will be void.

You have a right to receive, by first class mail, delivered to your last known address, a written list of the charges against the 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 the Security Deposit, by first class mail, addressed to your last known address within forty-five (45) days after the termination of your tenancy. 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. Any refund of the Security Deposit due to you at the expiration or earlier termination of this Lease will be refunded by means of a check made payable to those individuals who then constitute "Resident" pursuant to the terms of this Lease.

2. **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 or text message.** 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 2613 Cabover Drive, Hanover, Maryland 21076 or via email through our Resident Portal as identified on Page one (1) of this Lease. All notices from us to you must be emailed to the address (if any) provided by you in your Lease Application, 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.

3. **PAYMENT OF RENT:** If paid by mail, you must pay the rent by mailing the total amount due to the Leasing Office Address specified on Page one (1) of this Lease, or to such other address as may be designated by us. Subject to our right to change payment method or as may be otherwise required by law, all rental payments made by you to us must be by check, direct debit, money order, credit card (with a Convenience Fee), debit card (with a Convenience Fee), wired through an approved financial institution or on our on-line Resident Portal as identified on Page one (1) of this Lease. It is your responsibility to confirm that all information provided to us, such as your bank account number and your bank's routing number, is accurate. We are not responsible for late payments resulting from incorrect information provided by you. We 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 your bank account on the same day that payment is received by us. You acknowledge that a check converted into an electronic item will not be returned to you by your financial institution and will instead appear as an electronic item on your bank statement. If you request that we not convert your check into an electronic item, you agree to thereafter make all rent payments by cashier's check, certified check or utilizing the prior authorized payment methods. If we cannot post the transaction electronically, you authorize us to present a copy of your check for payment. No personal checks, direct debit payments or electronic rent payments will be accepted if two (2) checks, direct debit payments or electronic rent payments presented by you are dishonored by your bank. Under such circumstances, except as may otherwise be required by law, a cashier's check, certified check or other authorized payment methods will be required for all future payments.

If you elect to make a rental payment (in accordance with Section 3 of this Lease), or other payment to us, with either a credit card or debit card, you agree to pay us (in addition to the rental or other payment) a Convenience Fee with each such payment. The specific amount of the Convenience Fee will be disclosed to you prior to you finalizing your payment using your credit card or debit card.

Payments may be made in person at the Leasing Office prior to 5:00 p.m. on the fifth (5th) day of the month or electronically via our on-line Resident Portal prior to 11:59 p.m. on the fifth (5th) day of the month. Except as required by law, payments made after these respective cutoff times must be paid by money order or cashier's check. If you have an outstanding rent balance from

the prior month, except as required by law, all payments from you to us to bring your account current must be paid by money order or cashier's check.

Should we retain 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, you agree to pay us the reasonable costs incurred by us in utilizing the services of said agent.

4. **LATE CHARGE:** Except in Baltimore City, you will pay a late charge of five (5%) percent of the amount of rent due in the event you fail to pay 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 a late charge of five (5%) percent of the amount of rent due in the event you fail to pay 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 2 of this Lease) specifying the day of the month that any regularly scheduled Government Benefit due you 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 our right to institute proceedings for rent, damages and/or repossession of the Premises.

5. **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.

6. **LEASE TERM CONVERSION: IF FOUR (4) OR MORE JUDGMENTS OF POSSESSION HAVE BEEN ENTERED FOR RENT DUE AND UNPAID AGAINST YOU IN A TWELVE (12) MONTH PERIOD, WE MAY, AT OUR OPTION, CONVERT THE TERM OF THIS LEASE TO MONTH-TO-MONTH, WHICH WILL CONTINUE UNTIL EITHER OF US MAILES NOTICE TO THE OTHER (PURSUANT TO SECTION 2 OF THIS LEASE), AT LEAST SIXTY (60) DAYS PRIOR TO THE END OF ANY CALENDAR MONTH, THAT THE PARTY GIVING NOTICE ELECTS TO TERMINATE THE TENANCY AT THE END OF THE DESIGNATED CALENDAR MONTH, IN WHICH EVENT THIS TENANCY WILL TERMINATE.**

7. **UTILITIES: EXCEPT AS OTHERWISE STATED IN THIS LEASE, YOU MUST CONTINUOUSLY MAINTAIN, IN YOUR NAME, GAS AND/OR ELECTRICITY SERVICE (AS MAY BE APPLICABLE) FOR THE PREMISES (THE "REQUIRED UTILITY SERVICE") AND MUST PAY ALL CHARGES FOR HEAT, GAS AND ELECTRICITY USED IN THE PREMISES DURING THE TERM OF THIS LEASE AND ANY RENEWAL OR EXTENSION OF THIS LEASE (THE "TERM"), INCLUDING ALL TAXES, LEVIES, SURCHARGES OR OTHER CHARGES ON, OR RELATED TO, THOSE UTILITIES. CHARGES FOR METERED WATER, IN REASONABLE QUANTITIES, WILL BE PAID BY US.**

YOU MUST AT ALL TIMES MAINTAIN SUFFICIENT HEAT WITHIN THE PREMISES SO AS TO PREVENT PIPES FROM FREEZING. IN NO EVENT CAN THE HEAT BE LESS THAN 50° FAHRENHEIT FROM NOVEMBER 1 THROUGH APRIL 15.

IF YOU DO NOT CONTINUOUSLY MAINTAIN, IN YOU NAME, THE REQUIRED UTILITY SERVICE FOR THE TERM OF THIS LEASE AND ANY RENEWAL OR EXTENSION OF THIS LEASE, AND SHOULD THE REQUIRED UTILITY SERVICE BE TRANSFERRED INTO OUR NAME DURING THE TERM OF THIS LEASE OR ANY RENEWAL OR EXTENSION OF THIS LEASE, YOU WILL BE DEEMED TO HAVE CONSENTED TO, AND AUTHORIZED US TO, TERMINATE THE REQUIRED UTILITY SERVICE FIVE (5) DAYS AFTER WE HAVE MAILED TO YOU (IN ACCORDANCE WITH SECTION 2 OF THIS LEASE) NOTICE OF OUR INTENT TO DO SO. UNDER NO CIRCUMSTANCES, HOWEVER, WILL WE INTERFERE WITH OR PREVENT YOU FROM MAINTAINING THE REQUIRED UTILITY SERVICE OR FROM RESTORING THE REQUIRED UTILITY SERVICE IN YOUR NAME.

WE MAY ENTER THE PREMISES TO CONVERT YOUR UTILITIES AS WE FROM TIME TO TIME DEEM APPROPRIATE. SUCH CONVERSION(S) MAY BE BOTH AS TO TYPE OF UTILITIES AND FROM BULK TO INDIVIDUAL METERS. IF ANY OR ALL OF YOUR UTILITIES ARE CONVERTED TO INDIVIDUAL METERS, IT IS AGREED THAT WE MAY, UPON MAILING SIXTY (60) DAYS PRIOR WRITTEN NOTICE TO YOU, MODIFY THIS LEASE SO AS TO REQUIRE YOU TO PAY ALL CHARGES FOR THOSE INDIVIDUALLY METERED UTILITIES USED IN THE PREMISES DURING THE REMAINING TERM OF THIS LEASE, AND ANY RENEWAL OR EXTENSION OF THIS LEASE.

8. **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. We will not purchase the insurance for you.

9. **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 if you give us one (1) calendar month's prior written notice of your intent to terminate (sent in accordance with Section 2 of this Lease), and agree, in writing, to pay us an amount equal to two (2) additional month's Total Monthly Rent beyond the end of the month in which you elect to terminate this Lease (the "Lease Termination Fee"). If you elect to exercise this option during the first twelve (12) months of your occupancy of the Premises, the Lease Termination Fee must also include the amount of any Rent Concession previously received by you. 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 by cashier's check, money order or credit card prior to the termination date.

10. **REPAYMENT OF RENT CONCESSION:** IF YOU ABANDON, OR ARE EVICTED FROM, THE PREMISES PRIOR TO THE LEASE END DATE STATED ON THE FIRST PAGE OF THIS LEASE, THE RENT CONCESSION (IF ANY) REFLECTED IN AN ADDENDUM (IF ANY) TO THIS LEASE WILL BE VOID. UNDER SUCH CIRCUMSTANCES, YOU MUST REFUND TO US, AT THE TIME YOU VACATE THE PREMISES, THE RENT CONCESSION. IN ADDITION, IF YOU ELECT TO EXERCISE THE EARLY TERMINATION OPTION CONTAINED IN SECTION 9 OF THIS LEASE, DURING THE FIRST TWELVE (12) MONTHS OF YOUR OCCUPANCY OF THE PREMISES, YOU MUST REFUND TO US, AT THE TIME YOU VACATE THE PREMISES, THE RENT CONCESSION.

11. **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.

12. **EXISTING DAMAGES:** Upon your written request (sent in accordance with Section 2 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.

13. **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.

14. **PEST CONTROL:** If we notify you of a scheduled extermination of the Premises, and you fail to prepare the Premises for the extermination in accordance with our instructions, you acknowledge that your failure to comply with our instructions will prevent our exterminator from properly exterminating the building in which the Premises are located. If that occurs, you agree to 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 ours. 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 then 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 adjacent to, above or below the Premises, you agree to also be responsible for the expense of inspection, treatment, eradication and cleaning of those other areas.

15. **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 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 Premises.

16. **OCCUPANCY, ASSIGNMENT & SUBLETTING:** You agree not to assign this Lease, or sublet the Premises, or any part of the Premises, and will not permit the Premises to be occupied by anyone other than those authorized by this Lease and your Lease Application, without our prior written consent, which consent may be withheld 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.

17. **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.

Pureal 6/15

18. **PROHIBITION OF DISCRIMINATION/HARASSMENT:** Neither you, nor anyone residing in or visiting your household, may use racial, religious or ethnic epithets, or make derogatory statements or expressions of a sexual nature, or taunt or tease another resident of the community or an employee of the community as a result of their disability, or make threatening statements or engage in unwelcome conduct toward such individuals, either in direct or indirect ways, such as by using email, text messages or social media.

19. **NOISE & BEHAVIOR:** You may not make, permit or facilitate any unseemly or disturbing noises or conduct by you, your 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 Management. You may not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. You further agree not to conduct, give or permit vocal or instrumental instruction or practice.

20. **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.

21. **VEHICLE PARKING:** If this apartment community has parking areas, 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, 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 improperly parked or stored, so as to block or inhibit access to any dumpster, firelane or designated snow dumping area or handicap parking space will be towed, or otherwise removed, at its owner's risk and expense. Notwithstanding anything herein contained to the contrary, you may not store or operate in the rental community or in the Premises, including on any patio or balcony, any motor-assisted or motor-driven (whether gas or electric powered) autocyycle, all-terrain vehicle, dirt bike, mini bike or other off-highway recreational vehicle.

22. **ILLEGAL DRUGS:** If you, your 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 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.

23. **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.

24. **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.

25. **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.

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

27. **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.

28. **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.

29. **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 rent payable hereunder just prior to you holding over, which will continue until either of us mails notice to the other (pursuant to Section 2 of this Lease) at least sixty (60) days 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.

30. **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 2 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.

31. **MILITARY SERVICE NOTICE:** You must promptly notify us in writing (in accord with Section 2 of this Lease) if you enlist in the United States Armed Forces or are discharged from the United States Armed Forces during the term of this Lease or any renewal or extension of this Lease.

32. **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.

33. **VIDEO RECORDING:** Common areas of the rental community may be subject to periodic and random video recording or surveillance which may be provided to law enforcement authorities.

34. **ELECTRONIC SIGNATURE:** We and you agree that (1) this Lease, and other Lease related documents, may be signed with our and your electronic signatures; (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.

35. **DEFINITION OF RENT:** The fixed monthly amount paid for use and occupancy of the Premises.

36. **APPLICATION OF PAYMENTS:** All payments from you to us will first be applied to the rent owed by you to us.

37. **ADDITIONAL RENT:** We may, upon mailing sixty (60) days prior written notice to you (sent in accordance with Section 2 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.

38. **ATTORNEY FEES AND COURT COSTS:** If you or your family, agents, employees, guests or invitees violate any term or provision of this Lease (other than for non-payment of rent under Real Property Article Section 8-401), including the rules and regulations, you will pay to us:

A. **Attorney Fees:** If we employ an attorney because of your violation of this Lease, you will pay such reasonable attorney fees as are incurred by us. If 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 be not less than fifteen percent (15%) of that judgment.

B. **Court Costs:** If legal proceedings are filed against you, you will also be liable to pay court costs and other fees and costs, if awarded by the court, which were paid or incurred by us in filing, instituting, or pursuing legal proceedings against you.

39. **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.

40. **GOVERNMENTAL CITATION:** 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.

41. **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 rate of six percent (6%), but in no event more than the highest rate allowed by law, on the amount due us, from the date we mail our written list of damages to you.

42. **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 Lease Start Date specified at the beginning of this Lease or the date we offer you possession of the Premises.

43. **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 Lease Start Date 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, unless we otherwise agree in writing.

44. **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.

45. **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.

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

47. **LEASE CORRECTIONS:** If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease and/or to otherwise correctly reflect the intent of the parties to this Lease, we both agree to initial and/or sign, where applicable, any modification or correction to this Lease.

48. **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.

49. **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.

50. **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.

51. **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.

52. **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.

53. **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.
54. **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.
55. **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.
56. **LIABILITY OF MANAGEMENT:** 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.
57. **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.
58. **COMPLIANCE WITH RULES AND REGULATIONS:** You and your family, employees, agents, guests and invitees, agree to comply with the rules and regulations set forth 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.

RULES AND REGULATIONS:

YOU AGREE NOT TO:

- R1. **PETS:** Keep any pets in or about the Premises without our written permission.
- R2. **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, on any balcony or patio, in any interior common area within any building within the rental community or within twenty-five (25) feet of the exterior of any building within the rental community. You further agree not to cultivate or possess cannabis plants in the Premises or elsewhere within the apartment community.
- R3. **ODORS:** Permit any unusual or objectionable odors to permeate or emanate from the Premises.
- R4. **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 \$50.00 for each lock that we changed or re-keyed. If you do change the locks on the doors of the Premises or install additional locks, chains or other fasteners, you must promptly provide us with all keys or codes necessary for us to gain access to the Premises.
- R5. **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.
- R6. **APPLIANCES:** Store or install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises.
- R7. **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).
- R8. **FURNITURE:** Keep any water-containing furniture in the Premises, except that fish tanks up to ten (10) gallons are allowed.
- R9. **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.
- R10. **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.
- R11. **PORTABLE HEATERS:** Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
- R12. **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.

- R13. APPLIANCES & UTILITIES: Misuse or overload appliances or utilities furnished by us.
- R14. OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
- R15. ADVERTISING: Display any advertisement, sign, or notice, inside or outside the Premises
- R16. 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, combustible, 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.
- R17. LITTER: Litter or obstruct the public halls or grounds.
- R18. LAW AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.
- R19. 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.
- R20. WINDOW SILLS: Place anything on the outer edges of the sills of windows.
- R21. COMMON AREAS: Loiter, congregate 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.
- R22. AUTOMOBILES: Wash, rinse, wax, service or repair any motor vehicle within the apartment community.
- R23. 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.
- R24. 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.
- R25. 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.
- R26. 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.
- R27. CLOTHES LINES: Install, erect or utilize exterior clothes lines within the rental community.
- R28. WADING POOLS: Maintain any wading pools within the rental community.
- R29. WILD BIRDS AND ANIMALS: Feed birds or wild animals so as to avoid creating unsanitary conditions and attracting unwelcome animals to the area.
- R30. SPRINKLER SYSTEMS: Alter any fire sprinkler system (if any) or paint, cover, obstruct, nor hang anything from, any sprinkler head.
- R31. HOVERBOARDS: Use or store any self-balancing scooter (a/k/a hoverboard) within the apartment community.
- R32. DRONES: Operate any unmanned aircraft/drone or remote-controlled vehicle or other device in, on or about any building or common area within the apartment community.

YOU AGREE TO:

- R33. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.
- R34. 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.
- R35. LOCK-OUT: At your expense, contact a locksmith in the event that you are locked out of the Premises and need assistance in gaining entry to the Premises on Saturdays, Sundays and at any other time that our on-site office is closed.
- R36. 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).
- R37. DRAPERIES: Only use draperies, window shades or blinds which present a white exterior coloration.

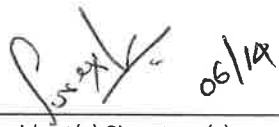
- R38. GARBAGE & RUBBISH: Place your garbage and rubbish for disposal only as we direct.
- R39. USE OF FACILITIES: Use all facilities which we provide for your comfort, such as playground equipment (if any), laundry, swimming pool (if any), parking areas and storage areas (if any), (none of which facilities 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 2 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.
- R40. 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.
- R41. 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 goods 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.
- R42. 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.
- R43. PAINT: Notify us, pursuant to Section 2 of this Lease, of any flaking or chipping paint found either on the inside or the outside of the Premises.
- R44. 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.
- R45. FREIGHT ELEVATOR-MOVING: Move furniture, bulky packages and freight into, or out of, the Premises Monday through Friday, 8:00 a.m. to 6:00 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 you for such purposes Monday through Friday, 8:00 a.m. to 6:00 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

59. **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.

60. **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 inoperable. You must immediately notify us, by certified mail, of any malfunction or other problem with the Alarm.


Resident(s) Signature(s)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

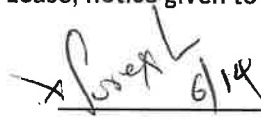
AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease will continue from month-to-month 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 2 of this Lease) at least sixty (60) days 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, within thirty (30) days of the mailing of our notice, you notify us (in accordance with Section 2 of this Lease) of your decision not to renew this Lease.

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



Resident(s) Signature(s)



MARYLAND MANAGEMENT COMPANY

Addendum to Lease Agreement
Rental Concession

Richmar Apartments
Property

1 G TROLOD COURT
Address

THIS ADDENDUM to Lease Agreement, effective 06/17/2023, is between THE MARYLAND MANAGEMENT COMPANY, managing agent for the owner of the Address indicated above (the "Premises"), (hereinafter referred to as "we", "us" or "Management") and Suresh Dundi (hereinafter referred to as "you" or "Resident").

WHEREAS, by lease agreement effective 06/17/2023 (hereinafter referred to as the Lease), we did lease to you the Premises under the terms and conditions specified therein; and

WHEREAS, we wish to offer you a rent concession, under certain specified terms and conditions, and you desire to accept the rent concession under said terms and conditions.

IT IS, THEREFORE, covenanted and agreed between the parties as follows:

- 1. You are entitled to a one-time rent concession in the amount of \$700.00.
2. If you abandon, or are evicted from, the Premises prior to the Lease End Date stated on the first page of the Lease, this rent concession will be void. Under such circumstances, you must refund to us, at the time you vacate the Premises, the rent concession. In addition, if you elect to exercise the early termination option contained in Section 9 of this Lease, during the first twelve (12) months of your occupancy of the Premises, you must refund to us, at the time you vacate the Premises, the rent concession.
3. The rent concession shall not apply to any renewal or extension of the initial Lease term.
4. Other than those changes specified in this Addendum to Lease Agreement, all other terms, covenants and conditions of the Lease shall remain in full force and effect through the balance of the Lease term and any renewal or extension thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Addendum the day and year first above written.

WITNESS/ATTEST:

Signature of witness/attestant

Signature of witness/attestant

Resident line

Resident line

THE MARYLAND MANAGEMENT COMPANY, agent

BY: Signature of agent, agent
- Management -

Signature of resident, Resident -

Resident line

Resident line



MARYLAND MANAGEMENT COMPANY Identification Verification

Property: Richmar Apartments

Address: 1 G TROLOD COURT

I hereby certify that I plan to occupy this apartment as a primary residence for myself and approved occupants as set forth in my Lease for the above address, and do further certify that I am not attempting to secure the apartment for anyone else.

In verification of the above statement, I hereby provide the following information:

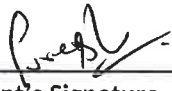
Applicant:

Name: Suresh Dundi
Identification Type: Drivers License
Identification Number: MD10273695840
State: MD

Co-Applicant(s) and/or Authorized Occupants:

Name:
Applicant Relationship:
Identification Type:
Identification Number:
State:

If no government issued photo I.D. is available, attach a recent photo. No Social Security Number or date of birth is to appear on this form.



Resident's Signature



Date

Resident's Signature

Date

Resident's Signature

Date



MARYLAND MANAGEMENT COMPANY New Resident Orientation

Property: Richmar Apartments

Address: 1 G TROLOD COURT

We wish to welcome you into your new home and express our thanks for the opportunity to serve you. Maryland Management Company is committed to providing quality housing to all households who apply and are selected for occupancy in this community. In order to accomplish this, we believe that it is in everyone's best interest to highlight some of what is expected of our residents.

- 1. RENTAL PAYMENTS:** Rental payments are due on the first day of each month. If payment has not been received by 5:00 PM on the fifth day of the month, your payment is considered late, and a 5% late charge and applicable court related fees will be assessed. We do not accept partial payments; therefore, payments cannot be accepted without late fees, court related fees and/or prior balances which may be due on your account. Payments made after 5:00 PM on the fifth day of the month must be in the form of a certified check, cashier's check or money order. Personal checks and electronic rent payments will not be accepted after 5:00 PM on the fifth day of the month. Repeated late payments and court filings are a violation of your Lease Agreement and could be cause for non-renewal of your Lease Agreement or termination of your occupancy of your apartment home. In the event your check or electronic payment is not honored by your bank a \$35.00 fee, as well as late and applicable court related fees, will be assessed to your rental account. Unless otherwise required by law, all fees, including the amount of your original check, must be paid by certified check or money order. After the second returned check or dishonored electronic payment, unless otherwise required by law, you will be required to make all future payments in the form of a certified check or money order.
- 2. SERVICE REQUESTS:** During normal business hours, please direct routine and emergency service requests to the Resident Portal, your Leasing Center or the appropriate phone number you have received. Emergency service requests, after normal business hours, should be directed to the Maryland Management Company by calling (410) 356-5525. The answering service will record your emergency request and dispatch maintenance if required. Please limit your after-hours calls to emergency situations only.

The following items are considered an emergency:

- o **Fire** (call 911 first)
- o **No water**
- o **No hot water**
- o **Flood** – includes water intrusion from the outside of a residence due to storm or flood, broken water supply or waste lines, waste line backups, blocked drain lines that are causing backup in a plumbing fixture and water, or clogged or blocked condensate, drain or discharge lines; leaking or burst hot water heater or other appliance.
- o **Gas leak, smell of gas, or pilot light out.**
- o **No heat;** inoperable furnace, heating system or thermostat.
- o **No A/C if outside temperature is above 90 degrees Fahrenheit;** inoperable system or thermostat. If outside temperature is below 90 degrees, this will not be handled as an emergency unless you have a medical condition and provide documentation from your doctor that substantiates this condition.
- o **Electrical failure** – throughout entire apartment or building. A single non-functioning outlet, switch, or light is not an emergency.
- o **Appliances** – non-functioning. Refrigerators or stoves are treated as emergency maintenance calls if the entire appliance is not working; a single stove burner or a refrigerator light out are not, however, regarded as emergencies. Garbage disposals and an automatic dishwasher that are not working are not emergencies, unless they are the cause of a flooding condition.
- o **Broken entrance doors, windows, or locks** – a maintenance emergency exists if an entrance door cannot be secured or if there is intrusion of elements (weather). Broken windows are emergencies.
- o **Smoke alarm or carbon monoxide alarm** – either non -functioning or constantly going off.

3. **PET GUIDELINES:** If the apartment community which you have chosen allows pets, your pet(s) must be approved by Management prior to occupying your apartment. A Pet Addendum must be completed which includes the pet's breed, weight at full maturity, shots record and a recent photo of the pet. Management has the right to deny any pet that does not meet the breed and/or weight criteria set forth in our Pet Policy.
4. **ACCESS TO YOUR APARTMENT:** Management must have access to your apartment for routine maintenance requests and emergency situations. Please do not change your locks without the prior written approval of Management.
5. **RENTER'S INSURANCE.** Renter's Insurance is a mandatory requirement of your Lease Agreement to cover your personal belongings. In the event of fire, flood, water damage, or other disaster, Management's insurance coverage is limited to the building structure and will not cover your personal belongings.
6. **UTILITIES:** Utility service MUST remain in your name for the entire term of your Lease Agreement and any extension thereof. If utilities are removed from your name, and/or disconnected, this will be considered a violation of your Lease Agreement and could be cause for termination of your occupancy. You must at all times maintain sufficient heat within the Premises so as to prevent pipes from freezing. In no event can the heat be less than 50° Fahrenheit from November 1 through April 15.
7. **WOOD FLOORING:** In an effort to reduce the noise emanating from your apartment, 80% of the exposed wood flooring must be covered with carpeting with padding underneath.
8. **DRUGS ARE ILLEGAL AND WILL NOT BE TOLERATED.** If you are found to possess, use or distribute illegal drugs we will spare no expense in terminating your occupancy of your apartment home.
9. **RESPECT YOUR HOME AND COMMUNITY.** Please do not damage your apartment home, common areas such as hallways, laundry and storage rooms, grounds (including landscaping, turf, and dumpster areas), or any property belonging to the rental community. You are responsible for your actions, and the actions of your family members and guests who visit your apartment home. If you or they cause damage to your apartment, the common areas or other parts of the rental community, you will be charged for such damages. These charges will be considered rent and will be due with your next rental payment. In addition, such damage is also a violation of your Lease Agreement and could be cause for non-renewal of your Lease or termination of your occupancy of your apartment home.
10. **RESPECT YOUR NEIGHBORS:** Multifamily housing requires that each neighbor respect the quiet enjoyment of others. This precludes, by way of example, loud music, disruptive guests, and loitering.
11. **KEEP YOUR COMMUNITY ATTRACTIVE.** All window treatments must be lined with a white fabric and be properly installed. Should your blinds become broken or discolored you must replace them or they will be replaced with the cost charged to your account.
12. **RESIDENT SERVICE:** If you have spoken with leasing office about a situation and have not reached a satisfactory solution, we encourage you to contact our Residence Service Department. The Resident Service Department is available Monday through Friday between the hours of 9:00 AM and 4:30 PM. You may reach a representative via telephone (410) 553-9251 or via email (residentservice@marylandmgmt.com).

[Handwritten Signature]

Resident

6/19

Date

Resident

Date

Resident

Date



MARYLAND MANAGEMENT COMPANY
Important Notice Regarding Lock-Outs

Property: Richmar Apartments
Address: 1 G TROLOD COURT

We will only do lock-outs during normal business hours Monday through Friday. In the event that you are locked out of your Premises and need assistance in gaining entry on Saturdays, Sundays, Holidays, or at any other time that our on-site office is not open, you will need to contact a locksmith, at your expense, to gain entry.

If you require assistance to gain entry during hours when our on-site office is open, proper identification must first be provided, and only tenants and authorized occupants will be given entry.

We suggest that you leave a spare key with a trusted friend or family member to avoid any inconvenience and cost should this situation occur outside of normal business hours.

[Handwritten signature] 6/14

Resident Signature

Resident Signature

Resident Signature



MARYLAND MANAGEMENT COMPANY
CONSENT TO NOTICE OF UTILITY TERMINATION

Property: Richmar Apartments

Address: 1 G TROLOD COURT

Name of Resident(s): Suresh Dundi

CONSENT DESIGNATING THE MARYLAND MANAGEMENT COMPANY TO RECEIVE
NOTICE OF TERMINATION OF
GAS OR ELECTRIC SERVICE AS A RESULT OF NONPAYMENT

The undersigned Tenant(s) hereby authorize and direct any public service company that intends to terminate gas or electric service to the multifamily dwelling unit indicated above, because of nonpayment, to provide a Notice of Termination of Service to the following property owner or property manager before terminating service:

The Maryland Management Company
2613 Cabover Drive
Hanover, MD 21076
Phone: 410-553-0070
Fax: 410-553-0080
Email: residentservice@marylandmgmt.com



Signature of Resident



Date

Signature of Resident

Date



MARYLAND MANAGEMENT COMPANY Bed Bug Information and Prevention

Property: Richmar Apartments


Address: 1 G TROLOD COURT

We are sure that you have heard quite a bit about the incidence of bed bugs increasing in the United States, both in commercial properties and private residences. As you become a resident of this Community we felt it a good time to discuss the situation and provide facts along with some tips which are inexpensive and only take a few minutes, but will go a long way to protect yourself, your family and your home.

We take any complaint regarding bed bugs very seriously and assure you that your Community Manager will take prompt action if reported. Knowing the facts and understanding how you may reduce the likelihood of exposure is critical.

Following are useful facts about bed bugs and helpful tips for prevention:

1. Many factors have contributed to the sudden bed bug resurgence. This Country's ban on potent insecticides, such as DDT, leaves very few US EPA-approved insecticide products. This makes them very hard to kill and requires several treatments to control the problem.
2. Bed bugs are not a sign of poor housekeeping. They can turn up anywhere and show no prejudice. Bed bugs now exist in the most upscale hotels, apartments, homes, college dorms and retail and commercial establishments.
3. When traveling it is critical to check the bedding in your room carefully. Don't put luggage on any furniture. Bedbugs are successful hitchhikers, when returning from a trip, wash everything in hot water and vacuum your bags inside and out, including seams.
4. Be very careful purchasing used furniture. If you do so, inspect the furniture very carefully before bringing it into your home. A mattress can be an invitation to bed bugs, so be very cautious about where it is obtained.
5. Purchase a mattress cover for all bedding.
6. Reduce any clutter in your home which may provide hiding places.
7. Some people do not react to bed bugs and may not know when bed bugs are biting them, therefore, periodically check your bedding.
8. Most importantly, if you believe you may have a problem, contact your Leasing Office immediately. Early communication is critical to successfully eliminating bed bugs. If treatment is required, you must be fully prepared for the treatment as well as follow-up treatments to eliminate the problem. We will absorb the cost of the treatment, but failure to be prepared for treatment will cause you to be charged the cost of treatment and may lead to termination of your Lease.

 6114

RESIDENT'S SIGNATURE

RESIDENT'S SIGNATURE

RESIDENT'S SIGNATURE



MARYLAND MANAGEMENT COMPANY
ADDITIONAL RULES AND REGULATIONS
(Swimming Pool Area)

Richmar Apartments
Property

1 G TROLOD COURT
Address

WHEREAS, the parties hereto entered into a lease agreement effective 06/17/2023 (the "Lease") for the address stated above (the "Premises") within the Property; and


WHEREAS, Section 13 and Rule 39 of the Lease permits Management to adopt additional reasonable rules and regulations and to modify existing rules and regulations relating to Resident's use of the swimming pool; and

WHEREAS, Management has adopted the following additional rules and regulations ("Rules and Regulations") with respect to the use of the Property's swimming pool, including, if applicable, any spa/Jacuzzi, wading pool and/or pool area:

1. **Persons using the swimming pool do so at their own risk. In consideration of being allowed to use the swimming pool, Resident waives and releases Management, including the management and ownership of the Property, and their respective employees and agents from any cause of action or claim arising out of Resident's use of the swimming pool, unless the same is caused solely by the fault, omission, negligence or other misconduct of Management, including the ownership or management of the Property or their respective employees or agents.**
2. Steps, walkways and pool decks are slippery when wet. You agree to use extreme caution and to so advise your family and guests.
3. Use of the pool is limited to posted pool days and hours. The pool may be closed at any time, without notice, for maintenance, repair, inclement weather or other reasons. The decision as to whether, and when, it will reopen is solely that of Management and/or the Lifeguard on duty.
4. The Lifeguard and/or Management may require any person to leave the pool area for violation of these Rules and Regulations or for any other reason.
5. Residents and guests must present pool passes to the Lifeguard/attendant and sign in, if requested, upon entry into the pool area. Pool passes are available in the Leasing Office during normal business hours to Residents who are current on their rent and other charges. Permitted guests, without a valid pool pass, must pay a Guest Fee each time they enter the pool area.
6. All swimmers must shower before entering the pool.
7. For hygienic reasons, persons having skin disease, inflamed eyes, a cold, nasal or ear discharge, open blisters, cuts or skin abrasions or a communicable disease are not permitted to use the pool.
8. Proper bathing suits must be worn in the pool; no cutoffs, jeans or attire other than swim trunks or bathing suits are permitted. Children who are not toilet trained must wear swim diapers or tight-fitting rubber pants underneath their bathing suits in the pool. In the event of fecal contamination, the pool will be closed.
9. No life preservers, inner tubes, rafts, floatation mats, water wings or other play equipment are allowed in the pool at any time, except for life vests approved by the United States Coast Guard. If a minor uses such a life vest, an adult must accompany the minor in the water at all times.
10. No wheeled vehicles, including strollers, bicycles, tricycles or skateboards, are permitted in the pool area.
11. Pets are not permitted.
12. No intoxicating substances or intoxicated persons are permitted.
13. Smoking is prohibited.
14. Glassware, bottles and other fragile items are prohibited.
15. Food and chewing gum are prohibited. Non-alcoholic beverages, in plastic containers, may be brought into the pool area (but not into the pool itself).
16. All persons must clean up after themselves and dispose of trash in designated receptacles.
17. Running, pushing, wrestling, ball playing, profanity, and other loud or boisterous conduct are not permitted. Prolonged underwater swimming, breath-holding or games including such behavior are prohibited.
18. Radios or music devices must be kept at a low volume.
19. Parents and guardians must watch their children closely at all times. **A parent or guardian may supervise no more than four (4) children under the age of twelve (12) at any time.** Children over the age of six (6) are not permitted in any wading pool. All non-swimmers and any child under the age of twelve (12) must be accompanied by a parent or guardian while in the water at all times.
20. Residents and guests are prohibited from removing any of the chairs, chaise lounges, tables or other equipment from the pool area and from bringing any type of furniture or lawn equipment into the pool area.
21. Residents and/or their guests will be required to pay for any damage they cause.
22. Prolonged underwater swimming, breath holding, or games including such are prohibited.

MARYLAND MANAGEMENT COMPANY, agent

By:  _____, agent
Management



Resident

Resident

Resident

NOTICE AND ACKNOWLEDGEMENT OF FLOOD HAZARD AREA
Baltimore County, Maryland

In the event of heavy rainfall, the unit you are to occupy or the motor vehicle parking area or the separate storage facility (as the case may be) is situated within a flood hazard area and may be subject to flooding which may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. government subsidized flood insurance on the personal belongings in your unit. In any event, because of this danger of loss of your personal belongings due to flooding, you may wish to consider acquiring flood insurance which may be purchased from some insurance agents.

Damage to motor vehicles may not be covered by such insurance; therefore, you may wish to also determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage of your motor vehicle resulting from flooding in the area.

I acknowledge reading and understanding the foregoing warning concerning flooding and the availability of flood insurance and hereby assume the risk of loss which may result from such flooding.



Resident's SignatureDate

Resident's SignatureDate

Resident's SignatureDate



AC Wire-in Combination Carbon Monoxide & Smoke Alarm

- 120VAC Direct Wire with Battery Backup
- Alarm/Voice message warning system
- Intelligent Sensor Technology

Part Number 900-0114A

Model KN-COSM-IBA

Voice Warning

Warns of hazard by announcing "Fire!" or "Warning, Carbon Monoxide".

Peak Level Memory

Alerts user when the unit has detected CO concentrations of 100ppm or higher.

Hush™ Button

Silences the unit during nuisance alarm situations.
(Smoke must be present before hush is activated)

Two LED's

Red LED indicates alarm mode, Green LED indicates AC power is present.

Test/Reset Button Functions

- Tests the units electronics and resets the unit during CO alarm.
- Activates Hush Feature and Peak Level Memory.

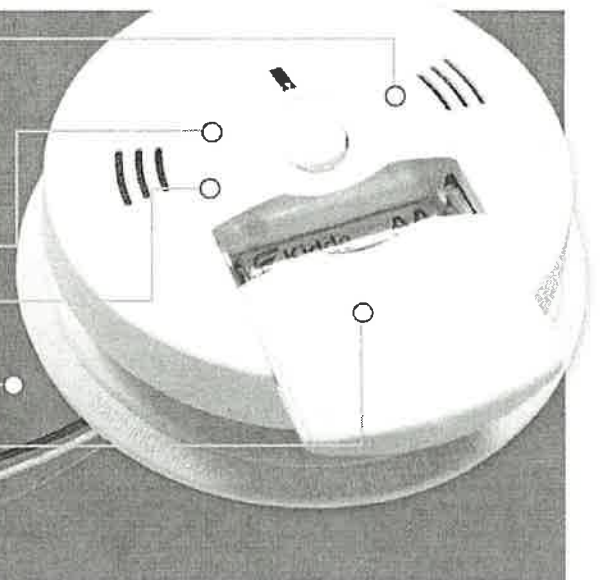
Adjustable Mounting Bracket

Allows for easy installation and alignment.

Front Load Battery Door

Replace the 2 AA batteries without disconnecting from mounting bracket.

**Alerts user to replace CO alarm
after 10 years of operation**



Description

The Kidde 900-0114A uses breakthrough technology to offer a fast response to real fires, including smoldering and fast-flaming, as well as protect you from carbon monoxide and dramatically reduce the chance of nuisance alarms. The intelligent sensor technology combines the detection capabilities of an ionization smoke sensor – which is more likely to detect smaller, less visible fire particles, like those produced by flaming fires – with that of an electrochemical sensor, which is used to detect CO. Since carbon monoxide is present in all fires, having both detection chambers work together in one alarm is a breakthrough in the fire safety industry. When either sensor notices a potential hazard, it will communicate with the other. Depending on what is detected, the alarm will adjust its smoke sensitivity in order to better discriminate between a real hazard and a false one. This constant communication enhances the alarm's overall performance in all fires, and significantly reduces the potential for a nuisance alarm.

Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fires that can occur within the home. Ionization sensing alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms. Photoelectric sensing alarms may detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms.

Alarm Warnings

Fire: The red LED will flash and be accompanied by three long alarm beeps followed by a verbal warning message "FIRE!". The alarm pattern will repeat until smoke is eliminated.

Carbon Monoxide: Four short alarm beeps followed by a verbal warning "WARNING! CARBON MONOXIDE!". This continues until the unit is reset or the CO is eliminated.

Low Battery: One chirp followed by warning "LOW BATTERY". The red LED light will flash. This pattern will continue every minute for at least seven days. Under battery power, the "LOW BATTERY" voice only occurs once every 15 minutes.

Voice Hush Indication: "HUSH MODE ACTIVATED" and "HUSH MODE CANCELLED" voice announcement.

Peak Level Memory: If the alarm had detected a CO level of 100ppm or higher when the Test/Reset button is pressed, the unit will announce "CARBON MONOXIDE PREVIOUSLY DETECTED" to warn of the CO incident.

Features and Benefits

- **Smart Interconnect™** – Interconnects up to 24 Kidde devices (of which 18 can be initiating)
- **Battery Backup (2-AA batteries included)** – Provides protection during power outages
- **Front Loading Battery Door** – Replace the backup batteries without disconnecting from mounting bracket
- **Battery Lockout System** – The battery door will not close unless the batteries are properly installed
- **Alarm Tamper Resist** – Helps deter from tampering and theft
- **Adjustable Mounting Bracket** – Makes installation fast and easy. Works with existing smoke and combination smoke and CO mounting brackets
- **Peak Level Memory** – Announces "CARBON MONOXIDE PREVIOUSLY DETECTED" if alarm has detected a CO level of 100ppm or higher since it was last reset.
- **Hush™ Feature** – Silences nuisance alarms for approximately 9 minutes. (Smoke must be present before Hush™ is activated)
- **Ionization Sensor Technology** – Ideal for detecting fast flaming and other types of fires
- **Test Button Functions:** – Tests the unit for proper operation
– Peak Level memory – Resets the Carbon Monoxide alarm
- **Green LED** – Illuminates to indicate the unit is receiving AC power. Flashes once every 60 seconds to indicate battery only mode. Flashes once per second during alarm to indicate initiating alarm. Flashes once every 16 seconds to indicate smoke or CO previously detected. Flashes every 2 seconds while the alarm is in HUSH™ mode.
- **Red LED** – When a dangerous level of smoke or carbon monoxide is detected the red LED will flash. If the unit malfunctions, the red LED will flash and the unit will chirp every 30 seconds.



**AC Wire-in Combination
Carbon Monoxide & Smoke Alarm**

**Part Number 900-0114A
Model KN-COSM-IBA**

**Architectural and Engineering
Specifications**

The combination smoke and carbon monoxide alarm shall be Kidde model KN-COSM-IBA or approved equal. It shall be powered by 120VAC, 60Hz source with two AA battery backup. The temperature operating range shall be between 40°F and 100°F (4°C and 38°C) and the humidity operating range shall be 10% - 95% relative humidity, non-condensing.

The unit shall incorporate an ionization smoke sensor with nominal sensitivity of 0.89%/ft. The CO sensor shall be of a fuel cell design and shall meet the sensitivity requirements of Underwriters Laboratories UL2034 Single and Multiple Station Carbon Monoxide Detectors.

The combination alarm can be installed on the surface of any wall or ceiling following the UL/NFPA/Manufacturer's recommended placement guidelines. The alarm can be installed on any standard single gang electrical box, up to a 4" octagon junction box. The electrical connection (to the alarm) shall be made with a plug-in connector. The unit shall provide optional tamper resistance that deters removal of the unit from the wall or ceiling. No additional pieces shall be required to activate this feature.

A maximum of 24 Kidde devices can be interconnected in a multiple station arrangement. The interconnect system must not exceed the NFPA (National Fire Protection Association) limit of 18 initiating devices, of which 12 can be smoke alarms. With 18 initiating devices (smoke, heat, CO, etc.), interconnected, it is still possible to interconnect 6 strobe lights and/or relay modules.

The alarm shall include a test button that will electronically simulate the presence of smoke and CO and cause the unit to go into both modes of alarm. This sequence tests the unit's electronics to ensure proper operation.

The CO sensor will not alarm to levels of CO below 30 ppm and will alarm in the following time range when exposed to the corresponding levels of CO:

70 ppm CO Concentration	60 - 240 minutes
150 ppm CO Concentration	10 - 50 minutes
400 ppm CO Concentration	4 - 15 minutes

The combination alarm shall have two methods of warning for danger: a piezoelectric horn that is rated at 85 decibels at 10 feet and a voice warning that identifies the danger. For a CO incident, the horn will sound in the repetitive manner - four (4) fast beeps, a short pause, four (4) fast beeps, a short pause. In between, the unit will announce "Warning Carbon Monoxide!" In a Smoke incident, the horn will sound in the repetitive manner - three (3) beeps, a pause, three (3) beeps, a pause. In between, the unit will announce "FIRE!"

The unit shall incorporate a 2 LED display. A green LED will be steady on when AC power is present, flash every 60 seconds when in battery only mode, every second to indicate alarm memory, and every 2 seconds to indicate the Hush™ mode is active. A red LED will flash in unison with the alarm sounder pattern.

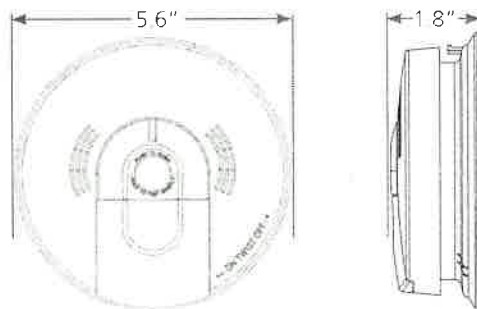
The unit shall include the Hush™ feature that silences the unit for approximately 9 minutes if a nuisance alarm condition occurs. The Green LED on the alarm will flash every 2 seconds while in Hush™ and will automatically reset itself. It also provides voice annunciation of "HUSH MODE ACTIVATED" when Hush™ is activated and "HUSH MODE CANCELLED" when the Hush cycle ends.

The unit shall also indicate a low battery warning utilizing each of the following methods: a brief alarm chirp, the voice announcement of "Low Battery!"

The unit shall at a minimum meet the requirements of UL 2034, UL217, NFPA72, (chapter 11 2002 edition) The State of California Fire Marshall, NFPA101 (One and two family dwellings) Federal Housing Authority (FHA), Housing and Urban Development (HUD). It shall also include a 10-year manufacturer's limited warranty.

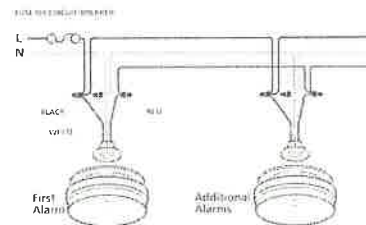
Technical Specifications

Power Source:	120VAC, 60Hz 45mA max per alarm 2 AA battery backup
Smoke Sensor:	Ionization
CO Sensor:	Electrochemical
Audio Alarm:	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	10%-95% relative humidity, non-condensing
Size:	5.6" in diameter x 1.8" depth
Weight:	7.5 lb
Wiring:	Quick connect plug with 6" pigtails
Interconnects:	Up to 24 Kidde devices (of which 18 can be initiating)
Warranty:	10 year limited



Installation of Smoke Alarm

The combination alarm should be installed to comply with all local codes having jurisdiction in your area, Article 760 of the National Electric Code, and NFPA 72. Make certain all alarms are wired to a single, continuous (non-switched) power line, which is not protected by a ground fault interrupter. A maximum of 1000 ft. of wire can be used in the interconnect system. Use standard UL listed household wire (18 gauge or larger as required by local codes).



Ordering Information

Ordering Number	UPC	1 of 5	Pack Config	Pack Qty	Dimensions (w x d x h inches)	Weight	Cartons/Pallet
21006377-N	0-47871-16377-9	100-47871-16377-6	BOX	Master Pack (6 Units)	6.6 x 13.5 x 6.2	6.7	126
21008495-N	0-47871-18495-8	100-47871-18495-5	CLAM	PDQ (2 Units)	7.8 x 4.5 x 11.8	1.5	180



1016 Corporate Park Drive
Mebane NC 27302
1-800-880-6788 www.Kidde.com

Distributed by:



Sealed Battery Smoke Alarm with Hush™

Part Number 900-0136

Model i9010 (formerly model 0910)

LED Indicator

A flashing red indicator light with four modes of operation: Standby, alarm mode, hush mode and memory set

Test/Reset Button

One button tests the unit's circuit operation and resets memory after an alarm condition occurs

Hush™ Feature

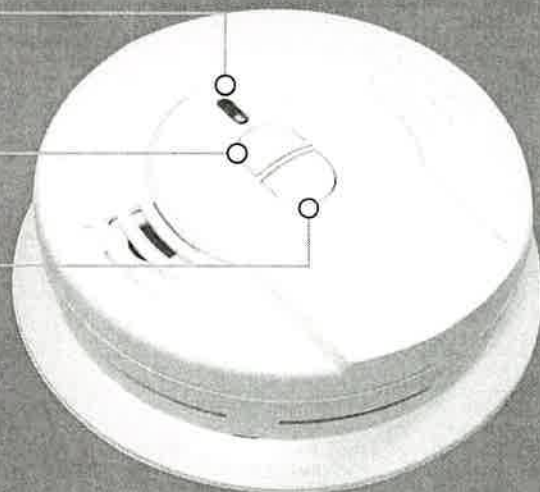
Temporarily silences nuisance alarms. Will not allow hush to be activated unless unit is in alarm mode.

Battery Operated

No wiring needed

Sealed-In Lithium Battery

Unit will continue to operate for 10 years



Description

The Kidde i9010 is a 10-year, sealed battery, ionization, smoke alarm with Alarm Memory and Hush™ feature. The innovative design of this alarm's automatic activation is unlike any other smoke alarm. The i9010 alarm will automatically activate when it is attached to the mounting bracket; there are no pull-tabs, no switches, everything is automatic. *At the end of the alarm life, the unit will chirp, indicating the alarm is in need of replacement.* The customer can use a simple tool such as a screwdriver to deactivate the unit, stopping the low battery chirp and making it safe for disposal.

The sealed-in board-mounted battery will power the i9010 unit for its complete 10-year life. No replacement battery will ever be needed.

This alarm uses ionization sensing technology. Ionization sensing alarms may detect invisible fire particles (associated with flaming fires) sooner than photoelectric alarms. Photoelectric sensing alarms may detect visible particles (associated with smoldering fires) sooner than ionization alarms.

Kidde strongly recommends that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fire that can occur within the home

The Kidde i9010 sealed battery operated smoke alarm features a self-activation mechanism making installation simple and easy. It also features Hush™ feature allowing consumers to temporarily silence nuisance alarms and an End of Life Alert indicating it is time to replace the alarm.

At the end of the alarm's 10-year life, deactivation of the alarm is just as easy. Using a tool such as a small screwdriver, a deactivation switch removes power from the alarm and renders the battery safe for disposal. The alarm lockout feature mechanically prevents a deactivated unit from being mounted back on the mounting bracket.

Features and Benefits

- **Sealed-In Lithium Battery** – Sealed-in lithium power supply; no battery replacement required over the 10 year life of the alarm. Eliminates worry about battery removal or unauthorized deactivation of alarm.
- **Self Activation** – Alarm automatically activates when attached to the mounting bracket.
- **Alarm Memory** – Rapidly flashing LED alerts user if the alarm has sounded since the last time the test/reset button was used.
- **Hush™** – Will temporarily silence nuisance alarms and will not allow hush mode to be activated unless the unit is in alarm mode.
- **Test/Reset Button** – Tests unit's circuit operation and resets memory after an alarm condition occurs.
- **End of Life Warning** – Alarm chirps every 40-45 seconds indicating the alarm is in need of replacement.
- **Tamper Resist** – (when activated upon installation) effective in preventing someone from removing the unit from the mounting bracket.
- **LED** – A flashing red indicator light with four modes of operation: standby, alarm mode, hush mode, and memory set.



Architectural and Engineering Specifications

The smoke alarm shall be Kidde unit i9010/i9010CA or approved equal. It shall be powered by a non-replaceable lithium battery with a 10-year life. The lithium battery shall be sealed in the unit to prevent removal and/or tampering. The unit shall incorporate an ionization sensor with nominal sensitivity of 0.88%/ft (.95%/ft for unit i9010CA). The temperature operating range shall be between 40°F and 100°F (4°C and 38°C) and the humidity operating range shall be 5% - 85% relative humidity.

The smoke alarm can be installed on the surface of any wall or ceiling following the UL/Manufacturer's approved placement guidelines. The alarm shall incorporate an automatic activation feature that will activate the unit as soon as it is attached to the mounting bracket, no other steps are involved. The alarm shall provide optional tamper resistance that locks the unit to the mounting bracket and deters removal of the unit from the wall or ceiling.

The alarm shall include a test button that will simulate a fire condition and cause the unit to go into alarm. This sequence tests the unit's electronics to ensure proper operation.

The unit shall include a piezoelectric horn that is rated at 85 decibels at 10 feet. The unit shall include the Hush™ feature that silences the unit for 7-9 minutes if a nuisance condition occurs. The red LED will illuminate for 1 second every 8 seconds and will automatically reset itself. If the alarm is in the Hush mode and the condition that triggered the alarm persists, the alarm shall sound again to signal potential danger despite its presence in Hush Mode. The unit shall incorporate one red LED to indicate the alarm's current status and mode of operation. The LED will indicate one of four modes:

Standby Mode: LED will flash every 40-45 seconds to indicate the unit is operating correctly

Alarm Mode: LED will flash every 1.5 seconds to indicate the unit is alarming and will be accompanied by the horn sounding (Model i9010CA LED will flash on for 1 second and off for 1 second)

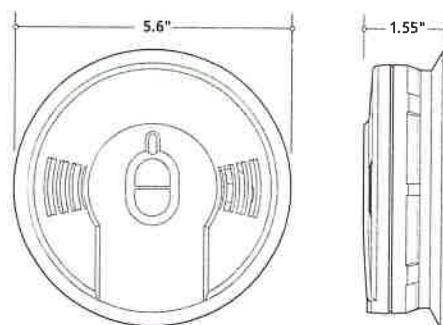
Hush Mode: LED will illuminate for 1 second every 8 seconds to indicate the unit is temporarily silenced

Memory Set Mode: If Alarm Memory has been set, the LED will flash rapidly when the test button is pressed.

The unit shall include an End of Life Alert which indicates the alarm needs to be replaced. The unit will "chirp" once every 40-45 seconds to notify the user. The unit shall have a deactivation switch to disable it and make it safe for disposal. The unit shall at a minimum meet the requirements of UL217, NFPA72, (chapter 11 2002 edition) The State of California Fire Marshall, NFPA101 (One and two family dwellings) Federal Housing Authority (FHA), Housing and Urban Development (HUD).

Technical Specifications

Model:	i9010 (i9010CA Canadian model)
UPC Number:	0-47871-90136-4
Power Source:	One, 3V Lithium battery
Sensor:	Ionization
Audio Alarm:	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	5%-85% relative humidity (RH)
Size:	5.6" in diameter x 1.55" depth
Weight:	1 lb.
Interconnects:	No
LED:	Four modes of operation
Warranty:	10 year limited



Ordering Information

Clamshell UPC: 0 47871 90136 4
Gift Box: 0 47871 08697 9

Part Number	1 of 5	Pack Quantity	Dimensions (w x d x h inches)	Weight	Case/Skid	Skid Weight
900-0136 N/A	N/A	Individual Clamshell	7.25 x 1.75 x 11	1 lbs	N/A	N/A
900-0136 N/A	N/A	Individual Box	5.75 x 2 x 6.25	1 lbs	N/A	N/A
900-0136-003	100 47871 90136-1	PDQ (3 units)	7.75 x 6 x 11.75	3 lbs	108	972 lbs
900-0136-020	200 47871 90136-8	Master Pack (20 units)	16 x 24 x 12	20 lbs	12	240 lbs
21007387	400 47871 90136-2	4pc Tray and Lid	7.75 x 9.25 x 11.75	4 lbs	75	300 lbs
21008697	100 47871 08697-6	Gift Box, 6pc Master Pack	6 x 13 x 6.25	6 lbs	144	872 lbs



1016 Corporate Park Drive
Mebane NC 27302
1-800-880-6788
www.Kidde.com

Distributed by: