

AMENDED AGREEMENT OF LEASE

THIS LEASE AMENDMENT, dated this 2<sup>nd</sup> day of February, 2022, is by and between the COUNTY OF ALBEMARLE, VIRGINIA, Landlord, and OLD CROZET SCHOOL ARTS, a Virginia non-stock corporation, Tenant.

WHEREAS, Landlord and Tenant entered into an Agreement of Lease (the "Lease") dated May 12, 2015 for the lease of a portion of the Old Crozet Elementary School; and

WHEREAS, Landlord and Tenant desire to amend the Lease Agreement to provide rental and other relief to the Tenant following the COVID-19 pandemic.

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. Effective January 1, 2022, Section 3.2 of the Lease is hereby replaced and amended to read as follows: "This Lease shall automatically renew for additional 12-month terms, but may be terminated during any renewal term upon ninety (90) days advance written notice to the other party."
2. The first sentence of Section 4.1 of the Lease is hereby replaced and amended to read as follows: "From January 1, 2022 through December 31, 2022, Tenant agrees to pay to Landlord the following amounts as rent, payable in equal monthly installments, in advance, on the first day of each month during the term hereof:
  - a. From January 1, 2022 through June 15, 2022, Tenant shall pay monthly rent of \$1,159.93 for the reduced leased premises shown in the attached Exhibit A.
  - b. From June 16, 2022 through December 31, 2022, Tenant shall pay monthly rent of \$1,331.45 (subject to annual adjustment as provided in Section 4.1) for the full leased premises shown in the attached Exhibit B.
  - c. Commencing January 1, 2023, Tenant shall pay monthly rent of \$2,662.91 (subject to annual adjustment as provided in Section 4.1) for the full leased premises shown in the attached Exhibit B."
3. Effective January 1, 2022, the last sentence of Section 13.2 of the Lease is hereby replaced and amended to read as follows: "In addition, in the event of a failure to pay rent, additional rent or other money within five (5) days of its due date, Tenant shall pay to Landlord one percent (1%) of such sum for each month after the fifth day such rent or other money is late."

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**  
**OLD CROZET SCHOOL ARTS,**  
A Virginia non-stock corporation

By: \_\_\_\_\_  
Carolyn E. Lawlor, Chair

**LANDLORD**

This Amended Agreement of Lease is executed on behalf of the County of Albemarle by Jeffrey B. Richardson, County Executive, pursuant to a Resolution adopted by the Albemarle County Board of Supervisors on February 2, 2022.

**COUNTY OF ALBEMARLE, VIRGINIA**

By: \_\_\_\_\_  
Jeffrey B. Richardson, County Executive

Approved as to form:

\_\_\_\_\_  
Albemarle County Attorney

EXHIBIT A

DESCRIPTION OF LEASED PREMISES

All that certain space (the “Space”) situated in the County of Albemarle, Virginia, located in the Old Crozet Elementary School at 1408 Crozet Avenue, Crozet, Virginia, containing 5,663.5 square feet, more or less, shown as “Leased Space” on the floor plan attached hereto and incorporated herein.

Reference is made to the floor plan for a more particular description of the location of the described space. This Space is a portion of Albemarle County Parcel ID 05600-00-00-06200, containing 5.399 acres, more or less.

**EXHIBIT B**

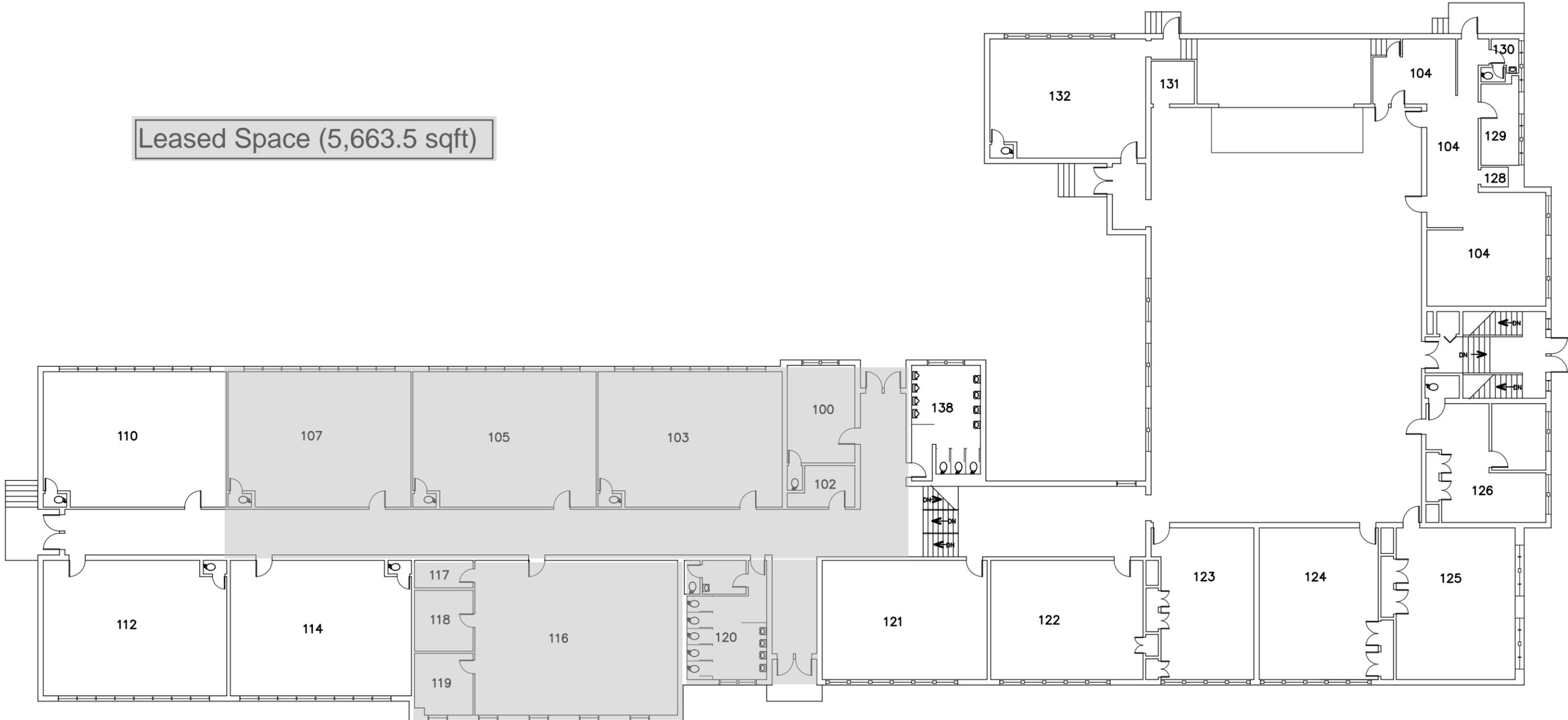
**DESCRIPTION OF LEASED PREMISES**

All that certain space (the “Space”) situated in the County of Albemarle, Virginia, located in the Old Crozet Elementary School at 1408 Crozet Avenue, Crozet, Virginia, containing 6,501 square feet, more or less, shown as “Leased Space” on the floor plan attached hereto and incorporated herein.

Reference is made to the floor plan for a more particular description of the location of the described space. This Space is a portion of Albemarle County Parcel ID 05600-00-00-06200, containing 5.399 acres, more or less

EXHIBIT A  
1408 Crozet Avenue, Crozet VA 22932

Leased Space (5,663.5 sqft)



Upper Floor

