

Lease Agreement
Wallace H. Campbell and Co., Inc., Agents

This Lease, made this _____ day of _____ whereby Wallace H.

Campbell & Company, Inc., Agent for **Hampton Plaza LLLP** herein after referred to as Landlord, does

hereby lease unto **XXXXXXXXXXXX** hereinafter referred to as Tenant, the premises known as

302 East Joppa Road, Apt. XXXX herein after referred to as the Premises, for a period commencing

on the later of the **1st** day of **XXXX, 2011** or the date Landlord Tenders possession of the Premises to

Tenant, and ending on the last day of **XXXX, 2012**, at an annual rental of **XXXXXXXXXXXXXXXXXXXX**

(\$XXXXX.XX) in equal monthly installments of **XXXXXXXXXXXXXXXXXXXX (\$XXXXX.XX)** in

advance, without notice, deduction, set off, or demand, on the first day of each month. This Lease is on

the following terms, covenants, rules and regulations which the Landlord and Tenant agree to keep and perform.

LANDLORD AND TENANT AGREE:

Only those residents and occupants listed on the lease application shall be authorized to occupy the premises and shall not exceed the occupancy limits established in the posted rental policy.

1. Security Deposit

That Landlord hereby acknowledges receipt from Tenant of the sum of **XXXX.00** paid prior hereto, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be with held **FOR** unpaid rent, damage due to breach of Lease or for damage to the Premises by the Tenant, Tenant's family, agents, employees, **guests**, or invitees in excess of ordinary wear and tear. It is understood and agreed however, that irrespective of said Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord inspects the Premises after the Tenant quits and surrenders the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving, as designated in the Tenant's notice. In the event of a sale of the Premises by Landlord, the Landlord shall have the right to transfer the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferees solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

2. Delivery Date of Premises

That the Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged rent from the date on which the Premises are ready for occupancy.

3. Possession Prior to Commencement of Lease; Use of Temporary Premises

That if permission is given to Tenant to enter into possession of the Premises, prior to the date specified for the commencement term of this Lease,

and/or to occupy any apartment of Landlord other than the Premises at any time, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy as to space on a square foot basis, and as to time, on a daily basis unless otherwise agreed to between the parties.

- 4. Bank Returned Checks** That rent payments made by check which are returned by the bank for any reason (including, but not limited to insufficient funds, errors on the check, and a stop-payment order), shall be subject to a service charge of \$25.00 in addition to other charges set forth below. Tenant shall replace the returned check with a money order, certified check, or cashier's check payable to the Landlord. Landlord is not required to redeposit a returned check. If Tenant's check is returned after the 5th of the month or if Tenant's check is not made good prior to the 5th day in the form of a money order, certified check or cashier's check, the payment shall be considered late, and in addition to the above charges, Tenant shall pay the late fee as provided for in Section 29 of this Lease Agreement.
- 5. Definition of Rent** That all payments from Tenant to Landlord required under the terms of this lease, including court costs, late fees and the costs of repairs pursuant to Paragraph 15 hereof, shall be deemed rent.
- 6. Administrative and Attorney Fees** That in the event Tenant, Tenant's family, agents, employees or guests violate any terms or provisions of this Lease (other than Section 4 or 30), or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administration Fee in the amount of 10% of Tenant's then current monthly rental to help defray Landlord's cost incurred in connection with having Tenant remedy such lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administration Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than 15% of said Judgment.
- 7. Waiver** That the failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other Lease by any other Tenant.
- 8. Alterations** That any alteration, additions or improvements of a permanent nature which may be made to the Premises shall be the property of the Landlord and shall remain with the Premises.
- 9. Compliance With Rules and Regulations** That the Tenant, Tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.
- 10. Lease Violation** That if any representation made in Tenant's Lease Application is misleading or untrue, or if Tenant, Tenant's family, employees, agents or guests violates any provision of this Lease including the covenant to pay rent) or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a forfeiture under the terms of the Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should so be terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damage sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damage shall 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 advertising expenses), utility costs for the Premises while same remain vacant, and costs incurred in redecorating the Premises.

- 11. Interruption of Service** That the Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, Landlord may stop or curtail the operation of said equipment or utilities, but in such case due diligence shall be used to complete the work.
- 12. Right of Entry** The Landlord has the right to enter the Premises at any time by master key or by force, if necessary, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being liable to prosecution therefore, damages by reason thereof.
- 13. Re-Entry of Premises** That in the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its right upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may re-let the Premises for a term which may at Landlord's option be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to sell or otherwise dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated.
- 14. Abandonment** The abandonment of the Premises shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Premises.
- 15. Repairs** The Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment complex, is due to the Tenant, Tenant's family, guests, agents or employees.
- 16. Damage to Premises** That in case of injury to the Premises by fire or the elements, (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests) the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair, this Lease shall terminate and the Tenant shall only be liable for rent to the date of injury.
- 17. Section Headings and Numbers** That Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.
- 18. Heirs and Assigns** That this Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved in accordance with Section 30 of this Lease.
- 19. Notices** That all notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at 6212 York Road, Baltimore, Maryland 21212. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

20. Agency That if any employee of Landlord's at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

21. Subordination of Lease That this Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate, also, to any extension renewal, modification, replacement or consolidation or any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. However, the Tenant, promptly upon the request of the mortgagee under any such mortgage or any trustee or beneficiary under any such deed of trust, shall execute, acknowledge and deliver such further instrument of subordination, in recordable form, as such mortgage, trustee or beneficiary may require. Tenant hereby constitutes and appoints Landlord as Tenant's attorney-in-fact to execute any such instrument for and on behalf of Tenant. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Tenant, automatically, without the necessity of executing any further document, will become the Tenant of such successor in interest. The Tenant, promptly upon the request of any such successor in interest, shall execute, acknowledge and deliver such instrument or instruments confirming the attornment provided for by this Section, as such successor in interest may require.

22. Entire Agreement That this Lease contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

23. Severability That if any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or application of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

24. Utilities That charges for utilities used or consumed in the Premises, during the term of this Lease, and any renewal or extension thereof, shall be paid as follows:

Utility Responsibility	Landlord	Tenant Responsibility
Electricity	_____	_____ XX _____
Gas	_____ XX _____	_____
Heat	_____	_____ XX _____
Hot Water	_____ XX _____	_____
Cold Water	_____ XX _____	_____
Sewerage	_____ XX _____	_____

For those utilities, the cost of which is the Tenant's responsibility; the Tenant shall promptly pay all charges for their use or consumption in the Premises, together with all taxes, levies or other charges on such utilities. If Tenant shall fail to promptly pay when due, any such charges, taxes or levies, the Landlord, at its option, may pay same for Tenant's account, in which event Tenant shall immediately, as additional rent, reimburse Landlord therefore with interest.

LANDLORD AGREES:

25. Condition of Premises That the Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to life, health or safety of occupants.

26. Existing Damages That upon written request of Tenant (sent in accord with Section 19 of this Lease Agreement) within fifteen (15) days of occupancy. Landlord shall furnish to Tenant a written list of all existing damages within the Premises.

TENANT AGREES:

- 27. Vehicle Parking** To obey all parking and speed regulations which Landlord may post and to park only properly tagged and functioning passenger motor vehicles in designated parking areas and will not permit nor maintain any commercial vehicles, trucks, trailers, campers or boats in or about the apartment complex. Tenant shall not use any parking area on Landlord's property for the storage or repair of any motor vehicle and will remove any such vehicle from said parking area promptly at the request of Landlord. If Tenant shall fail to do so, Tenant agrees to pay Landlord, at the rate of \$10.00 per day, for the use of said parking areas and does hereby grant to Landlord a lien on said vehicles for the payment of the parking rent, which lien may be enforced by Landlord in the same manner as such liens may be enforced by garage keepers under the applicable laws of the City/County and State in which the parking area is located and/or Landlord, at its option, may have said vehicles towed away and stored at Tenant's risk and expense. Tenant does hereby further irrevocably constitute and appoint Landlord as Tenant's attorney in fact to remove any vehicles parked in violation of this Lease, and to store the same at the expense of Tenant in such place or places as Landlord, in its sole discretion, may deem proper. Any vehicle parked or stored so as to block or inhibit access to any dumpster or fire lane will be towed at its owner's risk and expense.
- 28. Payment of Rent** To pay the rent at the Landlord's office or at such other place as may be designated by the Landlord. Rent will be accepted by the Landlord Monday through Friday, 9:00 a.m. to 5:00 p.m. Should Landlord employ an Agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, Tenant shall pay Landlord the reasonable costs incurred by Landlord in utilizing the service of said Agent.
- 29. Late Charge** To pay, as additional rent, a charge of five percent (5%) of the monthly rental as a late charge in the event that 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 on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.
- 30. Assignment & Subletting** Not to assign this Lease or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by persons other than those authorized by this Lease Agreement and Tenant's Lease Application, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.
- 31. Noise & Behavior** Not to make or permit any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents or guests; nor do or permit any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other Tenants. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice. Tenant will not unreasonably interfere with the management and operation of the community of which the Premises is a part. Tenant, Tenant's family, guests or invitees will not engage in any activity involving unlawful drugs. Proof of any unlawful activity in breach of this Lease Agreement shall be by the preponderance of the evidence.
- 32. Alteration to Premises** To leave the Premises at the end of the lease term, or any renewal or extension thereof in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alteration, additions or improvements (including painting and papering) to the Premises.
- 33. Surrender of Premises** That if the Tenant does not surrender the Premises at the end of the lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding Tenant against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding Tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.
- 34. Waiver of Breach** That receipt by the Landlord of rent with knowledge of the violations of any term or provision of this Lease or the rules and regulations thereof, shall not be deemed a waiver of such breach.

35. Indemnification To indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or of the family, guests, agents, or employees of the Tenant.

36. Liability of Landlord That Landlord shall 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 same is exclusively due to the omission, faulty, negligence, or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other tenant shall not be deemed negligence, etc. on the part of the Landlord. Tenant shall defend and indemnify Landlord from any claims or liability from which Landlord is hereby exonerated.

37. Increase in Operating Costs That Landlord may, upon mailing two (2) months prior written notice to the Tenant, increase the unpaid balance of the annual rent, and each unpaid monthly installment of said annual rent payable during the term hereof, or of any renewal or extension thereof, by Tenant's proportionate share of any increase in the Operating Costs of the apartment complex in which the Premises are located (hereinafter referred to as the "Apartment Complex"). Said increase in the Operating Costs is the difference between the Landlord's Operating Costs during its last fiscal year preceding the date of this Lease and the average monthly amount of such Operating Costs incurred by Landlord from the first month subsequent to the date of this Lease through the month immediately prior to the date of Landlord's notice hereunder, multiplied times twelve (12). Tenant shall pay each month a sum equal to 1/12 of Tenant's proportionate share of said increase.

Tenant's proportionate share of any such increase in the Operating Costs shall be determined on the basis which the area of the Premises bears to the total area of all apartments in the Apartment Complex provided, however, that in no event shall any increase in rent violate any applicable law or regulation. The Tenant shall pay Tenant's proportionate share of such increase, together with the rent expressly specified in this Lease, or any renewal or extension thereof, on the effective date of the increase and, thereafter, on the first day and every month during the Lease term, and any renewal or extension thereof.

The Operating Costs of the Apartment Complex are hereby defined as the total costs and expense incurred by Landlord in operating, repairing and maintaining the Apartment Complex including, without limitation, gardening and landscaping, water, sewage, lighting, sanitary control, removal of snow, trash, garbage, and other refuse, heating, cooling, electricity and other utilities, insurance applicable to the Apartment Complex, janitorial and cleaning service, real estate taxes, assessments, rates and charges imposed with respect to the Apartment Complex, replacing or repairing of pavement curbs, walkways, drainage and lighting facilities, the cost of personnel (including, without limitation, salaries, wages and so-called fringe benefits) to implement such services, depreciation of machinery and equipment used for such operations, charges under maintenance and service contracts relating to the Apartment Complex, and equipment associated therewith, painting and decorating, customary management fees, supplies, legal and accounting expenses, excises, levies, license fees, permit fees, inspection fees and other authorization fees and other charges of every character which may be assessed, levied or imposed by public authority or any encumbrance, lien or other recorded agreement at any time during the Lease term, or any renewal or extension thereof with respect to the Apartment Complex provided, however, that Operating Costs of the Apartment Complex shall not include the cost of any capital improvements to the Apartment Complex and payments of principal and interest on any mortgages upon the Apartment Complex.

38. Tenant Holding Over That if Tenant shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall, (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Tenant holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 19 of this Lease) at least three (3) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Tenant is in possession of the Premises, all of the obligations of the Tenant and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

39. Condemnation That in the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

40. Insurance That during the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renter's form homeowner insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$100,000 each occurrence and \$5,000.00 in medical payment coverage, and, further, providing coverage against loss or damage resulting from broad form named perils on a replacement cost basis.

Tenant's Initials

Tenant agrees that if Tenant insures or fails to procure the insurance coverage required hereunder, Tenant shall be considered to be self-insured against any such losses and Landlord shall have no liability to Tenant or to anyone claiming through Tenant by reason thereof. Tenant further acknowledges and agrees that the limits set forth hereunder are minimal requirements suggested and are not to be interpreted as adequate to protect Tenant against liability or personal loss. Tenant further acknowledges and agrees that all insurance coverage purchased by Landlord are to protect Landlord solely from loss due to property damage and/or liability and in no manner extend to insure or protect Tenant or Tenant's personal property against loss or claim.

41. Tenant Indemnification To indemnify and save Landlord harmless from all liability, damages, or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

42. Rent Control That in the event any form of rent control is instituted by any agency of the Federal, State or Local Government, the Landlord may increase the rent by mailing (2) months prior written notice to Tenant. Such increase would be limited to the amount approved by any constituted commission or other legal body overseeing said rent control.

43. Smoke Detector The Landlord has installed one smoke detector in the Premises as required by applicable law. Tenant further acknowledges said detector is in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to obstruct or tamper with said detector or otherwise permit the detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the said detector periodically and to report any malfunction therewith promptly to Landlord. Tenant assumes all liability to test the detector and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector which Tenant shall not have specifically reported to Landlord.

44. Pre-judgment Interest That 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 rate of ten percent (10%) per annum on the amount due Landlord from the date the Landlord mails its written list of damages to Tenant.

45. Addendum to Lease Landlord and Tenant agree that the Lease Addendum for Drug-Free Housing, Lead Paint Disclosure Statement, Lease Addendum for Monthly Rental Payments, Security Deposit Statement, Guarantor's Statement (if applicable), attached hereto constitute a material part of their Lease and by this reference are specifically incorporated herein in the same manner as if they were directly set forth herein.

Tenant's Initials

- 46. Agent's Fees** Should Landlord employ an agent to file a complaint for the repossession of the premises because of Tenant's failure to pay rent, Tenant shall pay to Landlord the reasonable costs incurred by Landlord in using the services of said Agent.
- 47. Allocations of Payments** Payments from Tenant to Landlord shall be applied in the following order: late charges, court costs, and agent's fee, obligations other than monthly rent due under this Lease, past due rent, current rent.
- 48. Use** The premises shall be used only as the principal place of residence of the Tenant. No persons other than Tenant and those persons listed as occupants on Tenant's Lease Application shall occupy the premises.
- 49. Pre-judgment Interest** If Tenant's breach of this Lease results in a monetary loss to Landlord, Landlord shall be entitled to pre-judgment interest at the annual rate of 10% from the date Landlord mails a written list of damages to Tenant.

RULES AND REGULATIONS

TENANT WILL NOT:

- 1. Pets** Keep any pets in or about the Premises without the written permission of the Landlord.
- 2. Appliances** Install any washing machines, dryers, dishwashers, air conditioners or other appliances on the Premises.
- 3. Furniture** Keep any water-containing furniture in the Premises.
- 4. Elevators** Utilize passenger elevators (if any) for baby carriages, bicycles, etc.
- 5. Walls and Woodwork** Drive nails into the woodwork or walls of the Premises, so as to cause extensive damage.
- 6. Wallpaper, Paint and Mirrors** Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color paint within the Premises from that utilized by Landlord without the written approval of the Landlord.
- 7. Portable Heaters** Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
- 8. Locks** Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy; all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with these Rules, Tenant shall pay Landlord \$35.00 for reimbursement of the cost of changing or re-keying the locks
- 9. Personal Belongings** Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, in elevators (if any), lawn areas or other common areas of the apartment complex.
- 10. Appliances & Utilities** Misuse or overload appliances or utilities furnished by the Landlord.

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| 11. Obstruction | Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls. |
| 12. Advertising | Display any advertisement, sign or notice, inside or outside the Premises |
| 13. Wires and Antennas | Install any wire, cable or antenna for radio, television or other appurtenances in or on the Premises. |
| 14. Fire Risk | Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire. |
| 15. Litter | Litter or obstruct the public halls, grounds or other common areas of the Premises. |
| 16. Laws and Insurance | Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated. |
| 17. 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. |
| 18. Window Sills | Place anything on the outer edges of the sills of windows. |
| 19. Automobiles | Hose wash automobiles. |
| 20. Obstruction of Floors, Etc. | Cover or obstruct the floors, skylights, doors, and windows that reflect or admit light into passageways, or into the common areas of any Landlord's buildings. |
| 21. 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, or landings of any of Landlord's buildings. |
| 22. Canvassing | Cause the distribution in common areas of the apartment complex, 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 complex is prohibited. The foregoing shall not prohibit Tenant from using direct mail solicitation or advertising in the regular communications media. |
| 23. Grills | Use any charcoal grills or do any open cooking on balconies or patios. |

TENANT WILL:

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| 24. Garbage & Rubbish | Place Tenant's garbage and rubbish for disposal only as Landlord directs. |
| 25. Use of Facilities | Use all facilities which Landlord provides for Tenant's comfort, (if any laundry, swimming pool, parking areas and storage areas, none of which facilities are included in the rent) solely at Tenant's own risk, and Tenant |

agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Tenant's use thereof, unless the same is caused solely by Landlord's fault, omission negligence or other misconduct. Use of any of these facilities may be revoked by the Landlord with affecting the remainder of this Lease. If Landlord should provide a swimming pool for Tenant's use in common with others. Tenant agrees to comply with, and to cause Tenant's family and guests to comply with, all rules and regulations relating to the use thereof, which posts at or near the pool or mails to Tenant (in accordance with Section 19 of this Lease Agreement). A failure to comply with said rules and regulations may result, at Landlord's option, in Landlord revoking Tenant's use of the pool.

26. Storage Areas

Only utilize such storage areas, if any, which are assigned to Tenant and shall allow Landlord to enter any storage areas improperly utilized by Tenant and to remove the contents thereof and to dispose of or store the same at the expense and risk of Tenant. Tenant will provide a lock for the storage area utilized by Tenant.

27. Conditions of Premises

Keep the Premises in a neat, clean, good and sanitary condition.

28. Balconies and Patios

Keep balconies and patios free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

29. Carpeting

Install carpeting with pad underneath, to cover at least eighty percent (80%) of the floor space in each room which contains wooden floors. (unless carpeting has already been installed by Landlord.)

30. Draperies

Only use draperies and window shades which present a white exterior coloration.

31. Lock-Out

Pay a service charge to Landlord or Landlord's employee each time that Tenant locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entrance to the Premises after 5:00 p.m. weekdays, and at any time on weekends and holidays.

32. Freight Elevator

Tenant may only 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.

SIGNATURE PAGE TO FOLLOW

AUTOMATIC RENEWAL LEASE

Tenant's Initials

The tenancy created under this Lease shall continue for month to month after its expiration subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Tenant or Tenant mails to Landlord written notice (sent in accord with Section No. 19 of this Lease Agreement), at least three months prior to the expiration date of the then existing term, of said Landlord's or Tenant's intention not to renew this Lease. If the Landlord mails a notice to the Tenant, of its intention to terminate the then existing lease term and in said notice offers the Tenant a new lease term pursuant to the terms and conditions therein contained, and if the Tenant does not otherwise notify the Landlord (in accord with Section 19 of the Lease Agreement) Tenant shall be considered as Tenant under the terms and conditions mentioned in the Landlord's notice. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

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

ATTEST:

WALLACE H.CAMPBELL & COMPANY, INC.
Agent for Hampton Plaza LLLP
6212 York Road
Baltimore, Maryland 21212
410-435-4600

WITNESS

By: _____(SEAL)
LANDLORD

_____(SEAL)
TENANT

_____(SEAL)
TENANT

_____(SEAL)
TENANT