

## RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into on **July 12, 2026**, by and between **Gregory A. Holloway**, an individual ("Landlord"), whose mailing address is 817 Fairmount Avenue, Oakwood, OH 45419, and **Elena M. Vasquez** and **Trevor N. Ashby**, jointly and severally ("Tenant").

### PROPERTY AND TERM

| Item                     | Detail                                                        |
|--------------------------|---------------------------------------------------------------|
| Premises                 | 2233 Wilmington Pike, Unit 4B, Kettering, OH 45420            |
| Description              | Two (2) bedrooms, one (1) bathroom; assigned parking Space 12 |
| Lease term               | Twelve (12) months                                            |
| Commencement date        | August 1, 2026                                                |
| Expiration date          | July 31, 2027 at 11:59 p.m.                                   |
| Monthly rent             | \$1,475.00, due in advance on the 1st day of each month       |
| Security deposit         | \$1,475.00                                                    |
| Pet fee (non-refundable) | \$300.00 — one (1) domestic cat                               |

### TERMS AND CONDITIONS

**1. RENT.** Tenant shall pay to Landlord as rent the sum of One Thousand Four Hundred Seventy-Five Dollars (\$1,475.00) per month, due in advance on the first (1st) day of each calendar month, without demand or offset. Rent shall be paid by electronic transfer to the account designated by Landlord in writing.

**2. LATE CHARGE.** If any installment of rent is not received on or before the fifth (5th) day of the month, Tenant shall pay a late charge of Fifty Dollars (\$50.00), plus Five Dollars (\$5.00) per day for each day thereafter that the rent remains unpaid.

**3. SECURITY DEPOSIT.** Upon execution of this Lease, Tenant shall deposit with Landlord the sum of One Thousand Four Hundred Seventy-Five Dollars (\$1,475.00) as security for the faithful performance of Tenant's obligations. Landlord shall return said deposit, less lawful deductions, within thirty (30) days after termination of the tenancy and delivery of possession, provided Tenant has furnished a forwarding address in writing.

**4. UTILITIES.** Tenant shall be responsible for electricity, natural gas, telephone, internet, and cable service. Landlord shall be responsible for water, sewer, and trash collection.

**5. OCCUPANCY.** The Premises shall be occupied solely by the Tenant named herein and by no more than two (2) additional occupants without the prior written consent of Landlord.

**6. MAINTENANCE AND REPAIRS.** Tenant shall keep the Premises in a clean and sanitary condition and shall promptly notify Landlord in writing of any needed repairs. Tenant shall be liable for damage caused by Tenant's negligence or misuse, ordinary wear and tear excepted.

**7. ENTRY BY LANDLORD.** Landlord may enter the Premises upon twenty-four (24) hours' written notice for purposes of inspection, repair, or showing to prospective tenants or purchasers, except in the case of emergency.

**8. ASSIGNMENT AND SUBLETTING.** Tenant shall not assign this Lease or sublet the Premises or any portion thereof without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

**9. DEFAULT.** Failure of Tenant to pay rent when due, or to perform any other covenant herein, shall constitute a default. Upon default, Landlord may pursue all remedies available under Ohio Revised Code Chapter 5321.

**10. GOVERNING LAW.** This Lease shall be governed by and construed in accordance with the laws of the State of Ohio.

**11. ENTIRE AGREEMENT.** This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above.

| LANDLORD                                                              | TENANT                                                          |
|-----------------------------------------------------------------------|-----------------------------------------------------------------|
| /s/ Gregory A. Holloway<br>Gregory A. Holloway<br>Date: July 12, 2026 | /s/ Elena M. Vasquez<br>Elena M. Vasquez<br>Date: July 12, 2026 |
|                                                                       | /s/ Trevor N. Ashby<br>Trevor N. Ashby<br>Date: July 12, 2026   |