T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

TEVAL VODELEWENL

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landford Act' (Virginia Code 55 248-2-55-248).

This lease agreement is made this	-1-21	and Great	een T R Prop	erties, Inc.
Lessor and at the following address:		Turk to the terms		Lesses(8),
1515 E. Church STRE	FT EXT	±16.		x (8 34 3 414
Martinsville VA 24	4/2			
This lease shall commence for the term of on $10-31-22$	f one-year beginn	ing on 11-1	-21	and ending
RENT: The lessec(s) agrees to pay the remonthly installments (\$5 940.00). Pay ten percent (10%) is charged and accessed use date. Rent shall be malled to TRF or delivered in person to 25 Broad St, Sa			nid lease. A l or within five fartinsville, V	ate charge of (5) days of the
			10	
PRO-RATED RENT: The rent will be p	5.00 will	eanth of be due on the f	irst of Nov	the amount of
every month afterwards.				14
BAD CHECKS: All returned checks shall fee as charged to us by the bank. This couption to request payment by cash, cash	HERE IS IN AGGIN	THE TO THE C	starn, plus a 3 harges. Less	55.50 handling or shall have the
SECURITY DEPOSIT: Lesses(s) agree deposit. This is due at lease communicate as security for the full and instituted particulated to, but including the return of the lease, together with all keys, fixtures and same condition as when reserved, remain security deposit from the rental payment upon termination of lease, or vacating a damages shall be deducted from the use. In the event the security deposit is instituted in the security deposit is instituted these charges. Lesses agrees that the argent of these premises, and remain products.	cent mere of the me a facility of the me a facility of the me to t	rius and condit rin the leaver a lage, etc., as no sed. Leaver(s) ith of any lern r has the right licleaning nece Heatts incurre a data leaver pr ry be transferr any, and all, hi	ions of this ag if the end of the tied in said ler have no right to finis Lease to inspect the ssary shall als d by lessor for imptly upon of the liability	repease, not the expiration of use, and in the fo deduct the Agreement, so premises: All to be deducted, representation of wher, lessor, or of this security
WAIVER OF HOMESTEAD AND / O Agreement, Tenants agree to waive He	R POOR DERT(Poor Debtor's	TON: for the Exemption a	purposes of the
Virginia Law.			Initial _	THE PERSON NAMED IN
PERSONAL PROPERTY: The follow	ring personal pro	perty is includ	ed:	
Dish V	Vasher () Hea	t Pump (*)		
	man to X - CXWI	When and hite	THOU TO	2
	Water Wilconner f.	STORES LIBERS		
a the market	agible for all util	EIG2 (III Kap and		
UTILITIES: Lessee(s) shall be responses. lessor: Water & Sewer & Trash Pick-Up (L) (L) Lessor (X) Lessee(s)	Page 1	L. Indian		
		18 63	TO WELL WITH	1

USE OF PREMISES: The premises shall be used by lesses(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) accept these persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fall to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for profundatal and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lesses(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lesse(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and officiative behavior. Lesse(s) shall respect the rights, comfort, and privacy of others. Lesse(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lesse(s) must be a compliance with all state and consty ordinances and not keep any unrecistered vehicles on this present. Lesse(s) will be responsible for replacement of all air filters after move in and will be additionable for any diseases that have occurred due to non replacement of said filter. Lesse(s) will be removed the base of the Swoll interving the smoke detectors after move in date.

Lessee(s) shall use water closets and other planibing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or nations upon or from any part of the property without the written consent of Lessor. Lessoe(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessec(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his fullure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit designous peaceful enjoyment of their premises. Lense(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lesse(a) will not use or toen in the drawling any explicitive, kerosene, inflammable or combustible materials (including lawrence better) or describe any permit the use of the materials in any manner which would increase the rate of the property construction on the armites. Lesses will not install any satellite continues to the part of the property of windows closed during rain and snow and to minimish withitles to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lesse, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of positionion, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a unisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of tense and will be a material default thereof. Non-Compliance of any Rules and Ragulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U.S Posini Service, delivered by the Landlord's agent, and / or notice to vacate will be mailed via the U.S Posini Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Leases authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptases after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all test incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that accessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lesser is not an insurer of lesses(s)'s personal property. Lessor shall not be liable to lesses(s)'s guests or agents for any bodily, or property damage suffered by lesses(s), guests, or agents of lesses(s), including anyone who unlawfully enter the premises. Lesses shall be required to obtain renters inturance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that iessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all laters, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for any injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 36 days prior to termination of said lesse. The lesse will automatically be resewed to a month to month lesse by lesser upon notification of the lessee if lesse is not terminated. If lesse is terminated the lessee is still required to provide a written notification to the Lessor, 36 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until spartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against leases(s) to levy or dispose of leases(s)'s leasehold interest in leased premises. Leasor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, leases(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late other charges, all additional rent accrued until the expiration of the term of said lease, all late other charges, all expenses incurred by leasor for cleaning, painting, and repairs due to negligence of leases(s), all court costs, all attorney fees, incurred by leasor, and a collection fee equal to 25% of independent amount and all additional expenses and fees.

Votification

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information Clearinghouse (NL also contact our office at 1-804	1-783-6731 (Housing Manage	AD) or FAX requests to the Ament Special Programs) (c	naterials, contact the National I NLIC at (202) 859-1192, You or asistance.
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DISCLOSURE OF INFO	Lease a Rmation on Lead-114	TTACHMENT . SED PAINT AND/OR L	ead-based paint haza
		The said spaint chips and said spaint	
LESSOR'S DISCLOSURE			id SiA,
A. Presence of lead-based paint	and/or lead-board point herords	Check (1) or /2(helow)	
	aint and/or lead-based palat lea :		ng (explain).
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	c to the lessor (Chack (1) or (2)		
	the lesses with all available and		ased paint and/or lead-based pain
2. Lessor has no report	s or records perinting to lead-b	ored paint and/or lend-based	paint hazards in the bousing.
LESSEE'S ACKNOWLEDG	MENT (Initial)		
Lessee has received cop	ies of all fallemation listed above	16.	
Lessee has received the	pamphiat Protest Your Family	from Lead in Your Home.	rational and the second
AGENTS ACKNOWLEDG	MENT (initial)		
Agent has informed the ensure compliance.	lessor of the laser's obligation	s under 42 U.S.C. 4852 (d) a	nd is aware of his/her responsibili
CERTIFICATION OF ACC	URACY		
The following parties have review provided is true and accurate.	red the information above and o	ertily, to the best of their kno	wledge, that the information they
Signatures:			
A According		Lestor	Dillo
	12/1/1	Lesiec	· Dale
Agent	PS	Agent	Date

T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

Addendum to Lease Agreement

This Addendum to the Lease Agreement between TR Properties, Inc. (Lessor) a	ınd
(Lessee)	
dated 11-1-21 which commenced on 11-1-21 and ends	
on 10-31-22 is as follows:	
Premises: Lessee hereby leases from Lessor the premises known as:	
1515 E. Church Street Ext. #16 Martins ville, VA. 24112	
Term: The term of this addendum shall coincide with the Lease Agreement, beg	inning
on 11-1-21 and ending on 10-31-22	
TR Properties Inc. will have Southwestern Virginia Gas put the utility bill for gas	V
usage at 1515 E. Church Street Ex # 16 in our name. The tenants'	
agree to rein	nburse
TR Properties the amount due each month and a monthly service fee of \$2.00.	
All other Terms and Conditions of the Lease Agreement remain unchanged.	
The above conditions are agreed upon by Lessor and Lessee. This agreement commence on $1/-1-21$: shall
TR Properties Inc. / Lessor Date	
T R Properties, Inc., Lessor Date	
11-1-21	
Lessee Date	
11-1-21	
Date Date	

T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of

this agreement and the requirements of the 'Residential Landlord Act' (Virgini Code 55 248-2-55-248).
This lease agreement is made this To Algery 1/20 2000 between TR Properties Inc., Lessor and:
Lessee(s), at the following address:
1515 E Church Street EXT #20
Martingrille, VA 24112
This lease shall commence for the term of one-year beginning on January 11, 20 and ending on January 12, 2023,
RENT: The lessee(s) agrees to pay the rept of \$\frac{19.60}{20.00}\$. Dayment is due and payable in twelve (12) monthly installments (\$\frac{59.60}{20.00}\$). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of will be due on the first of the month of will be due on the first of the month of the mo
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{1}{2}\sum_{\text{O}}\text{as a}\text{ security deposit.}}\$ This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition a when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cove all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
Initial
PERSONAL PROPERTY: The following personal property is included:
Range (Refrigerator (Dish Washer Heat Pump (
Garbage Disposal & Air Conditioner & (Washer and Dryer Hook Lef)
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (K) Heat (C) Gas (X) (L) Lessor (X) Lessee(s)

- LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.
- USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city—
laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the

rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light builts. Lessee is requested to keep a Fire Extinguisher in Kitchen. Lessec(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

- CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and
- Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.
- PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.
- DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.
- BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and to provide Lessor with a copy of their certificate of insurance within ten (10) days.
- INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessee imposed by law.
- INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.
- SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.
- ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.
- TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.
- EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessec hereby affirms that he or she the military service.	_IS	IS NOT	a member of any branch of
Lessee hereby affirms that he or she the military service.	_IS	1 IS NOT	a member of any branch of

This agreement is hereby accepted by the parties below on this

Lessee		
SS#		
Employer		
Lessee		
SS#		
Employer		
		 3
Lessor: TR Properties, Inc.	1	

Supplemental Information:	
For general information or to obtain copies of the final rule, pamphiet or background materials, contact the information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.	National L 1192. You
***************************************	mmmm
LEASE ATTACHMENT. DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT	NT HAZAI
TOUR WARNING STIVED WENT TO THE BOOK THE PROPERTY OF THE PROPE	
LESSOR'S DISCLOSURE	
LESSON'S DISCLOSURE	
A. Presence of lead-based paint and/or lead-based paint luzards [Check (1) or (2) below]:	
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).	
2. Exessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.	
B. Records and reports available to the lessor [Check (1) or (2) below]:	
 Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead in the housing (list documents below): 	l-based pain
2. Lessor has no reports or records pertaining to lend-based paint and/or lead-based paint hazards in the	nousing.
LESSEE'S ACKNOWLEDGMENT (initial)	
Lessee has received copies of all information listed above.	
Lessee has received the pamphlet Protect Your Family from Lead in Your Home.	
AGENT'S ACKNOWLEDGMENT (initial)	
Agent has informed the lessor of the lessor's obligations under 42 11 S C 4852 (d) and is aware of his/he	r responsibili

ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they provided is true and accurate.

Signatures:			
14500	(-1/-	22 Lesson	Date ////>>
essee	1/t/27 Date	Lessee	Daie
Agent	Dale	Agent	Date

Tor Owners, and Tenants & Purchasers ... of House Constructed before 1978

Notification

Watch Out For Lead-Based Paint Poisoni

That property was constructed before 1978. There is a possibility is contains lead-based paint. Please read the follows

Scerom of Lord Board Baint

The interiors of older homes and apartments often have layers of lend-based point out the walls, collings, window alls, doors and door frames. Lend-based point and primes may also have been used on quende posther, relings, prorefer feet eacher and lemp point. When the point chips, thates or posits off, there may be a coal danger for behins and young children. Child can may our print chips or chars on printed mil-ings, window alls or cuber items white presen-are not account. Children can also bigue had even if they do not specifically out paint chips. For example, when children play in an area. For example, when common proj.
where there are home prime chaps or dust passicles containing lead, they may got these pr on their bands, put their bands into their s and ingest a dangerous amount of lead.

Hazzeda of Land-Boood Paint

Lead pointeing is diagonous - especially to cirilizen under the age of seven (7). It can com-

Symptoms of Land-Board Point Polymen

Has your child been especially cranky or interbled is he or she came, econolity Description child have normal action and specific Descrip-or she complian about bandward \$1,000 cm. moviding to play? These may be signs of hard possessing. Many times though, these are no symptoms at all Because these are an alternation for the particular and the particular and the comment of the particular and the comment of the particular and the pa lead-bised must.

Advisibility and Availability of Blood Land Level Screeni

If you suspect that your child has essent chips to paint or assessmented you thin, you should have your child to the docume or climic fist making. If the test above, that your child has an element blood lend level, truspects is available. Com-

(a) Cover all furnitum and appliances; the laid problem (b) Get a brown or self break and remove all. Toward, and Hos

(d) Do and have paint chips on the floor in window with. Deap may floor and window

very important; and (c) Do not allow loose paint to remain within your children's reach store children may pick lugar paint off the lower part of the walk.

Carlot Resident

As a homeowner, you should take the next sage to temp your beams in general place. We manufacture to the power beams in general phage. We manufacture to the beams provided the provided place to the beams to the provided paint paint and designates pass the intention of your beams. These points are possible to provide the continues to the point of the point of the provided to provide the point. and a proper country of the country

Distributions or other agency to which you or your landers is applying for subabilities assistance in this sectionary steps can be calon to apply your out for lead-based paint becaute. If your unit does have lead-based paint, you may be called a subability to adjust for amounts to take in Province Loud-Based Prince Policies.

The free Policies.

The free Policies.

The free point is a province province of the paint is present and the calony, desire, door finance and calony fill so, there are more though you can do immediately to province, for calculations and applicance.

(a) Cover all furniture and applicance.

(b) Gue a tracess or plant from walls, measured in the parts and liquid paint for the parts.

Toward and liquid paint province of the parts of the parts

(b) Gut a business or self brissh and memory all torses pieces of point from walls, weneylouds, window sulls, and collings;
(c) Sussess up all pieces of paint and pleaser and put them is a paper bug or wrap them in according your form of the selfs to change your form; a defective out change of the selfs to change your form; and the selfs to

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Date

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T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).
This lease agreement is made this 65 Coctober 202 2 and between TR Properties, Inc., Lessor and
Lessee(s), at the following address:
1515 F. Church STREET EXT. #1
MARTINSUILLE, VA.24112
This lease shall commence for the term of one-year beginning on 19-15-22 and ending on 10-14-23
RENT: The lessee(s) agrees to pay the rent of S. 520,00 due and payable in twelve (12) monthly installments (\$62.40.00). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of wind in the amount of N/A. The rent amount of 5.520.00 will be due on the first of Novembe and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{495.00}{100}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit. WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range () Refrigerator () Dish Washer () Heat Pump ()
Garbage Disposa (Air Conditioner () (Washer and Dryer
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gast (T) N/A (L) Lessor (X) Lessec(s)

- LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.
- USE OF PREMISES. The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- SMOKING: Smoking of ANY products inside unit is prohibited. All smoking is to be done outside and cigarette butts are to discarded appropriately and not discarded on the ground.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.
- USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessec(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen. Lessec(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or nermit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessec(s). A violation of the rules and regulations set forth in this lease. and such additional rules and regulations imposed by lessor or Agent as permitted by

law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement

Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the US Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lassor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who untawfully enter the premises. Lessee shall be required to obtain renters insurance and in provide Lessor with a copy of their certificate of insurance within ten (10) days.

INSURANCE: Lessec(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve I essor of any liability to Lessee imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month-to-month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessec(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition.

Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s). heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she the military service.	_ IS	IS NOT	a member of any branch of
Lessee hereby affirms that he or she the military service.	_15	IS NOT	a member of any branch of

This agreement is hereby accepted by the parties below on this date 10-10-22.

TR PROPERTIES, INC

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SS#			
Employer			
Lessee			
SS#			
Employer			

Lessor: TR Properties, Inc.

Witness

T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

55-248).
This lease agreement is made this /3 1/4 MARCH 2019 and between TR Properties, Inc., Lessor and Lessee(s),
of the following address:
1515 E. Church Street Ext. APT. 12
MARTINSVIlle, VA 24112
This lease shall commence for the term of one-year beginning on APRIL 52019 and ending on APRIL 14 2020.
RENT: The lessee(s) agrees to pay the rent of \$\frac{100}{200}\$. Que and payable in twelve (12) monthly installments (\$\frac{5000}{200}\$. Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of APRIL in the amount of 242.50. The rent amount of \$ 485.00 will be due on the first of MAY and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of S as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range (Refrigerator (Dish Washer () Heat Pump
Garbage Disposal (Air Conditioner () (Washer and Dryer Hook-up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (X) (L) Lessor (X) Lessee(s)

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt hattery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late otherges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she _____ IS ____ IS NOT a member of any branch of the

military service.				
Lessee hereby affirms that he or shemilitary service.	IS	IS NOT	a member of any	branch of the
This agreement is hereby accepted by the	he parties l	below on this	date:	
Lessee				. 1
SS#				
Employer				
Lessee				_
SS#				
Employer	7			
				V25. 10
Lessor: TR Properties, Inc.		0		
3-13+19				
Date /				
//				

To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

Notification

Watch Out For Lead-Based Paint Poison

That property was constructed before 1978. There is a possibility it contains lead-based point Please read the following splormation

Sources of Lord Board Point

The interiors of older homes and apartments often have layers of least-based paint on the walls, ceilings, window sills, doors and door frames. Lead-based paint and primers may also have been used on ourside postches, railings, garages, fire excepts and lamp posts. When the paint chips, flakes or peels off, there may be a real danger for babics and young children. Child test may cat paint chips or chew on painted tailings, window sills or other items when parents are not around. Children can also ingest lead even if they do not specifically est paint chips. For example, when children play in an area where there are loose paint chips or that particles containing lead, they may get these particles on their hands, put their hands into their mouths and ingest a dangerous amount of lead.

Hazards of Lord-Based Paint

Lead personing is dengarous — especially to children under the age of seven (7). It can evenmally cause mental retardation, blindren and even death.

Symptoms of Lead-Bessel Paint Poissonian

Has your child been especially cranky or impable? Is he or she exting normally? Does your child have stomachaches and vomining? Does he or she complain about headaches? Is your child unwilling to play? These may be signs of lead poisoning. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based point.

Advisibility and Availability of Blood Land Level Screening

If you suspect that your child has eaten chips of point or someone told you this, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local bealth department for help or more information. Lead screening and treatment are available, through the Medicaid Program for those who are eligible. If your child is identified as having an elevated blood lead level you should immediately notify the Community.

Development or other agency to which you or your landlord is applying for rehabilitation assurance so the necessary seps can be taken to top your unit for lead-based paint hazards. If your unit does have lead-based paint, you may be eligible for amstance to abuse that hazard.

Processions to Take to Prevent Load-Bossi. Paint Poisoning

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walls, callings, doors, door frames and window silk. Are there places where the paint is pecling, flaking, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or soft brush and remove all loose pieces of paint from walk, woodwork, window welk and cellings:
- (c) Sweep up all pieces of paint and planter and put them in a paper bag or wrap them in newspliper. Fut these packages in the trast cas. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Dump mop floors and window silk in and around the work area to remove all dust and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

Homeowner Maintenance and Treatment of Lend-Based Paint Hozards

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and ceilings and cause paint to peel, crack or flake. These conditions should be corrected immediately. Refore repaining, all surfaces that are peeling, eracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) cours of sonleaded paint. Imsend of scraping and repainting.

the surface may be experted with such as wallhound. Experim, or p that when lead-based paint is resident of the surface of the case expert to hearthing it or swallowing it. The paint temovers could create a various may cause postoning if in long period of time. Whenever premoval of lead-based paint show when there are no children or prout the premise. Samply painted head-based paint surfaces does the bacterial forms there are no the tree to provide the premise. Samply painted head-based paint surfaces does the bacterial forms methods that you play a major tole in the previous poststanting. Your actions and a the lead provides

Tennet and Homebuyer Barps

You should immediately notify office or the agency through wis chang your bome if the unit is cing, powdering or preting pain from plumbing, or a defocive man operate with that office's effort.

C I have received a copy of a

3-13-19

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Print Full Hame

Signature

Supplemental Information:

Agent	Date	Agent	Date
Lessee	Date	Lessec	. Date
Lessor	. Date 13-10	Leswon	Date
THE PROPERTY OF THE PARTY OF TH			02/28/2020
Signatures			
The following parties have revi provided is true and accurate.	cived the information above and	certify, to the best of their kn	nowledge, that the information they
		andfir to the best of their len	rowledge, that the information then
CERTIFICATION OF AC	CURACY		
ensure compliance.			
Agent has informed the	ne lessor of the lessor's obligation	ons under 42 U.S.C. 4852 (d)	and is aware of his/her responsibil
AGENT'S ACKNOWLED	GMENT (initial)		
Lessee has received th	e pamphlet Protect Your Famil	y from Lead in Your Home.	
Lessee has received co	pies of all, information listed at	oove.	
L'ESSEE'S ACKNOWLED	GMENT (initial)		
2. Lessor has no repo	rts or records pertaining to lead	-based paint and/or lead-based	I paint hazards in the housing.
in the housing (list doc	numeurz perom):	ind reports pertaining to lead-	based paint and/or lead-based pain
·	ole to the lessor [Check (1) or (2		me mentil
2. Lessor has no know	vicage of lead-based paint and/	ar lead-based naint bazarde in	the housing
	(40.7)		
1.	paint and/or lead-based paint h	azords are present in the hous	ing (explain).
A. Presence of lead-based pain			
LESSOR'S DISCLOSURE			
approved pamping on lead pols	OuruR Dicaedroll	sed paint hazards in the dwell	to renting pre-1978 housing less: ing Lesses nius also receive a f
properly all card exposure is espe	cially harmful to young childre	from palini, palini chips, and d n and pregnani women i Belo	ustican pase licalin luzzada Mad ce renting pre-1978 fouring less
LEAD WARNING STAT	EMENT	Specification of the second of	
		ASED PAINT AND/OR L	EAD-BASED PAINT HAZA
DISCLOSURE OF INE	LEASE	ATTACHMENT.	**************************************
000000000000000000000000000000000000000	300000000000000000000000000000000000000	***************************************	***************************************
also contact our office at 1-80	04-783-6731 (Housing Mana)	EAD) or FAX requests to the period of the period (Programs)	e NLIC at (202) 859-1192. You for asistance.
For general information or to information Clearinghouse (N	obtain copies of the final rule	, pamphiel or background	materials, contact the National e NLIC at (202) 659-1192. You

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).	
This lease agreement is made this 12 May 2022 and between	
Inc., Lessor and: Lessee(s), at the following address:	
Mostaville Va. 24112	
- NACCO AND	
This lease shall commence for the term of one-year beginning on $5-12-22$ and ending on $5-1-23$	
RENT: The lessee(s) agrees to pay the rent of \$.525.00 due and payable in twelve (12) monthly installments (\$690.00). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to \$0.000 decided by Lessor within five (5) days of the due date. Rent shall be mailed to \$0.000 decided by Lessor within five (5) days of the due date. Rent shall be mailed to \$0.000 decided by \$0.0	
moderate Va 24/12	
PRO-RATED RENT: The rent will be pro-rated for the month of 97) and in the	
amount of 262.50. The rent amount of \$ 525.00 will be due on the first of and every month afterwards.	
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50	
handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check.	
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$_525,60 as a	
security deposit. This is due at lease commencement unless other arrangement is made.	
This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased	
premises to the lessor at the end of the expiration of lease, together with all keys,	
fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as	
when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement.	
Upon termination of lease, or vacating of premises, lessor has the right to inspect these	
premises. All damages shall be deducted from the security deposit. All cleaning	
necessary shall also be deducted. In the event the security deposit is insufficient to cover	
all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs	
and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these	
premises, and release present lessor from any, and all, further liability of this security	
deposit.	
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's	
Exemption as provided under Virginia Law.	
Initial	
PERSONAL PROPERTY: The following personal property is included:	
Range (Refrigerator (Dish Washer () Heat Pump ()	
Garbage Disposal () Air Conditioner () () Washer and Dryer	
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer	
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor:	· · ·
writing by Lessor: Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (A) All Coldender (L) Lessor (X) Lessee(s)	تعلا
Lessor	
LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.	

- USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.
- USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen.

 Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in

which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or

abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and

Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the US Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

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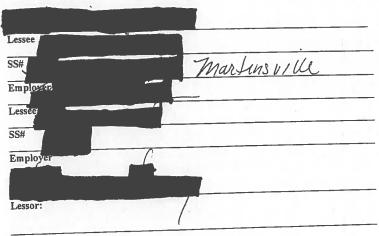
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- GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she the military service.	IS	IS NOT	a member of any branch of
Lessee hereby affirms that he or she	IS	✓ IS NOT	a member of any branch of

This agreement is hereby accepted by the parties below on this date 5 - 12 - 22.



Witness

New Person

Watch Out For Lead-Based Paul Powoni

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Service Land Bridge

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For general information or to obtain project of the final rule, personnel or background materials, contact the Mational I information Cleaninghouse (MLIC), tolt free, in (MM-326-LEAD) or FAX requests to the NLIC at (202) 656-1162. You also contact our office at 1-804-789-6731 (Heading Management Special Programs) for asistance. LEASE ATTACHMENT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZA Carried Carlo LESCOR'S DISCLOSURE A. Presence of lead-based pales and/or hand-based pales becards (Check (1) or (2) below): I. C Known had board paint saidler best best palet bemade are present in the housing (suplain). 2. The last has no immediate of head-tened point and/or lend-based paint becards in the housing. B. Records and reports available to the leaser (Classe (1) or (2) below): 1. According to least provided the leasts with all available and reports pertaining to lead-based paint and/or lead-based gains in the housing (list documents below): 2. Accor has no reports or recently permissions to lead-beauti paint and/or lead-beaut paint hazards in the heading. LESSEE'S ACKNOWLEDGMENT (MILE) Lesses has received soples of all labitionales liquid above. Leases has received the particular Proper Your Family from Look in Your Home. AGENT'S ACIONOWLEDGMENT SHIPED Agent has informed the leaser of the leaser's collections under 42 U.S.C. 4852 (d) and is aware of his/lest susp casure compliance. CERTIFICATION OF ACCURACY The following parties have reviewed the information shows and certify, to the best of their knowledge, that the information they provided is true and accurate. Signatures: 12.22

Agent

T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

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This lease agreement is made this MAFTH 15, 250 and between TR Properties, Inc., Lessor and Lessor at the following address:	<u>:</u> (s)
AVAREMENT # 15 . CHATEAU TELLATE AFARTMENTS	
1515 CHURTH ST. EXTENSION - MARTING VILLE VA 24/2	
This lease shall commence for the term of one-year beginning on MARCH 15, 04 and ending on MARCH 15, 04.	g
RENT: The lessee(s) agrees to pay the rent of S	to,
PRO-RATED RENT: The rent will be pro-rated for the month of MARCH in the amoun 205. The rent amount of \$410 \simes will be due on the first of AFRIL and every month afterwards.	t o
BAD CHECKS: All returned checks shall be charged \$40.00 for each return for insufficient, or other reason(s), plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified che	ck
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of S	of e ing
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: For the purposes of t Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided und Virginia Law.	this der
PERSONAL PROPERTY: The following personal property is included:	
Range (X) Refrigerator (X) Dish Washer () Heat Pump (X)	
Garbage Disposal () Air Conditioner () > Washer and Dryer	
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer	
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:	
Water & Sewer & Trash Pick-Up (1) Electricity (2) Heat (3) Gas (5) (1) Lessor (X) Lessee(s)	

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed under 18 year of age.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shalf remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us..

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee responsible for a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives. kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease, or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of iudgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order(NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

This agreement is hereby accepted by the parties below on this date:

Lessee
SS#
Employer

Lessee
SS#
Employer

Witness

3/25/24

Supplemental Information:

For general information or to obtain copies of the final rule, pamphlet or background materials, contact the National Lead Information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You may also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.

LEASE ATTACHMENT · DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS LEAD WARNING STATEMENT Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessess must also receive a federally. approved pamphlet on lead poisoning prevention. LESSOR'S DISCLOSURE A. Presence of lead-based paint and/or lead-based paint hazards [Check (1) or (2) below]: Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). 2. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. B. Records and reports available to the lessor [Check (1) or (2) below]: 1. Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead-based paint hazards · in the housing (list documents below): 2. Essor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. LESSEE'S ACKNOWLEDGMENT (initial) Lessee has received copies of all information listed above. Lessee has received the pamphlet Protect Your Family from Lead in Your Home. AGENT'S ACKNOWLEDGMENT (initial) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance. CERTIFICATION OF ACCURACY The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. Signatures: Date Lessor Date Lessor Date Date Lessce Lessee Date Agent Date Agent

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same, You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offeasive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this superior. Lessee(s) will be responsible for replacement of all air filters after move-in and will be his according for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for all light hulbs. Lessee is required to keep a Fire Extinguisher in Fitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lesses(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(a) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessens) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other laturance concerns on the premises, Lesse will not install any satellite conforment of delices on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to minimin addities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and of any Rules and Regulations will constitute grounds for termination of the date of the notice. Any Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lesser shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or shemilitary service.	IS	IS NOT	a member of any branch of the
Lessee hereby affirms that he or shemilitary service.	IS	IS NOT	a member of any branch of the
This agreement is hereby accepted by t	he parti	es below on this	date: 9-24-21.
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Lessee /			11
SS#			
Employer			
Lessee			
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Employer	1		
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Lessor: TR Properties, Inc.		8	
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Date			in the second second



To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

Notification

Watch Out For Lead-Based Paint Poisoning

This property was constructed before 1978. There is a possibility it contains lead-based paint. Please read the following information concerns lead-based paint poisoning.

Sources of Lond Based Paint

The interiors of older bomes and apartments often have layers of lead-based paint on the walls, ceilings, window sills, doors and door frames. Lead-based paint and primers may also have been used on ourside porches, railings, garages, fire excapes and lamp posts. When the paint chips, flakes or peels off, there may be a real danger for babies and young children. Children may est paint chips or chew on painted railings, window sills or other items when purents are not around. Children can also ingest lead even if they do not specifically eat paint chips. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their hands, put their hands into their mouths, and ingest a dangerous amount of lead.

Hazards of Lead-Besod Paket

Lead possoning is dangerous - especially to children under the age of seven (7). It can eventually course mental retardation, blindness and even death.

Symptoms of Lend-Bessel Paint Poisoning

Has your child been especially cranky or irritabie? Is he or she caring normally? Does your child have stomachaches and vomining? Does he or she complain about headaches? Is your child unwilling to play? These may be signs of lead possoning. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

Advissibility and Availability of Blood Lond Level Screening

If you suspect that your child has caten chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help or more information. Lead screening and treatment are available through the Medicaid Program for those who are cligible. If your child is identified as having an elevated blood lead level, you should immediately apply the Community

Development or other agency to which you or your landlord is applying for rehabilitation assistance to the necessary steps can be taken to test your unit for lead-based paint hazards. If your unit does have lead-based paint, you may be cligible for assistance to abase that hazard.

Precustions to Take to Prevent Land-Bessel Paint Poisoning

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walks, ceilings, doors, door frames and window silks. Are there places where the paint is peeling, flaking, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or suff brush and remove all loose pieces of paint from walls, woodwork, window wells and ceilings;
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in newspliper. Put these packages in the trash cas. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor is window wells. Damp mop floors and window sills in and around the work area to remove all dust and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (e) Do not allow loose paint to remain within your children's reach since children may pick loose paint of the lower part of the walls.

Romeowner Maintenance and Treatment of Lond-Beand Paint Excertis

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit ruin and dampness into the interior of your home. These conditions damage walls and ceilings and cause paint to peel, crack or flake. These conditions should be corrected immediately. Before repainting, all surfaces that are poeting, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) costs of non-leaded paint. Instead of scraping and repainting.

the surface may be covered with other must such as wallboard, gypnum, or paneling. Be that when lead-based paint is removed by : ing or moding, a dust is created, which me harrardoos. The dust can enter the body citl breathing it or swallowing it. The use of he paint removers could create a vapor or fun which may came poisoning if inhaled over long period of time. Whenever possible, th removal of lead-based paint should take pl when there are no children or pregnant we on the premises. Simply painting ever del land-based point starfaces does not climb the becard. Remember that you as an ao picy a major role in the prevention of im polatoning. Your actions and awareness the lend problem can make a big differen

Teams and Homebuyer Responsibilities

You should immediately notify the manage office or the agency through which you are charing your home if the unit has flating, a cing, powdering or pecting paint, water les from plumbing, or a defective roof. You sho operate with that office's effort to repair th

1 have received a copy of the Notice capitled "Watch Out for Lead Paint Pour

2/15/04
Date
Print Full Name
Signature

T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

5-248).
his lease agreement is made this 20th SOFFHBE R and hatmeen T. P. Properties, Inc.,
essor and Desse(s),
t the following address:
1515 E. Church Street Ext. #17
MARTINSVIlle, VA. 24112
This lease shall commence for the term of one-year beginning on $9-20-21$ and ending on $9-19-21$
RENT: The lessee(s) agrees to pay the rent of \$ 525.0 due and payable in twelve (12) monthly installments (\$ 6300.00). Payment is due on the first day of said lease. A late charge of en percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the lue date. Rent shall be mailed to T R Properties, Iac., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of September the amount of will be due on the first of October and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashlers or certified check.
deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
PERSONAL PROPERTY: The following personal property
Range (1) Refrigerator (1) Dish Washer (1) Heat Pump (1)
Garbage Disposal () Air Conditioner () () Washer and Dryer Hook -up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (X) SEE APDENDUM (L) Lessor (X) Lessee(S) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unrepistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she ____ IS ___ IS NOT a member of any branch of the

military service.	
Lessee hereby affirms that he or she IS IS NOT military service.	a member of any branch of the
	9-24-21
This agreement is hereby accepted by the parties below on this	date:
	11 12 11 3 11 3
Lessee /	Act of the
SS#	
Employer	
Employer	20 31 - THE RESERVE TO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Lessee	
SS#	
Employer	
	17 h 1/2
	163 76
Lessor: TR Properties, Inc.	
Witness	
9-24-21	- 1 p. 2
Date	

To: Owners, and Tenants & Purchasers ... of Housing Constructed before 1978

Notification

Watch Out For Lead-Based Paint Poisoni

This property was constructed before 1978. There is a possibility it contains lead-based paint. Please read the loss

Sources of Land Based Dates

The interiors of older homes and apartments often have layers of lead-based point on the walls, ceilings, window alls, doors and door frames. Load-based point and primers may also have been used on outside postches, railings, garages, fire excepts and lamp point. When the paint chips, flates or poets off, there may be a real danger for belien and young children. Cald ren may out paint chips or chere on painted milings, window silk or other items when passes are not around. Children can also ingust hard even if they do not specifically ent paint chies. For example, when children play in an area where there are loose paint chips or that particles containing lead, they may get these passisten on their hands, put their hands into their mouth and ingest a dangerous amount of lead.

Harriet of Lend-Round Paint

Lead poisoning is dangerous - especially to children under the age of seven (7). It can community came mental semetation, blindren and even death

Symptoms of Lead-Board Paint Policials

Has your child been expensely? Does your ble? Is he or she casing stormally? Does your ble? Is he or she casing stormally? Does he Has your child been especially crunky or interchild have stomethether and wyness ? Dom he or she complete about headached? It year called unwilling to play? These may be signs of had possessing, Many times though, there are no symptoms at all. Because there are no symptom does not mess that you should not be consumed to lead-based paint.

Advisability and Availability of Blood Land Lord Same

If you suspect that your child has easen chips of paint or someone told you this, you should him your child to the doctor or clinic for making. If the test shows that your child has an element. blood lead level, treatment is available. Comm your doctor or local bentth department for beli Of most professional profession gram for those who are eligible. If your child identified at basing an alexand bised had be you should immediately actily the Gramma

Development or other agency to which you or the surface may be covered with your landled in applying for subshifteness such as wellboard, appearing or p enterance so the necessary steps can be taken to top, your said for lead-based point hexards. If your unit dom have lead-based paint, you may be eligible for assistance to abuse that hexard.

Processions to Take to Provent Lond-Bound Point Principles

You can avoid lead-based paint poisoning by performing some preventive manuscrance. Look performing stoke preventive maintenance. Loo st your walls, ceilings, door, door firmest and
at your walls, ceilings, door, door firmest and
weathers alls. Are there places where the paint is
pooling, flating, chipping, or powdering? If so,
there are some things you can do immediately to
protect your child:

(a) Cover all furniture and appliances:

(b) Cover all furniture and appliances:

- (b) Get a brown or still brush and remove all loos pieces of paint from walls, woodwork, window wells and ceilings
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in accep-paper. For these partiages in the trash case, DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in low wells. Dump mop floors and window sile in and astund the work area to remove all the stal pass particle. Forming their street clear of point chips, dust and dist is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

Milestoner and Transport of

As a homeowner, you should take the necessary staps to been your bosse in good shape. Weser looks from faulty plumbing, defective most and expector holes or breaks may admit rain and into the interior of your bosse. These disjunctionage walls and college and cause point to pool, crack or flake. These conditions and he cornered immediately. Before repaintine all surfaces that are pecling, exacting, chipping or loose should be thoroughly cleaned by serving or brushing the loose paint from the sur-tice, then repeated with two (2) cours of non-leaded point, leased of scraping and repeating.

the surface may be covered with such as well-beard, expense, or problem that when head beard paint is me ing or menting, a diet is exceeded. The dust case enter the breaching it or send-ouring it. The breaching it or send-ouring it. The paint removes could create a un which may cause postoning if indicate the proposition of proposition. Simply position

You should input You should immediately nosity to office or the agency through whi chaning your home of the wait he cing, possessing or pasting paint from plumbing, or a defective sor operate with that office's effort to

El have received a copy of a continue Watch Dut for Lead

Print Full Blain

Signature

Supplemental Information:

99955	ra an nom	neral information (ation Clearinghous ntact our office at		1 11 22 41 100	1136474-1 I-AI II	DE HAY COOLIN	ania ta Iba ti	1 10 -1 10001	ine National L 859-1192, You
8000	DI	SCLOSURE OF			LEASE ATT	ACHMENT			PAINT HAZAI
1000		WARNINGS				paint, paint ch Pregnant won	ips, and dust ten (Belote)	can pote heal	
LE	SS(OR'S DISCLOS	URE						
A.	Pre	sence of lead-based	paint and/or	lead-based pa	ini luzards (C	Sheck (1) or (2)	belowl:		
	ì.	☐ Known lead-l						(explain).	
B.	2. Re	Lessor has no cords and reports a Lessor has pring the housing (li	vailable to the	lessor [Checi	k (1) or (2) beli	iw):			r lead-based paint
LE	2.	EE'S ACKNOW	LEDGMEN	T (initial)	ng to lend-base	d paint and/or	lead-based pa	aint hazards in	the housing.
4)	Lessee has recei	ved copies of a	il informatio	n listed above.				
-		_ Lessee has recei	ved the pamph	alet Protect Y	our Family fro	u Lead in You	r Home.		
A	GEN	YT'S ACKNOW!	LEDGMEN	r (initial)					
CD:	ente	Agent has information compliance.	med the lessor	of the lessor	s obligations u	nder 42 U.S.C.	4852 (d) an	d is aware of h	is/her responsibili
C	eri	rification of	ACCURAC	CY .					
Ti	ne fo ovid	dlowing parties haved	e reviewed the	information	above and cert	ify, to the best	of their know	ledge, that the	information they
5	gos	intes:			. 0/				
	eccn			9-20	10/	Lessor			Date
1	ecc.			O 2 Date	4-91	Lessee			Date
_			75 MANE	Date	May 1 May 1	Agent			Date

Date

Agent

T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

Addendum to Lease Agreement /

This Addendum to the Lease Agreement between T R Properties, Inc. (Lessor) and

(Lessee)	
dated $9-24-24$ which commenced of	on $9-20-2/$ and ends
on $9 - 19 - 22$ is as follows:	
	ear the promises known as:
Premises: Lessee hereby leases from Les	
1515 E. Church STREET EXT #	17 Machasulle VII
Term: The term of this addendum shall coince	cide with the Lease Agreement, beginning
on $9-20-21$ and ending on 9	-19-22
T R Properties Inc. will have Southwestern V	rirginia Gas put the utility bill for gas
usage at 1515 E. Church STREET #	
and the state of t	agree to reimburs
	agree to remine
T R Properties the amount due each month a	and a monthly service fee of \$2.00.
T R Properties the amount due each month a	
All other Terms and Conditions of the Lease The above conditions are agreed upon by Le	Agreement remain unchanged.
All other Terms and Conditions of the Lease	Agreement remain unchanged. essor and Lessee. This agreement shal
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T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

This lease agreement is made this 2016 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
1515 E. Churatt STREET EXT. AP418
MARTINSVILLE, VA 2412
This lease shall commence for the term of one-year beginning on Oct. 6, 2016 and ending on Oct. 5, 2016
RENT: The lessee(s) agrees to pay the rent of \$\frac{48500}{2000}\$ due and payable in twelve (12) monthly installments (\$\frac{5}{2000}\$ Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range (A) Refrigerator (A) Dish Washer () Heat Pump
Garbage Disposal () Air Conditioner (X) (Washer and Dryer
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (S) Heat (X) Gas (X) SEE ADDENDUM (L) Lessor (X) Lessee(s)

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INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

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USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all sites after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

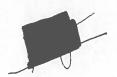
Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the US Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party.

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

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Lessee hereby affirms that he or she military service.	IS	✓ IS NOT	a member of any branch
Lessee hereby affirms that he or she military service.			
This agreement is hereby accepted by t	he partie	s below on this	date: 10-6-16
	1		
Lessee			
SS#		A RAIN	
Employer		,	
Lessee			
SS#			
Employer	7_		
Lessor: TR Properties, Inc.	(
Witness October 6	20	16	

Date

To: Owners, and Tenans & Purchasers of Housing Constructed before 1978

Notification

Watch Out For Lead-Based Paint

This property was constructed before 1978. There is a possibility it contains lead-based paint. Phone read the following!

Services of Land Barred Barred

The interiors of older bonnes and apartments often have layers of lead-based paint on the walls, critings, window alls, doors and door frames. Lead-based paint and primers may also have been used on outside porches, railings, garages, fire excepts and lamp posts. When the paint chips, flakes or peals off, there may be a trail danger for babers and young children. Childten may cut point chips or chew on pointed railings, wiedow sills or other items when parents are not around Children can also innen lead even if they do not specifically est paint chips. For example, when children play in an area where there are lonce paint chips or dust particles containing lead, they may get these puricles on their hands, put their bands into their mouths and ingres a dangerous amount of bead.

Housele of Lord-Bessel Paten

Lead prisoning is daugerous — especially to children under the age of seven (7). It can evenmally cause mental meantaneous, blindrens and even death.

Symptom of Land-Rend Palet Polonton

Has your civil been especially crunky or irriseble? Is he or she canny normally? Does your child have moreochechen and someting? Does he or she complain about herdschen? Is your child unwilling to play? These may be signs of lead possoning, Idany times though, there are no symptoms at all. Because there are no symptoms does nor mean that you should not be concerned if you believe your child her been exposed to lead-hand point.

Advisability and Avelability of Bland Load

If you suspect that your child has eaten chips of paint or someone told you thin, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help or more information. Lead extreming and treatment are available, through the histoicaid Program for those who are clinible. If your child is identified as having an elevated blood lead level you thould immediately noully the Community.

Development or other agency to which you or your landlord is applying for rehabilization assistance so the necessary steps can be taken to take your unit for lead-based paint hand, you may your unit does have lead-based paint, you may be cligible for assistance to abuse that beauth

Preconince to Take to Prevent Lead-Board Prior Poissoning

You can avoid lead-based paint postering by performing some preventive maintenance. Look at your walls, callings, doors, door frames and window alls. Are there pieces where the paint is pesting, flaking, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances:
- (b) Get a brown or cill brush and remove all loose pieces of paint from reals, providents, window wells and collings:
- (c) Sweep up ed pieces of paint and placer and put them in a paper bag or wrap them in a swepfiper. Put these packages in the stank one. DO NOT BURN THEM:
- (d) Do not heave point chips on the facer in window wells. Dump mop floors and window with in and around the work area to remove all dust and point particles. Keeping them areas clear of point chips, dust and dirt is easy and very important; and
- (e) Do not allow loose paint to remain within your children's reach since children may peck loose paint of the lower part of the traffs.

Homsowner Maintenace and Treatment of Lead-Record Print Houselds

As a homeowner, you should take the necessary steps to knep your home in good shape. Water leaks from faulty plumbing, defective roots and exterior holes or breaks may admit rain and damposes into the interior of your home. These conditions damage walls and collings and cause paint to peel, crack or flake. These conditions should be corrected immediately, Refore repaining, all surfaces that are peeting, cracking, chipping or locus should be thoroughly cleaned by scraping or brushing the locus paint from the surface, then repainted with two (2) coars of non-leaded paint. Instead of scraping and repaining.

the surface may be a that when lead being ing or moding a due banadons The dust prestring it of real paint removed could which may cause po long period of time removal of boad-best when there are no E on the premier. See had based point of the learned Rosers play a major spic h pointering. Your the lead problem : Terrest and Hom

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10-6-16

Date

Print Full Harne

Signature

Supplemental Information:	
For general Information or to obtain copies of the final rule	namphial or books

	Aecul	Date
Lessee Date	Lessee	
Lacrost .	Lessor	Date
	Legge	Date
Siendurest		
provided is true and accurate.		
The following parties have reviewed the information above and	certify, to the best of their kno	wledge, that the informa
CERTIFICATION OF ACCURACY		
CERTIFICATION OF A COURT OV		
ensure compliance.		
Agent has informed the lessor of the lessor's obligation	s under 42 U.S.C. 4852 (d) a	and is aware of his/her re
AGENT'S ACKNOWLEDGMENT (initial)		
Lesses has received the pamphlet Protect Your Family	Jrom Lead in Your Home.	
Lessee has received copies of all information listed abo	VC.	
L'ESSEE'S ACKNOWLEDGMENT (initial)		
2. Lessor has no reports or records pertaining to lead-b	ased paint and/or lead-based p	paint hazurds in the hou
in the housing (list documents below):	Laure Laurenting to 1988-08	point nimes sens M
1. Lessor has provided the lessee with all available and	d reports pertaining to lead-ba	sed paint and/or lead-h:
B. Records and reports available to the lessor [Check (1) or (2)]	below]:	
2. E Lessor has no knowledge of lead-based paint and/or	lead-based paint hazards in th	ic housing.
- F		A. 3
1. Known lead-based paint and/or lead-based paint haz	ards are present in the housin	g (explain).
A. Presence of lead-based paint and/or lead-based paint hazurds		
LESSOR'S DISCLOSURE		· · · · · · · · · · · · · · · · · · ·
disclose the bleecure of known lead-based band and/or lead-base.		
Housing built helore 1978 may contain lead-based paint Lead for property Lead exposure in respect ally harmful to young children disclose the presence of known lead-based paint and/or lead-based paint.	ani paliti, paint chips, and dus	L'eau pose lienth luzar
LEAD WARNING STATEMENT		
DISCLOSURE OF INFORMATION ON LEAD-BA	SED PAINT AND/OR LE	AD-BASED PAINT
DISCLOSURE OF INFORMATION ON LEAD BY	TTACHMENT	
	***************************************	***************************************
	mon opecial Plograms) to	rasisiance.
For general information or to obtain copies of the final rule, Information Clearinghouse (NLIC), toll free, at (800-424-LEA also contact our office at 1-804-783-6731 (Housing Manage	AD) or FAX requests to the	aterials, contact the N NLIC at (202) 659-11
or general information of to obtain copies of the final rule.	namphiel or background	aladala
FOR CARACIL Information		

Agent

Date

Agent

T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

Addendum to Lease Agreement

This Addendum to the Lease Agreement between T R Properties, Inc. (Lessor) and
(Lessee)
dated 10-6-16 which commenced on 10-6-16 and ends
on 10-5-17 is as follows:
Premises: Lessee hereby leases from Lessor the premises known as:
1515 E. Church ST. ExT APT 18 Martinsville VA
Term: The term of this addendum shall coincide with the Lease Agreement, beginning
on 10-6-16 and ending on 10-5-14 CH.
T R Properties Inc. will have Southwestern Virginia Gas put the utility bill for gas
usage at 1815 F. Charch St. Ext AST 18 in our name. The tenants'
agree to reimburse
T R Properties the amount due each month and a monthly service fee of \$2.00.
T R Properties the amount due each month and a monthly service fee of \$2.00. All other Terms and Conditions of the Lease Agreement remain unchanged.
All other Terms and Conditions of the Lease Agreement remain unchanged. The above conditions are agreed upon by Lessor and Lessee. This agreement shall commence on 10-6-16.
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T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VERGINIA 24115-3565 (276) 666-1527

THAT YOUR WIND

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the Reindential Landbord Act* (Virginia Code 55 288-2-55-248).

This lease agreement is made this 1-5-22 and between TR Properties, Inc., Leases (s),

			Dunnardiae Tun
This lease agreement is made this.		BENEFIT OF	(3),
at the following address:			
1515 E. CHURCH STR	EET EXT. #19		z ił "k _{oz} uik
1515 E. CHURCH STR MARTINSVILLE, VAS	, בוועגם		
THE PERSONAL VA	14	1-5-5	2
This lease shall commence for the term on $\frac{1-4-23}{}$			
RENT: The lesses(s) agrees to pay the monthly installments (S (L + 00. e2). I ten percent (10%) is charged and accidue date. Rent shall be mailed to T R or delivered in person to 25 Broad St.			e. A late charge of a five (5) days of the
		Taken	
PRO-RATED RENT: The rent will be 486.00, The rent amount of \$	pro-rated for the acu	due on the first of	TERRICAL and
every month afterwards.			
BAD CHECKS: All returned checks	shall be charged \$45.0	0 for each return, p	lus a \$5.50 handling
fee as charged to us by the bank. This option to request payment by cash, ca	charre is in addition	to any late charges.	Lessor shall have the
SECURITY DEPOSIT: Lances(s) app			
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USE OF PREMISES: The premises shall be used by lepico(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. Alour request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lesses(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and officiance behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unrecistered vehicles on this presentable, or any other move-in and will be indicated by the presentable for replacement of all air filters after move-in and will be indicated by the presentable for replacement of the Savolt butters in the amolte detectors after move-in due.

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Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessocia) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any amhalt and tile floors and to use only waxes of a water emulsion type. Lesses(a) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lesser or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illagal under federal, state and local law ordinances. Lessee(s) will not use or keep in the the libration any activities. Lessee(s) will not use or keep in the the libration any activities. Lessee(s) will not use or keep in the day materials (including terrorials seeds) is a material includes the material and the m windows closed during rain and snow and to minimish addities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessec(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of postension, use, transfer, or tale of illegal drugs; indecent exposure, the use of vulgar, profine, offensive, threatening or abselve language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of from adjacent or public properties, or any other compilance with these rules and regulations, and the peace. Any such conduct shall be treated as non-compilance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compilance of any Rules and Regulations will constitute grounds for termination of the lease agreement and of any Rules and Regulations will constitute grounds for termination of the date of the notice. Any Lessee will be required to vacate the property within thirty (39) days from the date of the notice. Any notice to vacate will be mailed via the U.S. Postni Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Leases authorizes any dimenination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lenter agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable prempiness after receiving written notice for you of necessary services, except for the replacement of broken gians, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us hamselfistely of any defect or damage to the premises or its equipment, whether caused by you or not so that accountry repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lesses(s)'s personal property. Lessor shall not be liable to lesses(s)'s guests or agents for any bodily, or property damage suffered by lesses(s), guests, or agents of lesses(s), including anyone who unlawfully enter the premises. Lesses shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (16) days.

INSURANCE: Lessee(s) covenants that lesses(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(a) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all leases, expenses, and liabilities incurred by lessee(5), lessee(5)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for any injury or damage to personal property of lessee(5), lessee(5)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(0), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 36 days prior to termination of said lesse. The lesse will automatically be renewed to a month to mouth lesse by lessor upon notification of the lessee if lesse is not terminated. If lesse is terminated the lessee is still required to provide a written notification to the Lessor, 36 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of blace in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of blacker occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may easign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessec(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lease(s) to levy or dispose of lease(s)'s leasehold interest in leased premises. Leasor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lease(s) is liable and responsible for: all past due rent and other charges, all additional rent accrosed until the expiration of the term of said lease, all late charges, all expenses incurred by leaser for cleaning, painting, and repairs due to negligance of lease(s), all court costs, all attorney fees, lacerred by leasor, and a collection fee equal to 25% of lease(s), all court costs, all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lesse because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has balled t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons fiving on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lesser shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia.

This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lease and/or lease(8), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she

IS IS NOT a member of any branch of the

military service.				
Lessee hereby affirms military service.	that he or she	IS IS NOT	a member of any	branch of the
This agreement is here	by accepted by the p	arties below on this (late: 1-5-6	22
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Employer				
Lessee SS#				1
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Lessor: TR Propert	ies, Itis-			- 1997 (1997) - 1998 (1997)
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of Houses Constructed before 1978

Notification

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Porte 122 Print name_ Signature_

Subtransiiri angustus:
For general information or to obtain copies of the final rule, pamphiet or background materials, contact the historial information Clearinghouse (NLIC); toll free, at (800-124-LEAD) or FAX requests to the NLIC at (202) 859-1192, You also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.
натания выправления в при
LEASE ATTACHMENT. DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT HAZAL
LESSOR'S DISCLOSURE
A. Presence of lend-based paint and/or based paint lazards. [Check (1) or (2) below]:
I. Known lead-based paint another lead based paint hazards are present in the housing (explain).
2. Elessor has no knowledge of lead based paint and/or lead-based paint hazards in the housing. B. Records and reports available to the lessor [Check (1) or (2) below]:
1. Lessor has provided the lessor with all available and reports pertaining to lead-based point and/or lead-based point in the housing (list documents below):
2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
LESSER'S ACKNOWLEDGMENT (LEGAL)
Lesses has received copies of all juliamentas listed above.
Lesses has received the pamphlet Present Your Family From Lead in Your Home.
AGENT'S ACKNOWLEDGMENT (MININ)
Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibilities consure compliance.
CERTIFICATION OF ACCURACY
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they provided is true and accurate.
Signatures:

Agent

Agent

Date

T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

Addendum to Lease Agreement

This Addendum to the Lease Agreement between T R Properties, Inc. (Lessor) and
(Lessee)
dated 1-5-22 which commenced on 1-5-22 and ends
on 1-4-23 is as follows:
Premises: Lessee hereby leases from Lessor the premises known as:
1515 E. Church Street ext. #19 Martinsville VA
Term: The term of this addendum shall coincide with the Lease Agreement, beginning
on 1-5-22 and ending on 1-4-23
T R Properties Inc. will have Southwestern Virginia Gas put the utility bill for gas
usage at 1515 E Church 54. Eu #19 in our name. The tenants'
agree to reimburse
TR Properties the amount due each month and a monthly service fee of \$2.00:
T R Properties the amount due each month and a menthly service fee of \$2.00.
TR Properties the amount due each month and a monthly service fee of \$2.00. All other Terms and Conditions of the Lease Agreement remain unchanged. The above conditions are agreed upon by Lessor and Lessee. This agreement shall commence on 1-5-22
TR Properties the amount due each month and a monthly service fee of \$2.00. All other Terms and Conditions of the Lease Agreement remain unchanged. The above conditions are agreed upon by Lessor and Lessee. This agreement shall commence on 1-5-22
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TR Properties the amount due each month and a monthly service fee of \$2.00. All other Terms and Conditions of the Lease Agreement remain unchanged. The above conditions are agreed upon by Lessor and Lessee. This agreement shall commence on 1-5-22 TR Properties, Inc., Yessor Date

T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia

Code 55 248-2-55-248).

Ī	essee(s), at the following address:
	1515 E. Church Street EXT #14
	MARKASO, lle. VA 24112
	This lease shall commence for the term of one-year beginning on Lept 1, 200 and ending on August 31, 2028.
	RENT: The lessee(s) agrees to pay the rent of \$\sum_{\text{O}} \subseteq \text{O} \text{due} and payable in twelve (12) monthly installments (\$\subseteq\$). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
	PRO-RATED RENT: The rent will be pro-rated for the month of <u>Sextense</u> in the amount of <u>262.50</u> . The rent amount of <u>\$.52.5.00</u> will be due on the first of <u>October</u> and every month afterwards.
	BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check.
	SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$5.25.00 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
	WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law. Initial
	PERSONAL PROPERTY: The following personal property is included:
	Range (Refrigerator (Dish Washer () Heat Pump (

UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor:

- LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.
- USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.
- USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen. Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property, Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease. and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and

Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the US Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and to provide Lessor with a copy of their certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessee imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition.

Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she ____ IS ___ IS NOT __ a member of any branch of the military service.

Lessee hereby affirms that he or she ____ IS ___ IS NOT a member of any branch of the military service.

This agreement is hereby accepted by the parties below on this date 8.31-2.3.

date 1701 See .	
Lessee	
ss# Henry County 911	
Employer	
Lessee	
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Lessor: TR Properties, Inc.	

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