LEASE RENEWAL AGREEMENT

THIS LEASE RENEWAL AGREEMENT, dated May 27, 2020, is by and between the COUNTY OF ALBEMARLE, VIRGINIA, Landlord, and CROZET ARTISAN DEPOT, LLC, Tenant.

WHEREAS, the Landlord and Tenant entered into an Agreement of Lease, dated May 12, 2015 (the "Lease"), for the Tenant's lease of certain Leased Premises from the Landlord;

WHEREAS, the initial term of the Lease runs for five years from July 1, 2015;

WHEREAS, Section 3.2 of the Lease allows said Lease to be renewed for an additional period as may be mutually agreed by the Landlord and Tenant; and

WHEREAS, pursuant to Section 3.2 of the Lease, the parties now wish to renew said Lease for a mutually-agreed additional period.

NOW, WHEREFORE, the Landlord and Tenant hereby agree as follows:

1. The parties' Agreement of Lease, dated May 12, 2015, is hereby renewed for an additional term of one year, commencing on July 1, 2020 and expiring June 30, 2021.

2. Thereafter, the parties' Lease shall automatically renew for additional 12-month terms unless written notice is given by either Landlord or Tenant no later than 60 days prior to the expiration of any term.

3. All other provisions of the parties' Agreement of Lease, dated May 12, 2015, shall remain in full force and effect.

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

TENANT

CROZET ARTISAN DEPOT, LLC

By: _____

Gillian Ritchie Ruffa, Registered Agent

LANDLORD

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

COUNTY OF ALBEMARLE, VIRGINIA

By: _____

Jeffrey B. Richardson, County Executive

Approved as to form:

_____

Albemarle County Attorney