

STANDARD LEASE

(410) 426 – 4112

George L. Schnader III
President

Schnader Properties, Inc.

Apartments
5103 Harford Road • Baltimore, Maryland 21214

This Lease made this _____ day of _____, between SCHNADER PROPERTIES, INC., Landlord, and _____ Tenant, witnesseth, that Landlord hereby leases to Tenant, and Tenant does hereby lease from Landlord, Apartment No. _____ **Court Elkton, MD 21921 (The Turnquist Apartments)** called the "Premises" for a term of **one year**, commencing on the **First** day of _____, and ending on _____ day of _____, at the rent of _____ dollars (\$ _____) per annum, payable monthly in advance, in equal monthly installments of _____ dollars (\$ _____) on the _____ day of each month.

SAID PREMISES ARE LEASED SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS

1. The statements made on the application of Tenant hereby attached hereto as part hereof, are material representations, the falsity of any of which shall constitute a default entitling the Landlord to possession of said premises.
2. The premises shall be used as a one family private dwelling apartment only, and for no other purpose; no sign, advertisement or other lettering shall be exhibited, painted or affixed by the Tenant on any part of the outside or inside of the demised premises or building; the premises shall not be sublet; nor shall this Lease be assigned nor shall the premises be advertised for rent, without prior written consent of the Landlord in each and every instance.

_____ (initial)

3. Except by prior written consent of Landlord, the premises shall be occupied by none other than the herein named tenants and:

Name: _____

4. In addition to the rental hereinbefore mentioned, Tenant shall pay all bills when and as same become due, for electricity, gas, heat, water used in the apartment, for air-conditioning, cooking, lighting, etc... Tenant shall pay for the cost of installing individual telephone service, if desired, and all telephone bills when same become due. Tenant shall make all required deposits with said public utility companies.

_____ (initial)

5. The Landlord hereby acknowledges receipt from the Tenant of the Security Deposit of _____ Dollars (\$ _____) paid prior hereto, for which a separate receipt has been given, to be held as security for the faithful performance of the covenants and agreements made by Tenant in the agreement. Such deposit shall not be applied toward the payment of any rent due or other sum, except as herein provided.
 - a. If any part of the security deposit is withheld by Landlord, within thirty (30) days after the termination of this Lease, Landlord shall present by 1st Class Mail to the last known address of Tenant a written list of the amount withheld for unpaid rent, damages due to Tenant's breach of the Lease, and damage due to the premises caused by Tenant, Tenant's family, agents, employees or social guests, with a statement actually incurred.
 - b. Within forty-five (45) days after the termination of this Lease, Landlord shall return to Tenant any amount of the Security Deposit not withheld as specified in the list plus 3% simple interest on the security deposit as is amended by statute from time to time.
 - c. PROVIDED Tenant notifies Landlord, by Certified Mail which is mailed at least fifteen (15) days prior to Tenant's moving date, of Tenant's intention to move, date of moving

and new address, Landlord shall notify Tenant by Certified Mail of the time and date when the premises will be inspected, which date shall be within five (5) days before or after said date of moving.

- d. Upon written request made within fifteen (15) days of Tenant's occupancy, Landlord will provide Tenant with a written list of all existing damages.
6. Tenant shall not make any alterations, additions, improvements or changes in the apartment or the fixtures thereof, nor permit these things to be done, without the prior written consent of the Landlord and then only by contractors approved by the Landlord. All such work shall be at the Tenant's expense, and shall become the property of the Landlord and shall be surrendered with said premises as a part thereof, at the end of the term hereof. Tenant shall not in any manner deface or damage the demised premises.
7. Tenant shall pay for all repairs to the premises and to equipment and installations therein and to all other parts of the Landlord's property or to the property of other tenant's, which are necessitated by the failure of the Tenant, members of his family, his visitors, servants or agents to exercise due care in the use hereof; and the cost of such repairs shall, at the Landlord's option, be considered additional rent, payable together with the first installment of rent herein above specified to be paid after the date on which such cost shall be incurred, subject to all the provisions of this lease and of law to default in payment of rent. Tenant shall vacate and surrender the premises and all keys therefore at the end of the term or any renewal thereof, whichever shall last occur, in as good condition as when received, excepting reasonable wear and tear and damage by fire not the fault of Tenant, members of his family or his visitors, servants or agents.
8. Tenant shall not do, nor suffer to be done, nor keep on premises, anything which will or may affect the fire or other hazard insurance, upon the building or its contents, or which shall conflict with any law or government regulations, or with the rights of other tenants. Tenant shall comply with all laws, order and regulations of Federal, State, County and municipal authorities and with any direction of any public officer or officers pursuant to the law.

_____ (initial)

9. NO DOG, CAT, OTHER PET, OR ANIMAL OF ANY KIND SHALL BE BROUGHT, PERMITTED OR KEPT IN THE PREMISES OR ELSEWHERE ON THE PROPERTY, WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDLORD, NOR RETAIN SUCH DOG, CAT, OTHER PET, OR ANIMAL DESPITE PRIOR CONSENT AFTER RECEIVING NOTICE FROM THE LANDLORD TO REMOVE IT FROM THE LEASED PREMISES. VIOLATION OF THIS PROVISION SHALL BE GROUNDS FOR IMMEDIATE EVICTION.
10. Sidewalks, steps, entrances, courts, vestibules, halls and stairways shall be used for ingress and egress only, and children shall not be permitted to play therein, nor shall same be obstructed or encumbered or used in any manner for permanent or temporary boxes, cans, bottles, trash or garbage, nor shall any of the foregoing ever be permitted to remain or stand therein or thereon. Lawns shall not be used by Tenant for sunbathing, picnicking or similar activities, except in specially designated areas.
11. Repairing or washing of automobiles anywhere on the grounds or parking areas of the apartment project, or use of water from the premises for the purpose of washing cars is prohibited. No vehicles but private passenger automobiles shall be allowed thereon, without prior written consent of Landlord. No bicycle, baby carriage, or other similar article shall be permitted to remain on the ground except when in actual use.
12. The Tenant shall not install or use a washing machine in the leased premises, but shall be entitled, upon payment of meter charges as may be established by the Landlord for the use of its equipment located in said building, to use the laundry facilities afforded by the Landlord, in such manner and during such times as may be determined by the Landlord. The hanging of laundry on or from any balcony, patio or other portion of the exterior of any building or on lawns is prohibited.
13. Tenant shall use carefully, and for their legitimate purposes only, all plumbing, electric and other fixtures and equipment, and shall pay for all damages thereto, not caused by ordinary wear and tear.

14. The premises shall be kept by Tenant in good, neat and sanitary condition; neither linens, blankets, clothing, curtains, rugs, mops nor other articles shall be shaken or cleaned in any of the halls, balconies, or porches or from any of the windows, doors or landings; nor shall anything be placed outside of the windows, sills, porches or balconies, nor swept, thrown or allowed to fall therefrom. No rags, sweepings, matches, ashes or other improper articles shall be thrown into the plumbing fixtures, nor shall any harmful cleaning materials be used. Tenant shall not interfere in any way with the lighting apparatus in the public halls and stairways, etc... Garbage and food wastes shall be disposed of promptly by Tenant in the garbage disposal unit installed in the kitchen and shall not be disposed of otherwise without written consent of the Landlord.
15. If during the term, the premises shall be damaged by fire or the elements same shall be repaired with all reasonable diligence by Landlord, and rent shall continue; but if the premises shall be rendered untenable this lease shall terminate, unless the Landlord and Tenant shall agree, in writing, that the lease shall remain in effect, with the rent to be abated until the premises are made tenable. In the event of termination, Tenant upon payment of any other money due or payable under terms of this lease and upon payment of all rent due to date of surrender of premises, shall not be liable for any further rent.
16. No awning, radio, or television aerial, wire, cable or other installation shall be attached to the walls or roof of the building without prior written consent of the Landlord. Tenant shall also secure prior approval from the Manager before installing or hanging any heavy pictures, mirrors, etc. Tenant will be held liable for any damage, unless the foregoing is complied with.
17. The premises will be made available to the Tenant in a condition permitting habitation, with reasonable safety. Tenant may peaceably and quietly enter on the leased premises at the beginning of the term of this Lease. Tenant, by moving any furnishings into the apartment, conclusively acknowledges that said condition has been fulfilled, that Tenant has taken possession of the apartment under the Lease and has accepted it in its then condition.

18. **AUTOMATIC RENEWAL AND TERMINATION PROVISIONS.** Either party hereto may terminate this Lease at the end of the term by giving written notice of termination to the other party at least ninety (90) days prior to the end of said term, but if such notice is not given, this Lease shall continue upon the same terms, covenants and conditions for a further period of one (1) year, and so on thereafter from period to period of one (1) year each until terminated at the end of any such yearly renewal period by either party hereto giving such notice of termination at least ninety (90) days prior to the end of the then current term. If Tenant shall have given the required notice to terminate this Lease and then holds over after the expiration of the term, this Lease shall, at the election of the Landlord, continue and renew itself for a further period of one year upon the same terms, covenants and conditions, the same in all respects as if such notice of termination had not been given. In the absence of any written notice by Landlord to Tenant as to such election by Landlord, the failure of Landlord to file "tenant holding over" proceedings against Tenant within fifteen (15) days after such holding over begins to obtain possession shall constitute election by Landlord to so continue this Lease. If Landlord shall give ninety (90) days notice in writing previous to the expiration of said original term, or any renewal thereof, of its intent to change the terms and conditions of this Lease and tenant shall hold over, Tenant shall thereafter be considered a tenant under the terms and conditions in said notice.

By signing here Tenant expressly agrees to this automatic renewal provision.

Tenant Signature: _____

Tenant Signature: _____

_____ (initial)

19. The Tenant will pay rent at the time specified, without deduction or demand; and the Landlord reserves the right to take whatever action, legal or otherwise it deems necessary if rent is not

received in the office of Schnader Properties, Inc., 5103 Harford Road, Baltimore, Maryland 21214 or other such place as designated by the Landlord, by the first of each month. Further, the Tenant will pay, as additional rent, a charge of 5% of the monthly rent as a late charge in the event the Tenant shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent for a period of five (5) days beyond the date of which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises, for non-payment of any installment of rent. Rent payments made by check which do not clear the bank cost Landlord additional expenses for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord Thirty Dollars (\$30.00) for each such bank returned check. All future rent paid by Tenant must subsequently be paid in cash or money order.

20. If Landlord shall be unable to deliver possession on the date specified for the commencement of the term, Tenant may, before possession is given, notify Landlord of his election to terminate this Lease. Such notice shall be given in writing, signed by Tenant, in the same manner in which this Lease is signed and thereupon on receipt of such notice by Landlord, this Lease shall terminate and Tenant shall be reimbursed for all sums of money paid hereunder. In default of such notice, the obligation of Tenant shall continue and he shall take possession as soon as the apartment is ready for occupancy, provided, however, the rent herein covenanted to be paid shall not commence until possession is available. But no failure to give possession on the date of commencement of this term shall extend or be deemed to extend the term of this Lease.
21. Landlord shall have the right, without further notice, to sell or otherwise dispose of any personal property left on or about the premises by Tenant after the Lease has been terminated by action of the parties, or by operation of law, and such personal property has been abandoned by the Tenant. If the Tenant has not been seen in or about the premises for more than thirty (30) days without having delivered to Landlord written notice of where Tenant can be located it is conclusively presumed that the Tenant has abandoned the personal property and the premises and the Landlord shall have the option to either dispose of such property in any manner as Landlord deems advisable, or, to store the property at Tenant's expense at reasonable storage rates to be charged by either Landlord or by a third party to Tenant.
22. Landlord shall have the right to enter the apartment at any time by use of master or duplicate key or by force, if necessary, without being liable in any event to prosecution therefore or for damages by reason thereof, to examine the same or to make such alterations or repairs as it may deem necessary or advisable, or for any purpose provided for in this lease, and Tenant shall not in any way prevent Landlord from such access nor do anything that may interfere with or obstruct such access and shall not change or install any lock. Landlord shall have the right to erect, use and maintain pipes and conduits in and through the apartment. During the ninety (90) days next before the expiration of the Lease, Landlord shall have the right to enter and show the premises to prospective tenants and purchasers and to display signs on the premises advertising them for rent or sale.
23. Tenant shall not permit any occupant of the premises or any guest, employee, agent, visitor or licensee to violate or to comply with any condition or provision of this Lease; any violation of or failure to comply with such condition or provision by any such person shall have the same effect as if Tenant had committed the violation or fail to comply, and Landlord shall have the same remedied accordingly.
24. Landlord shall not be liable or responsible for any injury, harm or loss to any of the property or to the person of tenant's family, guests, servants, employees, agents, visitors, or licensees of tenant in or about the leased premises which are under the exclusive control of the Tenant. The Tenant expressly covenants and agrees to obtain, at the Tenant's expense, public liability insurance to cover anyone who may suffer personal injury or death on the leased premises and such policy shall contain a provision whereby the insurer waives all rights of subrogation against the Landlord.
25. Storage – nothing shall be placed or kept therein that might cause combustion or increase the fire risk, or that might be objectionable in the opinion of the Landlord. Under no circumstances shall the Tenant keep paper, paints or inflammable materials in the apartment or storage space.

Permission to use such space shall be separately revocable by Landlord at any time without otherwise affecting any other terms of this Lease or the duration thereof.

26. Landlord shall have the right to formulate periodically reasonable rules and regulations for the government, conduct, use and operation of the apartment project of which the leased premises are a part. Tenant and Tenant's family, servants, employees, agents, visitors, and licensees shall observe faithfully and comply strictly with same. No dispute of reasonableness of any such rules or regulations shall be deemed a compliance upon Tenant's part, unless the same shall have been raised by service of a notice in writing upon Landlord within ten (10) days after the adoption of any such rule or regulation or prior to the signing of this Lease if the rule is then in effect and has been published. Landlord shall not be liable to Tenant for violation of any said rules and regulations or the breach of any covenant or condition in any lease by any other tenant in the apartment project. Any violation of these rules and regulations constitute a material breach and subject you to eviction.
27. The failure of Landlord to insist, in any one or more instances upon a strict performance of or compliance with any of the covenants and conditions herein, or to exercise any of the Landlord's options or rights shall not be construed as a waiver or a relinquishment thereof, but same shall remain in full force and effect unless expressly waived in writing by Landlord. Landlord shall not be liable or responsible to Tenant for violation or breach of any covenant, condition or provision in any other lease by any other tenant.
28. Air conditioning shall be allowed only by consent and approval by the Landlord.
29. Landlord at its discretion may grant to Tenant parking privileges to park one (1) private automobile on area provided upon premises, such privilege being at option of Landlord and revocable at any time. Unauthorized vehicles, vehicles not displaying valid tags or vehicles in disrepair will be towed from the Landlord's property at the owner's expense.
30. Landlord shall not be liable or responsible for any loss of or damage to personal property of the Tenant or of anyone on the leased premises caused by fire or other insurable casualty. Tenant expressly agrees to obtain fire and extended coverage insurance on all of such personal property for the full insurable value thereof and such policy shall contain a provision whereby the insurer waives all rights of subrogation against the Landlord.
31. If said rent or any part thereof or any charges shall be in arrears at any time, Landlord may distrain thereof; and if said rent or other charges shall be in arrear and unpaid, in whole or in part, for a period of five (5) days, or if Tenant shall violate or fail to comply with any and all of the covenants and conditions of this Lease for a period of five (5) days, or if the apartment shall be deserted, vacated or abandoned, then Landlord may, at its option re-renter upon the demised premises and dispossess Tenant and remove their effects by summary proceedings or other legal process, and such re-entry, at the option of the Landlord, shall not constitute a termination of this Lease and tenancy. Tenant shall remain responsible for any and all rents and monies due and owing until the end of the Lease term or until the unit is re-rented, whichever occurs first. No such re-entry however, nor recovering possession of the premises shall deprive Landlord of any other action against Tenant, for possession for rent, or for damages. In the event of any such default by Tenant, Landlord shall have the right at its election, to re-rent the demised premises for a term or term which may exceed the balance of the herein term, as the agent for Tenant and for the account for the said Tenant, and in such event Tenant agrees to pay Landlord upon demand, all costs and expenses in connection with such re-renting, including rental commission at the rate provided for by the Real Estate Board, and including the cost of cleaning upon the premises and redecorating same if required. Tenant agrees to pay an additional thirty-three and a third percent (33 1/3%) as a collection charge in case of default in said payments and Landlord placing the account in an attorney's hand for collection by suit at law or otherwise. In the event of a breach or threatened breach by Tenant of any of the covenants or conditions hereof, Landlord shall have the right of injunction and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for.
32. In the event the Landlord files a Breach of Lease action under the Annotated Code of Maryland Real Property Article 8-402.1 as amended from time to time, Tenant shall be responsible for any and all costs actually incurred by Landlord in pursuing this Breach of Lease as well as actual

attorney's fees incurred by the Landlord as a result of legal representation resulting from the necessity of the Landlord for filing the complaint against the Tenant in breach of his or her Lease Agreement. In the event Tenant shall remain in the Premises beyond the expiration date of the Lease, having given notice of the Tenant's intention to surrender the Premises at the termination of said Lease or if Landlord has given such notice to the Tenant to surrender the premises at the end of the Lease term (Landlord's election not to renew Lease agreement) then the Tenant shall be considered as a Tenant wrongfully holding over and is responsible for any losses or damages actually incurred by the Landlord including actual attorney's fees paid to any attorney as a result of having to file for the wrongful hold over and any and all costs incurred by Landlord

_____ (initial)

33. In the event Tenant shall elect to terminate this Lease, or any renewal or extension thereof, prior to its expiration date, Landlord agrees to permit said early termination upon Tenant giving to Landlord one (1) calendar month's prior written notice of Tenant's intent to terminate. In exercise of this right, Tenant shall pay to Landlord an amount equal to two (2) months additional rent beyond the end of the month in which the Tenant elects to terminate this Lease. This offer is contingent upon Tenant being current in the monthly rental at the time Tenant vacates, and with the two (2) additional months rent being paid prior to such termination date.
34. All covenants and conditions herein shall be binding upon the inure to the benefit of the heirs, personal representatives, successors and assigns of Landlord and Tenant, and further that the singular shall include the plural and the male gender shall include the female, whenever, or both male and female, whenever the context shall so require.

_____ (initial)

35. Noise or conduct in the premises which disturbs or annoys other residents shall not be permitted at any time, nor shall Tenant knowingly permit to enter premises or to remain therein any person of bad or loose character or of improper behavior, nor permit any illegal or immoral conduct or obstruct or interfere with the rights of other tenants or any of them or in any way injure or annoy them at any time. If Tenant, Tenant's family, employees, agents and/or guests engage in, permit or facilitate any drug related criminal activity on or about the premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the premises. The term "drug related criminal activity" means the illegal sale, manufacturer, distribution, dispensing, storage, use or possession of a controlled substance, as defined under Section 102 of the Comprehensive Drug Abuse Prevention Controlled Act, "21 U.S.C. 802(6), as amended" or of a "controlled dangerous substance" as defined in Article 27 Section 279 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".

_____ (initial)

36. Mailbox and door keys will be provided for each apartment. Upon termination of occupancy, unless all keys are returned to the Landlord no later than the date the Lease expires, a charge of Eighty-five Dollars (\$85.00) will be made for apartment door keys and a charge of Thirty Dollars (\$30.00) for mailbox lock keys that are not returned. A charge of Thirty-five Dollars (\$35.00) will be made should a resident require admission to an apartment daily, weekends and Holidays as a result of lost or misplaced keys.
37. If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to pre-judgment interest at the highest rate allowed by law, which at this time is 10% per annum on the amount due Landlord, from time the date the Landlord mails its written list of damages to Tenant

38. The parties to this Lease Agreement (contract, etc...) intend to establish this Agreement under seal as evidenced below and the signing of this Lease Agreement (contract, etc...) is intended to be a specialty and governed by the Annotated Code of Maryland, Courts and Judicial proceedings Articles 5-102(a)5, as amended from time to time.

WITNESS ALSO the hand(s) and seal(s) of Tenant.

SCHNADER PROPERTIES, INC.

BY _____
Vice-President as Landlord

(WE) (I) HAVE READ THIS LEASE CAREFULLY AND FULLY UNDERSTAND EVERY TERM THEREOF.

WITNESS _____(SEAL)

_____(SEAL)