

West Danville Centre, LLC
LEASE AGREEMENT

This Lease Agreement was made on this the 1st day of June 2023, by and between **West Danville Centre, LLC**, whose mailing address is PO Box 864, Bracey, VA 23919, the Lessor herein, and hereinafter referred to as "Lessor" and [REDACTED], whose mailing and physical address is [REDACTED], hereinafter referred to as "Lessee".

SECTION 1 - RENTAL UNIT(S):

Lessor hereby rents and leases to Lessee, and Lessee hereby leases from Lessor, a commercial space hereinafter described and located in West Danville Centre, in the Town of South Hill, Mecklenburg County, Virginia, designates as **1367 West Danville Street**, containing approximately 480 square feet including one (1) restroom.

SECTION 2 - RENT PAYMENTS:

The monthly rental for the space described above shall be **Four hundred, eighty, and no/100 dollars (\$480.00)** payable monthly in advance on the first of each month.

SECTION 3 - PERIOD OF LEASE:

The period of this lease shall be for **one (1) year, commencing on June 1st, 2023 through May 31st, 2024** 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. Lessee will have the option to renew the lease for an additional term beginning on June 1, 2024 at 12:01 am, for a monthly rent to be determined by Lessor at that time. The rental amount may be adjusted at the end of each lease period if determined necessary by Lessor due to rising ownership costs.

SECTION 4 - DEPOSIT:

In addition to the rental provided for herein, the sum of **Four hundred, twenty-five and no/100 dollars (\$425.00)**, which constitutes a security deposit for the faithful performance of the lease is being held by Lessor. The deposit shall be returned to the Lessee upon lease termination, providing all lease payments are up to date and no damage was found during the final inspection. **Unit must be returned to Lessor in the same condition as when the Lessee moved in.** If not, charges to remediate that the deposit does not cover will be itemized, billed, and payable by the Lessee, upon receipt.

SECTION 5 - ALTERATIONS AND MAINTENANCE:

Lessee shall make no alterations to the premises without the written consent of Lessor. 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 as when Lessee moved in.

SECTION 6 - USE:

Lessee shall use the premises only for a commercial business office relating to the Salon. Lessee further agrees they shall not maintain any business that operates machinery or uses or stores hazardous chemicals. Lessee may not use this office for any illegal or immoral act, nor for any use that would put the building, tenants, or owners in harm. Any violation of this will invoke immediate termination of the lease and Lessee will be required to vacate the premises, and charges may be filed.

SECTION 7 - UTILITIES:

During the term of this lease, the Lessee shall be responsible for payment in full of 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 for setting up and maintaining these accounts in good standing. 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. Lessee is required to provide electricity even if the unit is vacant for any part of the lease term.

SECTION 8 - EXTERIOR SIGNS:

The parties agree that all exterior signs or window markings visible from the street shall be subject to the approval of the Lessor, the approval of which shall not be unreasonably withheld. It is Lessor's intent to see that any signing or display is appropriate and not detrimental to the adjoining premises. Signs are allowed on the top of the building and/or on the WDC sign out front. Signs will be furnished and installed by the Lessee. A fee of \$50.00 is owed if the sign is not removed by the Lessee.

