

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made as of November 30th, 2021 between T R Properties, Inc. ("Landlord") and [REDACTED], (Tenant).

1. PREMISES. Landlord hereby leases to Tenant 29 Broad Street, Suite 5 Martinsville, Va. 24112 (the "Premises" Post office Martinsville, Virginia 24112).

2. TERM. The initial term of this Lease ("the Initial Term") shall be a period of 120 months commencing on December 1, 2021, (the "Lease Commencement Date") and terminating on November 30, 2031 or on such date as this Lease is sooner terminated. Tenant may extend the Initial Term for 2 extension term(s) of 60 months (each) (each an "Extension Term") by giving written notice of such extension to Landlord at Landlord's Address (as defined below) not later than three (3) months before the expiration of the then-current term of this Lease. Notwithstanding the foregoing, if Tenant is or has been in default under this Lease at any time prior to the commencement of any Extension Term, then this right granted to Tenant hereby shall lapse and be of no further force or effect. All terms and conditions applicable to any such Extension Term, except for Rent, shall be the same as those applicable to the Initial Term. The Initial Term, as extended by any Extension Term, is hereinafter referred to as the "Term".

3. Rent. During the Initial Term, Tenant shall pay to Landlord or their designated agent an annual rent of \$ 2400.00 ("Rent"). Monthly installments of Rent equal to \$200.00 shall be payable in advance on the Lease Commencement Date and on the first day of each calendar month thereafter. Rent for the first extension term will increase to \$ to be negotiated with monthly installments of \$ n/a. Rent during the second extension term shall increase to n/a with monthly installments of n/a. All payments of Rent shall be made without deduction, setoff, or demand, by Tenant's check made payable to T R Properties Inc., P.O. Box 3565, Martinsville, VA. 24115. A late charge of ten percent (10%) is charged and accrued if rent is not paid within five (5) days of the due date.

4. Use of Premises. Tenant shall use and occupy the Premises for the permitted use of [REDACTED] and for no other use or purpose without the prior written consent of Landlord. Tenant shall not use or occupy the Premises for any unlawful purpose or in any manner that will constitute waste, nuisance, or annoyance to Landlord or other tenants or users of the Premises. Tenant shall comply with all present and future laws, ordinances, regulations, permits, and orders concerning the use, occupancy, and condition of the Premises and all property located therein. Tenant shall not bring or permit to be brought or kept in or about the Premises any flammable, combustible, hazardous, or explosive fluid, material, chemical, or substance and must comply with all federal and state fire and EPA regulations.

5. Utilities. All utilities will be billed monthly at the rate of 20%.

6. Maintenance. Landlord agrees to maintain the structure of the Premises limited to the exterior building walls, foundation, and roof. Tenant shall regularly maintain in first-class condition the interior of the Premises, the plumbing, electrical, heating, and air conditioning systems, all Tenant signage, and the front and rear doors of the Premises. Tenant shall also replace any cracked or broken glass in or about the Premises. Tenant shall maintain loading dock.

7. Alterations. Tenant shall accept the Premises in their "as is" condition as of the Lease Commencement Date. Tenant will not make or permit anyone to make alterations, additions, improvements, or other changes, structural or otherwise, in or to the Premises without the prior written consent of Landlord.

8. Subletting and Assignment. Tenant shall not assign, transfer, mortgage, or otherwise encumber this Lease or all or any of Tenant's rights hereunder or interest herein, or sublet, rent, or permit the occupancy of any or all of the Premises, without obtaining prior written consent of Landlord.

9. Default. The occurrence of any one or more of the following shall constitute a default by Tenant under this Lease:

(a) If Tenant shall fail to pay any payment of Rent when due;

(b) If Tenant shall violate or fail to perform any other term, condition, covenant, or agreement to be performed or observed by Tenant under this Lease, and such failure shall continue for a period of ten (10) days after written notice thereof;

(c) If Tenant shall vacate, abandon, or fail to continuously occupy the Premises or diligently operate its business at the Premises;

(d) An Event of Bankruptcy (as defined below); or

(e) A dissolution or liquidation of Tenant.

If there shall be any default by Tenant under this Lease, including without limitation any default by Tenant prior to the Lease Commencement Date, then Landlord shall have the right, at its sole option, to terminate this Lease. In addition, with or without terminating the Lease, Landlord may re-enter, terminate Tenant's right of possession and take possession of the Premises and the provisions of this Section shall operate as a notice to quit, any other notice to quit or of Landlord's intention to re-enter the Premises being hereby expressly waived. If there shall be any default under this Lease by Tenant, then, whether or not his Lease is terminated by reason of Tenant's default, Tenant nevertheless shall remain liable for (i) the difference between (A) any Rent due through the date this Lease would have expired had such termination not occurred, plus any expenses incurred by Landlord in repossessing, improving, and reletting the Premises, minus (B) the net proceeds of any reletting; and (ii) all expenses (including attorneys' fees) incurred by Landlord with respect to any action instituted by Landlord to enforce the provisions of this Lease.

10. Bankruptcy. An Event of Bankruptcy is: (a) when Tenant or any guarantor of Tenant ("a Guarantor") becomes insolvent, as that term is defined in Title 11 of the United States Code ("the Bankruptcy Code"), or under the insolvency laws of any state (the "Insolvency Laws"); (b) appointment of a receiver or custodian for any property of Tenant or a Guarantor, or the institution of a foreclosure or attachment action upon any property of Tenant or a Guarantor; (c) filing of a voluntary petition by Tenant or a Guarantor under the provision of the bankruptcy Code or Insolvency Laws; (d) filing of an involuntary petition against Tenant or a Guarantor as the subject debtor under the Bankruptcy Code or Insolvency Laws, which either (1) is not dismissed within thirty (30) days of filing, or (2) results in the issuance of an order for relief against the debtor; or (e) Tenant's or a Guarantor's making or consenting to an assignment for the benefit of creditors or a composition of creditors.

11. Insurance. Landlord shall furnish fire insurance for the Premises. Tenant covenants and agrees to furnish all-risk insurance coverage on Tenant's property in or about the Premises and broad form general liability insurance in the amount of One Million Dollars. Tenant shall cause all such insurance policies to name Landlord an additional insured thereunder, and shall deliver to Landlord on an annual basis certificates of insurance confirming compliance by Tenant with the requirements of this Paragraph 11. Tenant shall indemnify and hold Landlord, its employees and agents harmless from and against any and all claims, losses actions, damages, liabilities, and expenses including attorneys' fees, suffered by or claimed against Landlord, directly or indirectly, based on arising out of or resulting from (a) Tenant's possession, use, occupancy, or control of the Premises, or any portion thereof, (b) any act or emission or Tenant or Tenant's agents, employees, invitees, subtenants, assignees, and contractors, (c) any default, breach, violation, or nonperformance of Tenant's obligations or covenants under this Lease, or (d) any entry by Tenant, its agent, employees, or contractors upon the Premises prior to the Lease Commencement Date.

12. Liability of Landlord. Landlord, its agents, and employees shall not be liable to Tenant, its employees, agents, invitees, licensees, customers, clients, assignees, subtenants, family members, guests or trespassers, for any damage (including direct and consequential damage) or loss to the property of Tenant or others located in or about the Premises or the Center, or for any accident or injury to persons in or about the Premises or the Center, or for any other loss, compensation or claim (including but not limited to claims for interruption or loss of Tenant's business) based on, arising out of, or resulting from any cause whatsoever except with respect to physical injury to natural persons or damage to personal property caused by the gross negligence or willfully misconduct of Landlord or its employees.

13. Damage. If the Premises or Center is totally or partially damaged or destroyed from any cause, thereby rendering the Premises totally or partially inaccessible or unusable, then Landlord shall diligently restore and repair the Premises and the Center to substantially the same condition they were in prior to such damage; provided, however, that if in Landlord's sole judgment such repairs and restoration cannot be completed within ninety (90) days after the occurrence of such damage or destruction (taking into account the time needed for effecting a satisfactory settlement with any insurance company involved, removal of debris, preparation of plans, and issuance of all required governmental permits), then Landlord shall have the right, at its sole option, to terminate this Lease by given written notice of such termination to Tenant within forty-five (45) days after the occurrence of such damage or

destruction. If this Lease is terminated pursuant to the preceding sentence, then Rent payable shall be apportioned and paid to the date of termination. If this Lease is not terminated as a result of such damage or destruction, then Rent payable shall be apportioned and paid to the date of termination. If this Lease is not terminated as a result of such damage or destruction, then until such repair and restoration of the Premises are substantially complete (as determined by the Center's architect), Tenant shall be required to pay Rent only for those portions of the Premises that Tenant is able to use while such repair and restoration are being made. Except as otherwise provided herein, Landlord shall bear the costs of repairing and restoring the Premises and the Center. Notwithstanding any other provision of this Lease to the contrary, if any damage or destruction to the Premises an/or the Center was caused by the act or omission of Tenant or any of its employees, agents, licensees, invitees, subtenants, assignees, customers, clients, family members, or guests, then Tenant shall pay to Landlord the amount of such costs and repair and restoration.

14. Holding Over. If Tenant shall not immediately surrender possession of the Premises at the expiration or earlier termination of this Lease, then Tenant shall become a tenant from month to month, and the rent payable hereunder shall be increased to the greater of one hundred ten percent (110%) of the monthly installments of Rent set forth in Paragraph 3 above, or the monthly rent, if any, set forth in Paragraph 3 for any Extension Term that otherwise would have commenced upon the expiration of the Lease. Unless and until Landlord shall accept any payments of Rent from Tenant, Landlord shall continue to be entitled to retake or recover possession of the Premises.

15. Signage. Tenant shall not paint, affix, or otherwise display any sign, advertisement, or notice on any part of the exterior or interior of the common areas of the Center, any part of the exterior of the Premises, or any part of the interior of the Premises that is visible from the exterior without prior approval of the landlord. If any such item that has not been approved by Landlord is so displayed, then Landlord shall have the right to remove such item at Tenant's expense or require Tenant to do the same. Tenant agrees to erect sign at his own expense within 60 days of commencement of lease.

16. Inspection. Tenant shall permit Landlord and its designees to enter the Premises, without charge therefore and without diminution of Rent, to inspect and exhibit the Premises and make such alterations and repairs as Landlord may deem necessary.

17. Subordination; Attornment. This Lease is subject and subordinate to the lien, provisions, operation, and effect of all mortgages, deeds of trust, ground leases, or other security instruments which may now or hereafter encumber the Centre (collectively "Mortgages"), to all funds and indebtedness intended to be secured thereby, and to all renewals, extensions, modifications, recasting's, or refinancing's thereof. If the Centre is sold at a foreclosure sale or by deed in lieu of foreclosure, or if Landlord's interest in the Centre is transferred, then, at the request of such purchaser, Tenant shall attorn to such purchaser and shall recognize such purchaser as the landlord under this Lease. Within five (5) days after request therefore, Tenant shall execute, acknowledge, and deliver any requisite or appropriate document submitted to Tenant confirming such attornment.

18. Condemnation. If a substantial part of the Premises shall be taken or condemned by any governmental or quasi-governmental authority for any public or quasi-public use or purpose or sold under threat of such a taking or condemnation (collectively, "condemned"), then this Lease shall terminate on the date title thereto vests in such authority and rent shall be apportioned as of such date. If twenty-five percent (25%) or more of the Centre is condemned, then whether or not any portion of the Premises is condemned, Landlord shall have the right to terminate this Lease as of the date title vests in such authority. All awards, damages, and other compensation paid by such authority on account of such condemnation shall belong to Landlord, and Tenant assigns to Landlord all rights to such awards, damages, and compensation.

19. Security Deposit. Simultaneously with the execution of this Lease, Tenant shall deposit with Landlord a Security Deposit of \$ n/a. Such security deposit shall be security for the performance by Tenant of all of Tenant's obligations, covenants, conditions, and agreements under this Lease. Within approximately thirty (30) days after the later of (a) the expiration or earlier termination of the Lease Term, or (b) Tenant's vacating the Premises, Landlord shall return such security deposit to Tenant, less such portion thereof as Landlords shall have appropriated to satisfy and default under this Lease by Tenant. If there shall be any default under this Lease by Tenant, then Landlord shall have the right, but shall not be obligated, to use, apply, or retail all or any portion of the security deposit for the payment of Rent, any other sum as to which Tenant is in default, or amount Landlord may spend or become obligated to spend or for the compensation of Landlord for any losses incurred, by reason of Tenant's default, including, but not limited to, any damage or deficiency arising in connection with the reletting of the Premises. IF any portion of the security deposit is so used or applied, then within

three (3) business days after written notice to Tenant of such use or application, Tenant shall deposit with Landlord cash in an amount sufficient to restore the security deposit to its original amount, and Tenant's failure to do so shall constitute a default under this Lease.

20. Miscellaneous.

(a) Binding effect. The covenants, conditions, agreements, terms, and provisions herein contained shall be binding upon, and shall insure to the benefit of, the parties hereto and each of their respective personal representatives, successors, and assigns.

(b) Time of the Essence. Time is of the essence in the performance of all of Landlord's and Tenant's obligations under this Lease.

(c) Invalidity. If any provision of this Lease shall be invalid, illegal, or unenforceable, then the validity, legality, and enforceability of the remaining provisions shall not be affected thereby.

(d) Survival. Tenant's liabilities existing as of the expiration or earlier termination of the Lease Term shall survive such expiration or earlier termination.

(e) Landlord's Estate. If Tenant or any of Tenant's employees, agents, subtenants, licensees, or concessionaires is awarded a money judgement against Landlord, the sole recourse for satisfaction of such judgement shall be limited to execution against the estate and interest of Landlord in the Center. No other assets of Landlord or any partner or officer of Landlord shall be available to satisfy or be subject to such judgement.

(f) Estoppel Certificates. From time to time upon ten (10) days' prior written notice, Tenant and each subtenant, assignee, or occupant of Tenant shall execute, acknowledge, and deliver to Landlord and any designee of Landlord a written estoppel certifying such matters as Landlord may request. Any such statement may be relied upon by any interested person or entity. Tenant acknowledges that time is of the essence to the delivery of such statements, and Tenant shall be liable for all such damages resulting from, either directly or indirectly, Tenant's failure to deliver timely such statements. In the event Tenant fails to deliver any such statements within the aforesaid time period, Tenant hereby constitutes and appoints Landlord as Tenant's attorney-in-fact to execute and deliver any such statement on behalf of Tenant.

(f) Brokers. Landlord and Tenant each warrant that in connection with this Lease it has not employed or dealt with any broker, agent, or finder other than n/a. Tenant shall indemnify and hold Landlord harmless from and against any claim for brokerage or other commissions asserted by any other broker, agent, or finder employed by Tenant or with whom Tenant has dealt.

(g) Notices. All notices, required, or permitted to be given under this Lease shall be delivered in person or sent by registered or certified mail, return receipt requested, first-class postage prepaid, (i) if to Landlord, at Landlord's Address, Box 3565, Martinsville, VA and (ii) if to Tenant, at [REDACTED] Martinsville, VA or at any other address that may be given by one party to the other by notice pursuant to this subsection.

(h) Entire Agreement. It is understood and agreed by and between the parties hereto that this Lease contains the final and entire agreement between said parties, and that this Lease may be modified or amended only by a written instrument duly executed by both parties hereto. Notwithstanding the foregoing, if any lender providing financing secure by the Center requires as a condition of such financing that modifications to this Lease be obtained, and provided that such modification are reasonable, then Landlord may submit to Tenant an amendment to this Lease incorporating such modifications. Tenant shall execute, acknowledge, and deliver such amendment to Landlord within five (5) days after receipt.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed as of the date first above written.

LANDLORD:

T R Properties, Inc.

BY:

T. G. Balabanis, President

TENANTS:

Social Security #

Address

29 Broad St
Martinsville, VA
24112

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 January 11, 2016 and between T R Properties, Inc., Lessor and [REDACTED] Lessee(s), at the following address:

29 BROAD STREET #7
Martinsville VA 24112

This lease shall commence for the term of one-year beginning on March 1, 2016 and ending on February 28, 2017.

RENT: The lessee(s) agrees to pay the rent of \$ 450.00 due and payable in twelve (12) monthly installments (\$ 5400.09). 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 N/A in the amount of N/A. The rent amount of \$ 450.00 will be due on the first of March 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 \$ 450.00 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 [REDACTED]

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:

Water & Sewer & Trash Pick-Up ☐ Electricity ☒ Heat ☒ Gas ☒
(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 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 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 than 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 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, 30 days prior to termination of said lease. The lease will automatically be renewed 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 to 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'.

Lessee hereby affirms that he or she ____ IS X 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: 1-12-16.

Lessee

SS#

Employer

Lessee

SS#

Employer

Lessor: T R Properties, Inc.

Witness

1-12-16
Date

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 also contact our office at 1-804-783-6731 (Housing Management Special Programs) for assistance.

LEASE ATTACHMENT

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD

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 properly handled. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessor disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a free 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]:

1. ☐ 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 reports pertaining to lead-based paint and/or lead-based paint 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.

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 provided is true and accurate.

Signatures: _____
Lessor: _____ Date: 1-12-16
Lessee: _____ Date: _____
Agent: _____ Date: _____

Lessor Date

Lessee Date

Agent Date

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

Notification

Watch Out For Lead-Based Paint Poison

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

Sources of Lead-Based Paint

The interiors of older homes 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 outside porches, railings, garages, fire escapes and lamp posts. When the paint chips, flakes or peels off, there may be a real danger for babies and young children. Children may eat paint chips or chew on painted railings, window sills or other items when parents 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-Based Paint

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

Symptoms of Lead-Based Paint Poisoning

Has your child been especially cranky or irritable? Is he or she eating normally? Does your child have stomachaches and vomiting? 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 paint.

Advisability and Availability of Blood Lead Level Screening

If you suspect that your child has eaten 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 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 assistance so 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 eligible for assistance to abate that hazard.

Precautions to Take to Prevent Lead-Based Paint Poisoning

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walls, ceilings, doors, door frames and window sills. 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:

- Cover all furniture and appliances;
- Get a broom or stiff brush and remove all loose pieces of paint from walls, woodwork, window wells and ceilings;
- Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in newspaper. Put these packages in the trash can. DO NOT BURN THEM;
- Do not leave paint chips on the floor in window wells. Dump mop floor 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
- 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 Lead-Based Paint Hazards

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. Before repainting, all surfaces that are peeling, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) coats of non-lead paint. Instead of scraping and repainting,

the surface may be covered with such as wallboard, gypsum, or that when lead-based paint is in ing or sanding, a dust is created hazardous. The dust can enter breathing it or swallowing it. Paint removal could create a which may cause poisoning if a long period of time. Whenever removal of lead-based paint is when there are no children or on the premises. Simply paint lead-based paint surfaces does the hazard. Remember that you play a major role in the prevention. Your actions and the lead problem can make a

Tenant and Homebuyer Rem

You should immediately notify office or the agency through which you are leasing your home if the unit contains lead-based paint or if the plumbing, powdering or peeling paint from plumbing, or a defective operate with that office's effort

☒ I have received a copy of entitled "Watch Out for Lead

1-16-86

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).

This lease agreement is made this JUNE 18, 2021 and between T R Properties, Inc., Lessor and [REDACTED] Lessee(s), at the following address:

APARTMENT #2 - 29 1/2 BROAD ST
MARTINSVILLE, VA 24112

This lease shall commence for the term of one-year beginning on JUNE 18, 2021 and ending on JUNE 17, 2022.

RENT: The lessee(s) agrees to pay the rent of \$ 600 due and payable in twelve (12) monthly installments (\$ 50). 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 JUNE in the amount of 200. The rent amount of \$ 600 will be due on the first of JULY 2021 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 \$ SEE ADDENDUM 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 [REDACTED]

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:

Water & Sewer & Trash Pick-Up ☒ Electricity ☒ Heat ☒ Gas ☒
(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 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 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 than 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 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, 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 to 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 a member of any branch of the military service.

This agreement is hereby accepted by the parties below on this date: 6-18-21

Lessee

SS#

Employer

Lessee

SS#

Employer

Lessor: T R Properties, Inc.

Witness

6-18-21
Date

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.

Source of Lead-Based Paint

The interiors of older homes and apartment offices 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 outside porches, railings, grates, fire escapes and lamp posts. When this paint chips, flakes or peels off, there may be a real danger for babies and young children. Children may eat paint chips or chew on painted railings, window sills or other items when parents 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.

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- Cover all furniture and appliances;
- Get a broom or stiff brush and remove all loose pieces of paint from walls, woodwork, window sills and ceilings;
- Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in newspaper. Put these packages in the trash can. **DO NOT BURN THEM.**
- Do not leave paint chips on the floor in window wells. Dump 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
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☒ I have received a copy of the entitled "Watch Out for Lead

Date: 6/18/2001

Print Full Name: [REDACTED]

Signature: [REDACTED]

Supplemental Information:

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

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1. ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

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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:

Lessor

Date

Lessee

Date

Agent

Date

Lessor

Date

Lessee

Date

Agent

Date