

**West Danville Centre, LLC**  
**LEASE AGREEMENT**

This Lease Agreement made on this the 15<sup>th</sup> day of June 2021, by and between West Danville Centre, LLC, whose mailing address is PO Box 864, Bracey, VA 23019, the Lessor herein, and hereinafter referred to as "Lessor" and [REDACTED], whose mailing address is [REDACTED], hereinafter referred to as "Lessee".

**SECTION 1 - RENTAL UNIT(S):**

Lessor hereby rents and leases to Lessee, and Lessee hereby hires and leases from Lessor, an office space hereinafter described and located in West Danville Centre, in the Town of South Hill, Mecklenburg County, Virginia, designates as 1361 West Danville Street, containing approximately 660 square feet and one (1) restroom, and 1363 West Danville Street, containing approximately 480 square feet and one (1) restroom.

**SECTION 2 - RENT PAYMENTS:**

The monthly rental for the spaces described above shall be One thousand, ten dollars (\$1,010.00) payable monthly in advance on the first of each month, starting July 1, 2021.

**SECTION 3 - PERIOD OF LEASE:**

The initial period of this lease shall be for twelve (12) months, commencing on July 1<sup>st</sup>, 2021 and terminating on May 31<sup>st</sup>, 2022 at 12:00 midnight, subject to renewal and extension provisions as set forth herein. After said period, the lease shall continue in full force and effect, subject to the terms herein on a month-to-month basis, until either party shall give to the other notice of termination at least thirty (30) days prior to the 1st day of a monthly term. Upon termination of this lease, lessee will have the option to renew lease for an additional term beginning on July 1<sup>st</sup>, 2022 at 12:01 am, for a monthly rent to be determined by Lessor at that time. Rent amount may be adjusted at the end of each 12 month lease period determined by Lessor, if Lessor deems necessary due to rising costs.

**SECTION 4 - DEPOSIT:**

In addition to the rental provided for herein, Lessor acknowledges the prior receipt of the sum of Nine hundred, fifty dollars (\$950.00) for both spaces, which constitutes a security deposit for the faithful performance of the lease, which shall be returned to the Lessee upon faithful performance of this agreement and termination of the tenancy hereunder.

**SECTION 5 - ALTERATIONS AND MAINTENANCE:**

Lessee shall make no alterations to the premises without the written consent of Lessor, and Lessee shall keep and maintain the premises in a clean and sanitary condition and shall not permit the accumulation of rubbish, waste, refuse, nor shall Lessee store any animals, explosives, flammable materials, and shall at termination of this agreement return the premises in clean and rentable condition.

**SECTION 6 - USE:**

Lessee shall use the premises only for a business office. Lessee further agrees that he shall not maintain any business, operate any machinery, or make any use of the premises for any industrial, wholesale, promotional, manufacturing, or distribution facility. You may not use this office for any illegal act.

**SECTION 7 - UTILITIES:**

During the term of this lease, the Lessee shall be responsible for payment in full of any and all utilities incurred for use and occupancy of the premises. Utility payments shall be made when due and failure to make payments of utility costs incurred shall be considered a default hereunder. Lessee will be responsible to setup and maintain these accounts. Electricity is provided by Dominion Virginia Power, water/sewer/trash is provided by the Town of South Hill, phone/internet service is provided by Comcast.

**SECTION 8 - EXTERIOR SIGNS:**

The parties agree that any and all exterior signs or window markings visible from the street shall be subject to the approval of the Lessor, which approval shall not be unreasonably withheld. It is the Lessor's intent to see that any signing or display is appropriate and not detrimental to the adjoining premises.