

# MBJCPROPERTIES, LLC

OCEAN CITY, MD 21842

**THIS LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this (\_\_\_\_) day of \_\_\_\_\_, 2023, by and between MBJCPROPERTIES, LLC, whose address is Unit # (\_\_\_\_) \_\_\_\_\_, O.C. MARYLAND 21842 (hereinafter referred to as "Lessor")

- 1.) Group Leader: \_\_\_\_\_ Cell: \_\_\_\_\_
- 2.) \_\_\_\_\_ Cell: \_\_\_\_\_
- 3.) \_\_\_\_\_ Cell: \_\_\_\_\_
- 4.) \_\_\_\_\_ Cell: \_\_\_\_\_
- 5.) \_\_\_\_\_ Cell: \_\_\_\_\_
- 6.) \_\_\_\_\_ Cell: \_\_\_\_\_

(hereinafter referred to as "Lessee"). **WHEREAS**, Lessor is desirous of leasing the Premises to Lessee upon the terms and conditions as contained herein.

**Please Note: 1.) Anymore than 6 people is ABSOLUTELY FORBIDDEN.**

2.) Credit Card will be on file and the said "Lessee" authorizes charges in the event of non-payment of rent and excessive damage to the unit. \_\_\_\_\_ exp \_\_\_\_\_ code \_\_\_\_\_.

1. **TERM.** Lessor leases to Lessee and Lessee leases from Lessor the above described premises together with any and all appurtenances thereto beginning on May (\_\_\_\_), 2023, and ending at 12 o'clock midnight on Aug (\_\_\_\_), 2023. Tenant will then be given 1<sup>st</sup> option to initiate a Winter Lease of this said property if needed.

2. **RENT.** The total rent for the term hereof is the sum of \_\_\_\_\_ **THOUSAND DOLLARS** (\$ \_\_\_\_\_) payable in (\_\_\_\_) payments on

- i. \$ \_\_\_\_\_ **due** \_\_\_\_\_
- ii. \$ \_\_\_\_\_ **due** \_\_\_\_\_
- iii. \$ \_\_\_\_\_ **due** \_\_\_\_\_

shall be made to Lessor via Lessor's address or as set forth in the preamble to this Agreement on or before the due date and without demand. *In the event that the Lessee cannot make the due monthly payment within (7) days, all monies received including the security deposit will be non-refundable. The Lessor then has the authority to terminate this contract, release to another tenant and remove all of the Lessee's possessions at the Lessor's expense and responsibility after 5 days of written notice.*

**SECURITY DEPOSIT.** Upon the due execution of this Agreement, Lessee shall deposit with the Lessor the sum of (\_\_\_\_\_) dollars (\$ \_\_\_\_\_). The receipt of which is hereby acknowledged by the Lessor, as security for any damages caused to the Premises and any unpaid fees during the term hereof. Such deposit shall be returned to Lessee, without interest, and less any offset for any back rent, utilities or damages to the Premises upon the termination of this Agreement. **A non-refundable fee shall be charged for the cleaning of the unit and a non-refundable fee shall be charged for extermination.**

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3. **USE OF PREMISES.** The Premises shall be used and occupied by the Lessee and additional tenants should not to exceed six(6), as identified in the Agreement/Contract.
4. **CONDITION OF PREMISES.** Lessee stipulates, represents and warrants that Lessee has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.
5. **ASSIGNMENT AND SUB-LETTING.** Lessee shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Lessor.
6. **ALTERATIONS AND IMPROVEMENTS.** Lessee shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Lesser.
7. **UTILITIES.** Lessee has agreed to pay the electric bill to the Leaser every month. The Leaser will be responsible for the other condo bills.
8. **CONDO RULES.** Lessee will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Lessee shall:
  - (a) Not obstruct the driveways, sidewalks, courts, entry-ways, stairs and/or halls
  - (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
  - (c) No leaving door open during summer days or nights
  - (d) Not leave windows or doors in an open position during any inclement weather;
  - (e) No hanging any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
  - (f) No locks or hooks to be placed upon any door or window without the prior written consent of Lessor;
  - (g) Keep all air conditioning filters clean and free from dirt;
  - (h) Deposit all trash, garbage, rubbish or refuse in the curbside trash bin provided (i) And Lessee's family and guests shall at all times maintain order in the Premises and at all places on the Premises
  - (j) **Following Noise Ordinance** -keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents or the towns code; and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
  - (j) In the event that a tenant violates some of these condition, which requires authorities (management/police) to come out, a fine of \$500.00 will be accessed to the said tenants.
9. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Lessee, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Lesser and Lessee up to the time of such injury or destruction of the Premises, Lessee paying rentals up to such date and Lesser refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered not tenantable, the Lesser shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Lessor exercises its right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Lesser as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.
10. **INSPECTION OF PREMISES.** Lesser and Lesser's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Lesser for the preservation of the Premises or the building.

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11. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Lessee shall surrender the Premises in as good a state and condition as it was at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

12. **PETS AGREEMENT.** No pet are allowed within the said resident nor tied to the condominium.

13. **LATE CHARGE.** In the event that any payment required to be paid by Lessee hereunder is not made within three (3) days of when due, Lessee shall pay to Lesser, in addition to such payment or other charges due hereunder, a "late fee" in the amount of **five hundred & forty-five dollars (\$545.00)**.

14. **ATTORNEYS' FEES.** Should it become necessary for Lesser to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Lessee agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

15. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

MBJCPROPERTIES, LLC is owned and managed by Michael & Candas Wallace  
Michael's Cell 410-603-6120 (E-mail) Mbjcproperties@gmail.com

**Lesser:**

Michael Wallace  
(Representing MBJCPROPERITES,LLC) \_\_\_\_\_ Date

\_\_\_\_\_

**"Lessee"**

\_\_\_\_\_  
Group Leaders Name \_\_\_\_\_ Date

\_\_\_\_\_  
Name \_\_\_\_\_ Date

\_\_\_\_\_  
Name \_\_\_\_\_ Date

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Name \_\_\_\_\_ Date

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Name \_\_\_\_\_ Date