

600 Waterfront Dr., Suite 215
Pittsburgh, Pennsylvania 15222

Residential Resources, Inc.

APARTMENT LEASE AGREEMENT

MADE THIS 26th DAY OF March, 2026

BY AND BETWEEN

RESIDENTIAL RESOURCES, INC., 600 Waterfront Dr., Suite 215, Pittsburgh, Pa 15222, **Owner**, and **BRANDON WILLIAMS** hereinafter called and referred as "Residents" for the property located at:

215 S. BRADDOCK AVENUE APT #4 PITTSBURGH, PA 15221

AGREEMENTS

1. LEASE AND TERM AMOUNT

The Owner leases to the Resident and the Resident leases from the Owner the residential dwelling stated above. **THE TERM COMMENCING ON THE 1ST DAY OF MAY, 2026** will be **MONTH TO MONTH** at a total monthly rental of **\$960.00**. It is agreed that Resident is taking possession of the apartment on **XXXXX** and is to pay as the initial month's rent, the sum of **\$0** as the pro rata monthly rent from the date of initial occupancy to the end of the first month. Thereafter the Resident will pay the full rent amount on the first day of each month.

2. UTILITIES AND SERVICES INCLUDED IN THE RENT (OWNER'S GENERAL OBLIGATIONS)

The Owner shall provide as part of the monthly rental amounts, described above, water, sewage and trash services. The Owner shall maintain the Dwelling and Property and all equipment provided therein, as well as all common areas, facilities and equipment provided for the use and benefit of the Resident in a safe and sanitary condition in accordance with all applicable codes and regulations.

3. UTILITIES TO BE PAID DIRECTLY BY RESIDENT

The Resident agrees to privately pay all individually metered natural gas and electric service usage directly to the supplying utility company from the day of move in up to the last day that the Resident occupies his dwelling under this Agreement. Resident will be held responsible for the cost of repairs for damages resulting from Resident(s) failure to maintain these utilities. Under no circumstances is the kitchen range to be used to heat the apartment.

4. TIME AND PLACE OF RESIDENT'S RENT PAYMENTS

Resident's dwelling rent shall be payable monthly on or before the first calendar day of each month at **600 Waterfront Dr., Suite 215, Pittsburgh, PA 15222**, to **Residential Resources, Inc.**

5. LEASE RENEWALS

In the event Resident terminates his lease prior to date of expiration, the security deposit or full month's rent shall be forfeited as liquidated damages.

6. OWNER'S NON-DISCRIMINATION

The Owner shall not discriminate against the Resident in the provision of services or in any other manner, on the grounds of race, color, handicap, familial status, religion, sex, or national origin.

7. RESIDENT'S REPRESENTATIONS, DUTIES, UNDERSTANDINGS AND AGREEMENTS

- Resident agrees that his family income, family composition, and other eligibility requirements shall be deemed substantial and material obligations of his tenancy in the dwelling
- Without Owner's written consent, Resident shall not assign this Lease; give accommodations to any roomers, lodgers or other persons not listed in this paragraph; permit the use of the premises for any purpose other than as a private dwelling solely for the Resident and his family, consisting of **Brandon Williams**.

8. RESIDENT'S GENERAL OBLIGATIONS

Resident for himself and his heirs, executors, and administrators agrees as follows:

- a.** To pay the rent herein stated promptly when due, without any deductions whatsoever and without any obligation on the part of the Owner to make any demand for the same; and

- b.** To keep the Dwelling in a clean and sanitary condition and to comply with all laws, health and policy requirements, with respect to said premises and appurtenances, and to promptly pay all fines, penalties, and costs for violations or noncompliance by Resident with any of said laws, requirements or regulations and to promptly correct all such violations or noncompliance; and
- c.** Not to use the dwelling for any purpose deemed hazardous by insurance companies carrying insurance thereon; and
- d.** That if any damage to the Property shall be caused by Resident's acts or neglect, the Resident shall forthwith repair damage at his expense and should the Resident fail or refuse to make such repairs within a reasonable time after the occurrence of such damage, Owner may, at his option, make such repairs and charge the cost thereof to the Resident, and the Resident shall thereupon reimburse the Owner for the total cost of the damages caused; and
- e.** To permit the Owner or his agents or any representative of the mortgage for the Property, or when authorized by Owner, the employees of any contractor, utility company, municipal agency or others, to enter the dwelling for the purpose of making reasonable inspections, repairs and replacements; provided Owner gives 24-hour notice or it is an emergency situation; or a Resident is in default; and
- f.** Not to install a washing machine, dryer, air conditioning unit, freezer or major electrical appliance in the dwelling without the prior written consent of the Owner;
- g.** To have no animals or pets of any kind in the dwelling other than those expressly permitted in writing by the Owner;
- h.** To permit Owner or his agents to bring appropriate legal action in the event of a breach or threatened breach by the Resident of any of the covenants or provisions of this Lease; and
- i.** The Resident, by execution of this Agreement, acknowledges the dwelling unit described herein has been inspected by him and meets the approval of the Resident. The Resident acknowledges that he has received the dwelling in a tenantable condition and agrees that at the end of his occupancy hereunder to deliver up and surrender said dwelling to the Owner in as good condition as when received, reasonable wear and tear excepted; and

- j.** Not make any alterations, additions or improvements in or to the premises without the consent of Owner in writing; and
- k.** Not to place fixtures, signs or fences in or about the premises without the prior revocable permission of Owner in writing. If such permission is granted by the Owner, the Resident agrees, upon termination of this Agreement, to remove any fixtures, signs or fences, at the option of the Owner, without any damage to the Property.
- l.** Resident shall place all rubbish and garbage only in tightly closed receptacles, and shall not permit portions thereof to fall and remain near or around receptacles. All garbage shall be contained in sealed plastic bags; and
- m.** Nothing must be left lying around in the yard, or anything be done which may increase the rate of fire insurance; and
- n.** Resident shall not obstruct sidewalk, nor place any sign or notice on the building without the consent of the Owner; and
- o.** Resident must, upon termination of the lease, surrender all keys delivered to said Resident. Resident must not alter any lock or install a new lock. Management must have access in case of an emergency. Any damage due to resident lock change will be the responsibility of the resident.
- p.** Resident hereby assumes liability for damage resulting from resident inserting nails or tacks in walls or woodwork and from tacking carpeting to the floor
- q.** Tenants may not behave, or allow their guests to behave, in any way that would disturb neighbor's right to peaceful, quiet enjoyment of their property.

9. USE OF UTILITIES AND APPLIANCES

Resident agrees not to waste utilities furnished by Owner and not use utilities or equipment for any improper or unauthorized purpose.

10. SECURITY DEPOSIT

Resident agrees to make a deposit of **\$960.00** against any damage except reasonable wear and tear done to the dwelling and property premises by the Resident, his family, guests or agent; and agrees to pay, when billed, the full amount of such damage in order that the deposit will remain intact. Upon termination of this Lease, the deposit is to be refunded to

Resident, including any interest earned according to Pennsylvania Laws, or to be applied to any such damage or rent delinquency. Resident must give Owner a forwarding address.

11. LATE RENT CHARGE

Residents who are delinquent in their rent payments for more than **10 DAYS** will be charged **THIRTY (\$30.00)** dollars for each month they are delinquent. This late charge will be added to and paid with the monthly rent.

12. ATTORNEY'S FEES

If Resident defaults in making any payment required by this Agreement, and the Owner has obtained the services of any attorney with respect to the collection thereof, the Resident covenants and agrees to pay to the Owner any costs or fees involved, including reasonable attorney's fees, notwithstanding the fact that a suit has not been instituted, and if a suit is instituted, the Resident shall also pay the costs of the suit, provided Owner prevails.

13. RESIDENT'S RIGHT TO QUIET ENJOYMENT

In return for Resident's continued fulfillment of the terms and conditions of this Lease, Owner covenants the Resident may at all times while this Lease remains in effect, have and enjoy for his sole use and benefit the dwelling and property herein above described.

14. TERMINATION OF LEASE

Resident further agrees if he should fail to pay the rent herein stipulated promptly when due, or should fail to comply with any material provision of this Agreement, then the Owner, at his election or option, may terminate the lease.

- The security deposit will be forfeited if the Resident terminates the lease prior to the end of the lease period.
- To terminate this lease, the Resident must give the Owner 30-days written notice before moving from the unit. If the Resident does not give the full 30-day notice, the Resident shall be liable for rent up to the end of the 30 days for which notice was required or to the date that the unit is re-rented, whichever date comes first.
- The Owner may terminate this lease for the following reasons:
 1. The Residents material noncompliance with the terms of this lease. Material noncompliance with the lease includes (1) one or more substantial violations of the lease; (2) repeated minor violations of the lease that (a) disrupt the livability of the building; (b) adversely affects the health and safety of any person or the right of any Resident to the quiet

enjoyment to the leased premises and related building facilities, (c) interfere with the management of the building, or (d) have an adverse financial effect on the building. (3) Non-payment of rent or any other financial obligation due under the lease beyond any grace period permitted under State law. The payment of rent or any other financial obligation due under the lease after the due date but within the grace period permitted under State law constitutes a minor violation.

2. Drug related criminal activity engaged in on or near the premises by any resident, household member or guest, and any such activity engaged in on the premises by any other person under the Residents control;
3. Determination made by the Owner that a household member is illegally using a drug;
4. Determination made by the Owner that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
5. Criminal activity by a Resident, and member of the Residents household, a guest or another person under the Residents control that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
6. Determination made by the Owner that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
7. If the Owner determines that the Resident, any member of the Resident's household, a guest or another person under the Residents control has engaged in the criminal activity, regardless of whether the Resident any member of the Residents household, a guest or another person under the Residents control has been arrested or convicted for such activity.
8. The Owner may terminate this lease for other good cause.

14. LIABILITY

The Owner will not be held responsible for any injury or damage to anyone or anything on the property or in the building caused by conditions in or around the property, unless caused solely by the Owner's active negligence. The Owner will not be responsible for damage due to unusual or extreme weather conditions. (for example: heavy ice, rain or snow)

15. SALES CLAUSE

The Resident agrees to move out of the property if the Owner sells the property to another person. The Owner will give the Resident written notice of at least four months (120 days) before the Resident must move out of the property.

16. SUBORDINATION:

This lease is subject and subordinate to the lien of all mortgages now or at any time hereinafter placed upon any part of the Owner's property which includes the premises, to extensions or renewals thereof and to all advances now or hereafter made on the security thereof. The Resident agrees that, on request, to execute such further instruments evidencing such subordination as Owner or its agent may request, and if Resident fails to do so, Owner or its agent is empowered to do so in the name of the Resident.

17. WAIVER OF BREACHES—NOT GENERAL WAIVER

Failure of Owner to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Owner's right thereafter to enforce any such terms, covenant, agreement or condition, but the same shall continue in full force and effect.

18. HOUSE RULES

The Resident acknowledges receipt of a copy of the House Rules currently in effect for the Property and agrees to be bound by all such Rules and all the subsequent modifications and revisions to these Rules.

19. REPRESENTATIONS

Resident agrees the Owner has relied upon representations made by the Resident in her Application for Residency and in the event that any material item shall be found to be incorrect, or untrue, Owner shall have the right to adjust or cancel this Lease, as appropriate, and to take any action in law or equity. This Lease represents the complete agreement between Resident and Owner and supercedes all prior agreements and representations.

20. CAPTIONS, HEADINGS AND CONTEXT

The captions and headings throughout this Lease are for convenience and reference only and shall not affect the interpretation, meaning, scope or intent of this Lease. Where the context requires, the singular shall be substituted for the plural and vice versa, and words in the masculine shall be substituted for any gender.

21. SEVERABILITY

If any covenant, provision or portion of this Lease as applied to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the Application of such covenant, provision, or portion to persons or circumstances other than those as to which it held invalid or unenforceable shall not be affected.

22. GOVERNING LAW

This Lease shall be governed and interpreted pursuant to the laws of the Commonwealth of Pennsylvania and may be modified or amended only by a written agreement executed by the Owner and the Resident.

Attachments:

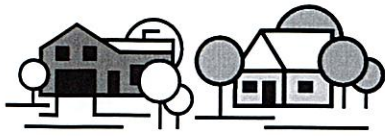
- HOUSE RULES

RESIDENTIAL RESOURCES, INC

Lizanne Evangelista,
Director

RESIDENT

Brandon Williams



600 Waterfront Dr., Suite 215
Pittsburgh, Pennsylvania 15222

Residential Resources, Inc.

March 26, 2026

120 Day Notice to Quit

To: Brandon Williams
215 S. Braddock Avenue #4
Pittsburgh, PA 15221

This notice is to inform you that Residential Resources, Inc intends to sell the property you are currently renting. Per Section 15 of your lease, this is your 120 day notice to vacate the property, located at 215 S. Braddock Avenue Apt #4 Pittsburgh, PA 15221.

You are hereby notified that pursuant to Section 250.501 of the Pennsylvania Landlord Tenant Act, 68 P.S. §250.501, your tenancy of the premises is terminated one hundred twenty (120) days after you receive this notice.

You are further required to vacate and deliver to Residential Resources, Inc. the possession of the premises one hundred twenty (120) days after you receive this notice.

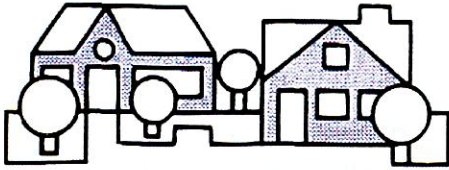
You are also notified that the purpose and intent of this Notice to Quit is to terminate your tenancy at the expiration of one hundred twenty (120) days. If at the end of 120 days, which is July 31, 2026, you fail to vacate the premises and deliver possession to Residential Resources, Inc., legal proceedings will be brought forth against you to recover the possession of the premises, to declare the lease or rental agreement forfeited and to recover damages for the unlawful possession of the premises.

Note: This notice serves as notification that Residential Resources, Inc reserves the right to change this notice if there are any lease violations, including but not limited to allowing others to stay in your apartment or in the building or failure to secure the building properly. If any lease violation occurs, a 10 day Notice to Quit will be implemented.

RESIDENTIAL RESOURCES, INC.

Date: 3-26-26


Suzanne Evangelista
Director, Independent Housing
Residential Resources, Inc.
600 Waterfront Dr., Suite 215
Pittsburgh, PA 15222



600 Waterfront Dr., Suite 215
Pittsburgh, Pennsylvania 15222

Residential Resources, Inc.

APARTMENT LEASE AGREEMENT

MADE THIS 15th DAY OF October, 2025

BY AND BETWEEN

RESIDENTIAL RESOURCES, INC., 600 Waterfront Dr., Suite 215, Pittsburgh, Pa 15222, **Owner**, and **JEREMIAH MCDONALD** hereinafter called and referred as "Residents" for the property located at:

215 S. BRADDOCK AVENUE APT #1 PITTSBURGH, PA 15221

AGREEMENTS

1. LEASE AND TERM AMOUNT

The Owner leases to the Resident and the Resident leases from the Owner the residential dwelling stated above. **THE TERM COMMENCING ON THE 1ST DAY OF OCTOBER, 2025** and **TERMINATING ON THE 30TH DAY OF SEPTEMBER, 2026** at a total monthly rental of **\$1025.00**. It is agreed that Resident is taking possession of the apartment on **XXXX** and is to pay as the initial month's rent, the sum of **\$0.00** as the pro rata monthly rent from the date of initial occupancy to the end of the first month. Thereafter the Resident will pay the full rent amount on the first day of each month.

2. UTILITIES AND SERVICES INCLUDED IN THE RENT (OWNER'S GENERAL OBLIGATIONS)

The Owner shall provide as part of the monthly rental amounts, described above, water, sewage and trash services. The Owner shall maintain the Dwelling and Property and all equipment provided therein, as well as all common areas, facilities and equipment provided for the use and benefit of the Resident in a safe and sanitary condition in accordance with all applicable codes and regulations.

3. UTILITIES TO BE PAID DIRECTLY BY RESIDENT

The Resident agrees to privately pay all individually metered natural gas and electric service usage directly to the supplying utility company from the day of move in up to the last day that the Resident occupies his dwelling under this Agreement. Resident will be held responsible for the cost of repairs for damages resulting from Resident(s) failure to maintain these utilities. Under no circumstances is the kitchen range to be used to heat the apartment.

4. TIME AND PLACE OF RESIDENT'S RENT PAYMENTS

Resident's dwelling rent shall be payable monthly on or before the first calendar day of each month at **600 Waterfront Dr., Suite 215, Pittsburgh, PA 15222**, to **Residential Resources, Inc.**

5. LEASE RENEWALS

In the event Resident terminates his lease prior to date of expiration, the security deposit or full month's rent shall be forfeited as liquidated damages.

6. OWNER'S NON-DISCRIMINATION

The Owner shall not discriminate against the Resident in the provision of services or in any other manner, on the grounds of race, color, handicap, familial status, religion, sex, or national origin.

7. RESIDENT'S REPRESENTATIONS, DUTIES, UNDERSTANDINGS AND AGREEMENTS

- Resident agrees that his family income, family composition, and other eligibility requirements shall be deemed substantial and material obligations of his tenancy in the dwelling
- Without Owner's written consent, Resident shall not assign this Lease; give accommodations to any roomers, lodgers or other persons not listed in this paragraph; permit the use of the premises for any purpose other than as a private dwelling solely for the Resident and his family, consisting of **Jeramiah McDonald**.

8. RESIDENT'S GENERAL OBLIGATIONS

Resident for himself and his heirs, executors, and administrators agrees as follows:

- a.** To pay the rent herein stated promptly when due, without any deductions whatsoever and without any obligation on the part of the Owner to make any demand for the same; and

- b.** To keep the Dwelling in a clean and sanitary condition and to comply with all laws, health and policy requirements, with respect to said premises and appurtenances, and to promptly pay all fines, penalties, and costs for violations or noncompliance by Resident with any of said laws, requirements or regulations and to promptly correct all such violations or noncompliance; and
- c.** Not to use the dwelling for any purpose deemed hazardous by insurance companies carrying insurance thereon; and
- d.** That if any damage to the Property shall be caused by Resident's acts or neglect, the Resident shall forthwith repair damage at his expense and should the Resident fail or refuse to make such repairs within a reasonable time after the occurrence of such damage, Owner may, at his option, make such repairs and charge the cost thereof to the Resident, and the Resident shall thereupon reimburse the Owner for the total cost of the damages caused; and
- e.** To permit the Owner or his agents or any representative of the mortgage for the Property, or when authorized by Owner, the employees of any contractor, utility company, municipal agency or others, to enter the dwelling for the purpose of making reasonable inspections, repairs and replacements; provided Owner gives 24-hour notice or it is an emergency situation; or a Resident is in default; and
- f.** Not to install a washing machine, dryer, air conditioning unit, freezer or major electrical appliance in the dwelling without the prior written consent of the Owner;
- g.** To have no animals or pets of any kind in the dwelling other than those expressly permitted in writing by the Owner;
- h.** To permit Owner or his agents to bring appropriate legal action in the event of a breach or threatened breach by the Resident of any of the covenants or provisions of this Lease; and
- i.** The Resident, by execution of this Agreement, acknowledges the dwelling unit described herein has been inspected by him and meets the approval of the Resident. The Resident acknowledges that he has received the dwelling in a tenantable condition and agrees that at the end of his occupancy hereunder to deliver up and surrender said dwelling to the Owner in as good condition as when received, reasonable wear and tear excepted; and

- j.** Not make any alterations, additions or improvements in or to the premises without the consent of Owner in writing; and
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- l.** Resident shall place all rubbish and garbage only in tightly closed receptacles, and shall not permit portions thereof to fall and remain near or around receptacles. All garbage shall be contained in sealed plastic bags; and
- m.** Nothing must be left lying around in the yard, or anything be done which may increase the rate of fire insurance; and
- n.** Resident shall not obstruct sidewalk, nor place any sign or notice on the building without the consent of the Owner; and
- o.** Resident must, upon termination of the lease, surrender all keys delivered to said Resident. Resident must not alter any lock or install a new lock. Management must have access in case of an emergency. Any damage due to resident lock change will be the responsibility of the resident.
- p.** Resident hereby assumes liability for damage resulting from resident inserting nails or tacks in walls or woodwork and from tacking carpeting to the floor
- q.** Tenants may not behave, or allow their guests to behave, in any way that would disturb neighbor's right to peaceful, quiet enjoyment of their property.

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Resident, including any interest earned according to Pennsylvania Laws, or to be applied to any such damage or rent delinquency. Resident must give Owner a forwarding address.

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Residents who are delinquent in their rent payments for more than **10 DAYS** will be charged **THIRTY (\$30.00)** dollars for each month they are delinquent. This late charge will be added to and paid with the monthly rent.

12. ATTORNEY'S FEES

If Resident defaults in making any payment required by this Agreement, and the Owner has obtained the services of any attorney with respect to the collection thereof, the Resident covenants and agrees to pay to the Owner any costs or fees involved, including reasonable attorney's fees, notwithstanding the fact that a suit has not been instituted, and if a suit is instituted, the Resident shall also pay the costs of the suit, provided Owner prevails.

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In return for Resident's continued fulfillment of the terms and conditions of this Lease, Owner covenants the Resident may at all times while this Lease remains in effect, have and enjoy for his sole use and benefit the dwelling and property herein above described.

14. TERMINATION OF LEASE

Resident further agrees if he should fail to pay the rent herein stipulated promptly when due, or should fail to comply with any material provision of this Agreement, then the Owner, at his election or option, may terminate the lease.

- The security deposit will be forfeited if the Resident terminates the lease prior to the end of the lease period.
- To terminate this lease, the Resident must give the Owner 30-days written notice before moving from the unit. If the Resident does not give the full 30-day notice, the Resident shall be liable for rent up to the end of the 30 days for which notice was required or to the date that the unit is re-rented, whichever date comes first.
- The Owner may terminate this lease for the following reasons:
 1. The Residents material noncompliance with the terms of this lease. Material noncompliance with the lease includes (1) one or more substantial violations of the lease; (2) repeated minor violations of the lease that (a) disrupt the livability of the building; (b) adversely affects the health and safety of any person or the right of any Resident to the quiet

enjoyment to the leased premises and related building facilities, (c) interfere with the management of the building, or (d) have an adverse financial effect on the building. (3) Non-payment of rent or any other financial obligation due under the lease beyond any grace period permitted under State law. The payment of rent or any other financial obligation due under the lease after the due date but within the grace period permitted under State law constitutes a minor violation.

2. Drug related criminal activity engaged in on or near the premises by any resident, household member or guest, and any such activity engaged in on the premises by any other person under the Residents control;
3. Determination made by the Owner that a household member is illegally using a drug;
4. Determination made by the Owner that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
5. Criminal activity by a Resident, and member of the Residents household, a guest or another person under the Residents control that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
6. Determination made by the Owner that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or property management staff
7. If the Owner determines that the Resident, any member of the Resident's household, a guest or another person under the Residents control has engaged in the criminal activity, regardless of whether the Resident any member of the Residents household, a guest or another person under the Residents control has been arrested or convicted for such activity.
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16. SUBORDINATION:

This lease is subject and subordinate to the lien of all mortgages now or at any time hereinafter placed upon any part of the Owner's property which includes the premises, to extensions or renewals thereof and to all advances now or hereafter made on the security thereof. The Resident agrees that, on request, to execute such further instruments evidencing such subordination as Owner or its agent may request, and if Resident fails to do so, Owner or its agent is empowered to do so in the name of the Resident.

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18. HOUSE RULES

The Resident acknowledges receipt of a copy of the House Rules currently in effect for the Property and agrees to be bound by all such Rules and all the subsequent modifications and revisions to these Rules.

19. REPRESENTATIONS

Resident agrees the Owner has relied upon representations made by the Resident in her Application for Residency and in the event that any material item shall be found to be incorrect, or untrue, Owner shall have the right to adjust or cancel this Lease, as appropriate, and to take any action in law or equity. This Lease represents the complete agreement between Resident and Owner and supercedes all prior agreements and representations.

20. CAPTIONS, HEADINGS AND CONTEXT

The captions and headings throughout this Lease are for convenience and reference only and shall not affect the interpretation, meaning, scope or intent of this Lease. Where the context requires, the singular shall be substituted for the plural and vice versa, and words in the masculine shall be substituted for any gender.

21. SEVERABILITY

If any covenant, provision or portion of this Lease as applied to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the Application of such covenant, provision, or portion to persons or circumstances other than those as to which it held invalid or unenforceable shall not be affected.

22. GOVERNING LAW

This Lease shall be governed and interpreted pursuant to the laws of the Commonwealth of Pennsylvania and may be modified or amended only by a written agreement executed by the Owner and the Resident.

Attachments:

- HOUSE RULES

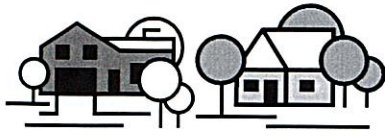
RESIDENTIAL RESOURCES, INC

Suzanne Evangelista

Director

RESIDENT

[Handwritten Signature]



600 Waterfront Dr., Suite 215
Pittsburgh, Pennsylvania 15222

Residential Resources, Inc.

June 1, 2026

120 Day Notice to Quit

To: Jeremiah McDonald
215 S. Braddock Avenue #1
Pittsburgh, PA 15221

This notice is to inform you that Residential Resources, Inc intends to sell the property you are currently renting. Per Section 15 of your lease, this is your 120 day notice to vacate the property, located at 215 S. Braddock Avenue Apt #1 Pittsburgh, PA 15221.

You are hereby notified that pursuant to Section 250.501 of the Pennsylvania Landlord Tenant Act, 68 P.S. §250.501, your tenancy of the premises is terminated one hundred twenty (120) days after you receive this notice.

You are further required to vacate and deliver to Residential Resources, Inc. the possession of the premises one hundred twenty (120) days after you receive this notice.

You are also notified that the purpose and intent of this Notice to Quit is to terminate your tenancy at the expiration of one hundred twenty (120) days. If at the end of 120 days, which is September 20, 2026 you fail to vacate the premises and deliver possession to Residential Resources, Inc., legal proceedings will be brought forth against you to recover the possession of the premises, to declare the lease or rental agreement forfeited and to recover damages for the unlawful possession of the premises.

RESIDENTIAL RESOURCES, INC.

Date: June 1, 2026


Suzanne Evangelista
Director, Independent Housing
Residential Resources, Inc.
600 Waterfront Dr., Suite 215
Pittsburgh, PA 15222

