

July 17, 2018

Susan Adams, Appomattox County Administrator
Appomattox County Administration
153-A Morton Lane
P.O. Box 863
Appomattox, VA 24522

RE: Lease Agreement, CVCC Appomattox Center

Mrs. Adams:

Enclosed please find your copy of the First Amendment to Deed of Lease for the Lease Agreement between CVCC and Appomattox County

We appreciate your support of the Appomattox CVCC Center and look forward to a continued cooperative relationship with Appomattox County. Thank you for helping us provide our students, and your citizens, with a wonderful learning environment that is convenient for the Appomattox community.

Sincerely,



Lewis Bryant
VP Finance and Administration



FIRST AMENDMENT TO DEED OF LEASE

This **FIRST AMENDMENT TO DEED OF LEASE** (the "Amendment"), dated the 25th day of May, 2018, is made part of the Deed of Lease dated the 18th day of April, 2007 (the "Lease"), by and between the **COUNTY OF APPOMATTOX**, a Political subdivision of the Commonwealth of Virginia, as Grantor ("Landlord"), and the **COMMONWEALTH OF VIRGINIA, CENTRAL VIRGINIA COMMUNITY COLLEGE, ON BEHALF OF THE STATE BOARD FOR COMMUNITY COLLEGES**, as Grantee ("Tenant").

WITNESSETH

WHEREAS, by the terms of the Lease, Landlord leased to Tenant 4,590 rentable square feet, including 28 regular parking spaces and 2 handicapped parking spaces, located at 136 Carver Lane in the Carver Price Educational Complex, Appomattox, Virginia; and

WHEREAS, the parties hereto desire to expand the leased premises and adjust the rent therefor and to otherwise amend the Lease as hereinafter set forth.

NOW THEREFORE, it is agreed that the Lease be amended as follows:

1. Premises. As of June 1, 2018, the approximate square footage of rentable square feet will increase from 4,590 rentable square feet, including 28 regular parking spaces and 2 handicapped parking spaces, to 9,555 rentable square feet, including 28 regular parking spaces and 2 handicapped parking spaces as shown by the sketch of the floor plan attached hereto as Exhibit A.

The Landlord shall be entitled to utilize the front entrance to 136 Carver Lane for public access to any functions held in the meeting room of the Carver Price building where such function is being conducted by Appomattox County or any agency of the County.

2. Lease Term. The Initial Term of the Lease shall be extended for three (3) years through and including May 31, 2021, and Tenant shall have two (2) successive options to renew thereafter of five (5) years each, with the second such option expiring on May 31, 2031, provided that Tenant shall exercise each such option at least four (4) months prior to the end of the initial term or first option term, respectively.
3. Rent. For the period of the extended Initial Term and exercised option terms, Tenant shall pay Landlord the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) as annual rent (the "Rent") which Rent shall be paid in arrears in twelve (12) equal monthly installments of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00), by the end of each month.
4. Except as amended herein, the Lease shall remain in full force and effect.

This Amendment shall not be effective or binding unless and until signed by all parties, and all appropriate approvals are obtained pursuant to §2.2-1149 and §23.1-1002 of the *Code of Virginia* (1950), as amended.

[Remainder of page intentionally blank. Signature pages follow.]

LANDLORD: COUNTY OF APPOMATTOX, a political subdivision of the
Commonwealth of Virginia

By: Susan M. Adams
Name/Title: Susan M. Adams, County Administrator

STATE OF VIRGINIA
CITY/COUNTY OF Appomattox, to wit:

The foregoing First Amendment to Deed of Lease was acknowledged before me this 25 day
of May, 2018, by Susan M. Adams, acting in his/her capacity as
County Administrator of the COUNTY OF APPOMATTOX, a political subdivision of the
Commonwealth of Virginia.

My commission expires: 7-31-2020
My registration number is: 7695877

Donna Davis Sayre
Notary Public



TENANT: COMMONWEALTH OF VIRGINIA, CENTRAL VIRGINIA
COMMUNITY COLLEGE ON BEHALF OF THE STATE
BOARD FOR COMMUNITY COLLEGES

By: John S. Capps
Dr. John Capps, President

STATE OF VIRGINIA
CITY/COUNTY OF Bedford, to wit:

The foregoing First Amendment to Deed of Lease was acknowledged before me this 30th day
of MAY, 2018, by Dr. John Capps, as President of CENTRAL VIRGINIA COMMUNITY
COLLEGE.

My commission expires: 12-31-2021
My registration number is: 7755330

Sylvia Dianne Sykes
Notary Public



OFFICE OF THE ATTORNEY GENERAL
Approved as to form:

By: Thomas E. Lacheney
Senior Assistant Attorney General

APPROVED AS TO FORM

County Attorney

Thomas E. Lacheney

5/25/2018 10:25 am

Tom Lacheney

Exhibit A

Floor Plan

- Area not occupied by CVCC
- Area occupied by CVCC =
 - 9113 SF (Net)
 - 9555 SF (Gross)

