

AMENDED AGREEMENT OF LEASE

THIS LEASE AMENDMENT is made this ____ day of March 2022 by and between the COUNTY OF ALBEMARLE, VIRGINIA, Landlord, and CROZET SPORTS COMMUNITY FOUNDATION, INC., Tenant.

WHEREAS, Landlord and Tenant entered into an Agreement of Lease (the "Lease") dated May 17, 2021 for the lease of a portion of the Crozet Library building; and

WHEREAS, Landlord and Tenant desire to amend their Lease Agreement;

NOW, THEREFORE, Landlord and Tenant, for the sum of ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The first paragraph of Section 4.1 of the parties' Lease is hereby amended to read as follows: "Section 4.1. Annual Rent. Effective June 1, 2022, Tenant will pay Landlord annual rent of \$53,824.80, payable in equal monthly installments of \$4,485.40 in advance, on the first day of each month during the term hereof. Thereafter, if the Lease is extended for additional terms, rent will be determined pursuant to Section 4.1 of the Lease. Gross square feet will be calculated within the perimeter of the area to be used solely by the Tenant."
2. The following provision is hereby added to the end of Section 4.1 of the parties' Lease: "Upon mutual written agreement of the parties, this Lease may be amended to add additional square footage to the Premises. Should additional square footage be added to the Premises during any term of this lease, the total rent will be increased by the product of multiplying the additional square footage by the base rental rate for the term during which the additional square footage is to be added and prorated for the number of months remaining in that term. The base rental rate is defined as the then-current total rent for the term during which the additional square footage is to be added divided by the ten-current gross square feet for the term during which the additional square footage is to be added."
3. Effective June 1, 2022, the attached Exhibit A for the Amended Agreement of Lease will replace the Exhibit A attached to the parties' Lease, and will amend the Premises to be leased.

In all other respects, the parties' Lease remains in full force and effect as previously executed.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

TENANT

CROZET SPORTS COMMUNITY FOUNDATION, INC.

By: _____
Justin Byrd, President

LANDLORD

This Amended Agreement of Lease is executed on behalf of the County of Albemarle by Jeffrey B. Richardson, County Executive, in accordance with a Resolution duly approved by the Albemarle County Board of Supervisors on _____, 2022.

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Jeffrey B. Richardson, County Executive

Approved as to form:

Albemarle County Attorney

EXHIBIT A

