

AMENDED AGREEMENT OF LEASE

THIS LEASE AMENDMENT is dated this _____ day of March, 2017, 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;

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 following Section 7.1.(c) is hereby added to the parties' Lease:
"(c) During the first annual term of this lease following this Amendment, certain costs associated with exterior alterations, additions, or improvements may be deducted from the rent due during that term. All such exterior alterations, additions, or improvements shall be subject to the Landlord's prior written consent. With prior approval from the Landlord, documented paid costs for labor or material (excluding costs of donated labor or material) may be deducted. Documentation shall consist of the original invoice from a business duly licensed to provide such material or services. The total deductions authorized under the provisions of this section shall not exceed \$7,200.00."

In all other respects, the parties' Lease shall remain 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 Douglas C. Walker, Interim County Executive, following a duly-held public hearing, and pursuant to a Resolution adopted by the Albemarle County Board of Supervisors on March 1, 2017.

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Douglas C. Walker, Interim County Executive

Approved as to form:

Albemarle County Attorney