

This Agreement between

Edwin D. Temple  
122 6<sup>th</sup> Ave.  
Lawrenceville, Va. 23868

And Ibrahim Al Shami  
613 South Hicks Street  
Lawrenceville, Va. 23868


Stout  
Contract

January 22, 2019

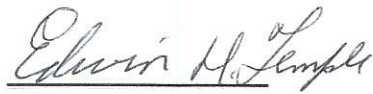
This is the agreement you asked for.

The amount of increase in rent is \$500.00 dollars per month. FIVE HUNDRED & NO/100 DOLLARS per month.

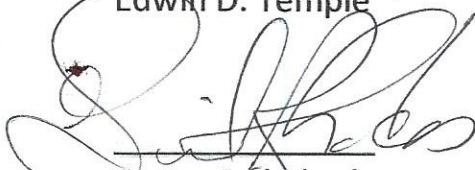
Beginning the 2nd month of 2019, February the 1<sup>st</sup>, The Rent will be \$1,300.00 dollars and \$25.00 for dumpster service.

  
Ibrahim Al Shami

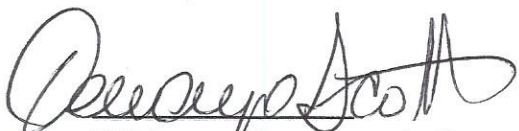
Date 1-22-2019

  
Edwin D. Temple

Date Jan. 22-2019

  
Agent Gail Rhodes

Date 1-22-19

  
Witness Dewayne A. Scott

Date 1-22-19

**THIS LEASE** is made and entered into this 1<sup>st</sup> day of September, 2004, by and between **EDWIN D. TEMPLE**, hereinafter referred to as "Landlord", and **ALSHAMI, INC.**, hereinafter referred to as "Tenant".

**WITNESSETH:** That for and in consideration of the mutual and reciprocal benefits inuring to the parties hereunder, and in further consideration of the duties imposed upon the parties hereby, Tenant hereby leases from Landlord the property described below, upon the following terms and conditions:

**1. PROPERTY DESCRIPTION:** The property hereby leased from Landlord to Tenant is known generally as Southside General Store, 613 S. Hicks Street, Lawrenceville, Virginia, which is further described in "Attachment A" hereto, which attachment is hereby incorporated into this lease by reference, and including all improvements upon, and appurtenances to, the said real property (hereafter the "Property").

**2. INITIAL TERM:** The initial term of this lease shall be for one (1) year, beginning on September 1, 2004, and continuing to and through August 31, 2005.

**3. INITIAL RENT:** The initial rent due from Tenant to Landlord during the Initial Term hereof shall be SEVEN THOUSAND TWO HUNDRED & NO/100 (\$7,200.00) DOLLARS, which shall be payable as follows: upon execution hereof, the sum of SIX HUNDRED & NO/100 (\$600.00) DOLLARS shall be due and payable as rent for September, 2004; on the first day of October, and on the first day of each month thereafter, to and including August 1, 2005, a monthly installment of SIX HUNDRED & NO/100 (\$500.00) DOLLARS shall be due and payable.

**4. SECURITY DEPOSIT:** Landlord hereby acknowledges receipt of the sum of FIVE HUNDRED & NO/100 (\$500.00) DOLLARS, which amount shall be held by Landlord as a security deposit. Upon termination of this lease, if all rental amounts due from Tenant to Landlord have been paid, Landlord shall refund said security deposit to Tenant. If any rental amounts due from Tenant have not been paid to Landlord, Landlord shall be entitled to retain said security deposit.

**5. AUTOMATIC RENEWALS:** It is expressly agreed that all terms and conditions of this lease shall automatically renew, for successive periods of one (1) year each, without further action by either party. To prevent an automatic renewal hereof, the party desiring to terminate this lease must afford written notice to the other of the proposed termination, and written notice of the termination must be received by the other party a minimum of ninety (90) days prior to the last day of the then-current term hereof. If such written notice is not received a minimum of ninety (90) days prior to the last day of the then-current term hereof, all terms and conditions hereof shall automatically renew for a period of one (1) year, commencing on the next-succeeding first day of September, and extending thereafter to and through the 31<sup>st</sup> day of August.



- c. No "drop cords", or other extension cords or multiple electrical outlet devices, shall be used to create additional receptacles. If the business of Tenant necessitates additional electrical outlets, Tenant must secure prior written authorization from Landlord. Additional electrical outlets shall be installed at the expense of Tenant, and must be installed by a licensed, certified electrician.
- d. There are currently in place two (2) antennas on the roof of the Property. No other fixtures shall be attached to the roof, whether antennas, satellite dishes or otherwise.

**16. AFFIRMATIVE DUTIES OF TENANT:**

- a. The exterior of the premises, the interior of the improvements and the gas pumps shall be cleaned daily, and all trash and debris shall be removed and properly disposed of. Landlord shall charge Tenant a fee of FIVE & NO/100 (\$5.00) DOLLARS for each day that trash and debris remain on the Property.
- b. Tenant shall not permit any inoperable or "junk" vehicles to be stored on the Property.
- c. Tenant shall provide Landlord with a copy of his filed federal income tax return for each year, as a means of verifying gasoline receipts.

**17. INSPECTION:** Landlord shall have the right to inspect the Property, including both the interior of the improvements and the exterior of the premises, at any time during the scheduled hours of operation for the convenience store. Landlord shall conduct his inspections in a way calculated to minimize interference with the business of Tenant.

**18. TENANT'S NAME, ADDRESS AND SOCIAL SECURITY NUMBER:** Unless and until Tenant provides to Landlord written notice of a different address, the address to which any notices from Landlord to Tenant shall be mailed is as follows:

Alshami, Inc.  
ATTN: Ibrahim Al Shami, President  
87 Edmonds Avenue  
Lawrenceville, Virginia 23868  
TAX ID#: 20-1455594

**19. LANDLORD'S ADDRESS:** Unless and until Landlord provides to Tenant written notice of a different address, the address to which any notices from Tenant to Landlord shall be mailed is as follows: