

**MODIFICATION and AMENDMENT No. 1
of LEASE AGREEMENT**

This Modification and Extension of Lease Agreement (the “Extension of Lease Agreement”) is entered into between Cox Properties LLC, (the “Landlord”) and the School Board of Albemarle County, Virginia (the “Tenant”) and is effective as of February 1st, 2024 (the “Effective Date”).

A. Landlord and Tenant entered into a certain Lease Agreement dated January 4, 2023 relating to certain premises being approximately 1,590 square feet and located at 1404 Greenbrier Place, Charlottesville, VA 22901.

B. Landlord and Tenant now wish to modify the Lease, subject to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises contained herein, the parties, intending to be legally bound, hereby agree as follows:

AGREEMENTS

1. Extension Period. Notwithstanding what the Lease may indicate, Landlord and Tenant hereby agree to extend the term of the lease for an additional five (5) months beginning February 1, 2024 and extending the expiration date to June 30, 2024.
2. Renewal Minimum Rental. During the Extension Period, the minimum monthly rental amount for each month of the Lease shall be:
Year 1 - \$2,273.70 per month
3. Notices. All notices shall be sent both to the premises and to the following addresses:

To Tenant at: Albemarle County Public Schools
401 McIntire Road, Suite 323
Charlottesville, VA 22902

To Landlord at: Cox Properties, LLC
528 Rookwood Place
Charlottesville, VA 22903
4. Entire Agreement. This Modification and Extension of Lease Agreement contains the entire agreement between the parties, and no agreement shall be effective to change, modify or terminate the Lease or this Modification and Extension of Lease Agreement in whole or in part unless such is in writing and duly signed by the party against whom enforcement of such change, modification or termination is

sought. Landlord and Tenant hereby acknowledge that they are not relying on any representation or promise of the other, except as may be expressly set forth in the Lease or this Modification and Extension of Lease Agreement.

5. Ratification of Lease. The parties hereby ratify and reaffirm all terms, conditions and agreements contained in the Lease and this Modification and Extension of Lease Agreement, as modified hereby.

EXECUTED IN MULTIPLE COUNTERPARTS AND TO BE EFFECTIVE AS OF THE EFFECTIVE DATE (AS DEFINED ABOVE).

Tenant:

School Board of Albemarle County, Virginia

By: _____

Name: Judy Le

Title: School Board Chair

Date: _____

Landlord:

Cox Properties, LLC

By: _____

Irvin E. Cox
President

Date: _____