TR PROPERTIES; INC.
P.O. DOZ 3565
MARTINEVILLE, VINCINIA 24115-2565
(276) 666-1557

LPANE ACREMITY

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

This lease agreement is made this 28 MORA CROSS and between TR Properties, Landbord 12 and between TR Properties, Landbord 13 and between TR Properties, Landbord 13 and between TR Properties, Landbord 14 and between TR Properties, Landbord 15 and between TR Properties (15).

This lease agreement is made this XV	
t the following address:	
25 Budad Street apt A	Taran Park
mortinguele Va 24112	
this lease shall commence for the term of one-year built-	man 4-1-32 and ending
RENT: The lesses(s) agrain to pay this count of 3 4 1-	due and payable in twelve (12)
nonthly installments (\$1760.00). Payagest is see on the separate (\$1760.00). Payagest is see on the separate (\$10%) is charged and account if read is not real ine date. Rent shall be usualed to I if a superconduct of delivered in person to 25 Broad St, Same 2A, Marsays and St. Same 2B.	arted by Lemor within the (5) days of the Burn 1988, Marthaylin, VA 22115 4865 in, VA 28115
PRO-RATED RENT: The rest will be pre-rated for the m	onth of A to the amount of a dose on the first of ARRIL and
every mouth afterwards.	
RAD CHECKS: All returned checks shall be charped \$45 fee as charged to us by the bank. The charpe is in addition option to request payment by cash, carbing or cartified ch	
SECURITY DEPOSIT: Lesses(1) agrees to pay in additional deposit. This is due at lease continues to pay in additional security for the rule and factorial security for the rule and factorial security for the rule ship the relative of the factorial payment of the same same condition as when received removable wear, compassed at the security deposit from the remail payment for the last security deposit from the remail payment for the last security deposit from the remail payment for the last security deposit from the remail payment for the last security deposit in the svent the security deposit in the svent the security deposit in the svent the security deposit in the svent deposit.	mit sum of & 475.00 as a security revingement is made. This deposit is held its made conditions of this agreement, not it the lingurest the end of the expiration of the lingurest the end of the expiration of the linguistic flower no right to describe the it of any firsts of this Leave Agreement, have the right to impose these premium. In the interpret to inspect these premium. All channels accuracy shall sho be deducted, can be interpret by heart for the above, the latter promptly upon presentation of the injunctured to a new owner, leaver, or my, and all, further liability of this security.
WAIVER OF HOMESTEAD AND / OR POOR BERTO Agreement, Tenants agree to waive the stead and / or I Virginia Law.	
PERSONAL PROPERTY: The full coving periosal prop	nerty is included:
PERSONAL PROPERTY: The second of the Range (*) Refrigerator (*) Dish Wesher (*) Heat	Pamp ()
11X ( ) W	
Lessee responsible for maintenance on Distr Washer, to UTILITIES: Lessee(s) shall be responsible for all utility	the unless expressly specified in writing by
UTILITIES: Lessee(s) shall be responsible for all	A service of the serv
lessor:  Water & Sewer & Truth Pick-Up ( ) Electricity ( )  To Passer (X) Lesses(s) Passe 1	Bent () Got CA

USE OF PREMISES: The premises shall be used by leaded() as a private dwalling and no other purpose. These premises shall be (completed by no other payrots) accept these persons and children listed on the application.

PETS: No dogs, cats, or other animals shift he kept in the grounder without the prior written a

TRASH: City and county ordinanses require that all interfer and exterior truth he placed in a covered container or dampater (if provided).

ALTERATIONS: Except as provided below, yes, may any remodel or make may changes to your apartment or attach or remove may incharge or seminant without our prior written consent. About request, upon the expiration of your memory, you shall remove all fixtures and emploished added by you and return your apartment to be organise excellation at the forganise of your memory, at your cost and expense, in the event you hall 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 optor mid premises for inspections, maintenance, of repairs at remonable times, or with more a gent. Notification by land a shift by made, if possible. Agents of lessor may also enter for premises all and legitimate purpose.

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

USE AND OCCUPANCY: Lesse(s) agrees to able by all feiteral state, and county or city laws, and prohibit disorderly condess and officiary between Uses (s) shall respect the rights, comfort, and privacy of others. Lesse(s) agrees to keep all spokesees and purpositions is a good state of cleanliness and repair. Lesse(s) agrees to keep all spokesees and purpositions of cleanliness and repair. Lesse(s) are the condess and condess and repair. Lesse(s) are the condess and cond

resulted to keep a Fire Exchange to the resulting fixtures only for the purpose for which they were installed and not to place recepting; resoluting fixtures only for the purpose for which they were installed and not to place recepting; resoluting fixtures only for the purpose for which they were installed and not to place recepting; resoluting appears of the property without the written consent of Lessor. Lessor() shall not pusses at trous safe, and their places without the written consent of Lessor. Lessor() shall not pusses at trous safe, and thall be liable to handlord for all damages resulting from the places of moving of any their articles. Lessor() shall not use any hards of abrestive cleaning compounded or solvents on any suphish and the factor and to use only waites of a waiter emulsion type. Lessos(s) shall not all solvents articles. Lessor() shall not use any hards of a waiter emulsion type. Lessos(s) shall not all solvents of the factors, defined, impair or remove any part of the prevales (actually findings, impair or remove any part of the prevales (actually findings, impair or remove any part of the prevales (actually findings, inpair or remove any part of the prevales (actually findings, inpair or remove any part of the prevales (actually findings, inpair or remove any part of the prevales (actually findings, inpair or remove any part of the prevales (actually findings) of the Lessor prompt notice of any seek stanges. Although defining a survice sall will be charged to the Lessor or tot, at conduct themselves is a manner; that will not disturb his whether known by the Lessor or tot, at conduct themselves is a manner; that will not disturb his manners to be used for any activity, waits a thingal under internal, state and local law ordinances. Lesson of the lesson of the lesson of the prevalence of the lesson of the lesson of the prevalence of the lesson of the lesson of the prevalence of the lesson of the lesson of the lesson of the prevalence of provided by lessor or and regulations set forth in

CONDUCT: Lesses agrees not to cause, or in allow any homeshold member, guest, invites of licensec to engage in any conduct on the lessed promise, which is disorderly, disruptive, unlawful, or constitutes a unisance. The prohibition of posterior, use, transfer, or take of litigal drugs; indetent exposure, the use of vulgar, profine, offendous, threatening or abinave 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 would as now-conspliance with these rules and requisitions, and the peace. Any such conduct shall be would as now-conspliance with these rules and requisitions, and the peace. Any such conduct shall be would as now-conspliance with these rules and requisitions and it is not considered to will result in a breach of lines and will be a majorial default thereof. Non-Compliance will result, and will result in a breach of lines and will be a majorial default thereof, and the indice, Any Lessee will be required to vacque the preparty within thirty (30) days from the date of the notice, Any notice to vacque the mailed via the U.S. Postel Service, delivered by the Landlord's agent, and / or notice to vacque will be mailed via the U.S. Postel 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 pression. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Leasor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable prempiane 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 hearred by us in making necessary repairs. You agree to soully us hamedisally of my defect or damage to the presultes or its equipment, whether caused by you or not no that acclusity repairs that he made to prevent hirther deterioration or damage. If you fail to notify as presupply and further damage or deterioration results, you may be held responsible for each further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Leaser is not an insurer of lease(s)'s personal property. Leaser shall not be liable to leases(s)'s guests or agents for any bodity, or property damage suffered by leases(s), guests, or agents of leases(s), heliaffing anyone who unlawfully sufer the premises. Leaser shall be required to obtain reasers theurance and shall furnish Leaser with a copy of the certificate of insurance within the (19) days.

INSURANCE: Lesses(s) covenants that lesses(s) shall protect by adequate lanurance any "liability and personal property" injury or damages from whatever cause to lesses's person or property of those on the premises with the constant of Lesses, Lesses shall indesunity 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 lesser, the lesser's agents from, and against all hours, expenses; and fliabilities incurred by lessee(s), lessee(s)'s agents or guests: Lesser 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 sublense 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 lesses(s), its agents or guests.

TERMINATION OF LEASE: Lease is required to provide a written notification to the Leasor, 30 days prior to termination of said lease. The lease will automatically be reserved to a month to month lease by lesser upon sotification of the lease if lease is not terminated. If lease is terminated the lesse is still required to provide a written notification to the Leasor, 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 base termination. These charges may include, but are not limited to (1) payment of rest until spartment is resided, (2) loss of deposit at move out, (3) payment of base 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 tegal fiest and any other fees or expenses to re-runt this apartment.

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

BREACH OF CONTRACT: This lease is still and void if rent is not juid on due date, there is Hiegal use of these premises, legal proceedings sensite lease(s) to levy or dispose of lease(s)'s leasehold interest in leased premises. Leasur will have right to use for rent, enter and take cisins for all interest in leased premises. Leasur will have right to use for rent, enter and take cisins for all part due rent and damages. If leasor pursues legal removies, lease(s) is liable and responsible for all part 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 charges, all expenses incurred by leasur for charges, painting, and repulse due to aughtmose of charges, all court costs, all actorsey less heart set by leasor, and a collection is acquait to 25% of judgement amount and all additional expenses and less

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

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

WITHOLDING OF RENT: Lesses(s) may not withhold rest because of conditions on said promises, unless written notice has been given and lesser has falled 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 insant and we shall have the right to remove you and your possession from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for restal was relied upon in accepting you as a resident. Only persons listed on the application are persuited to flye on the pressure. If at any time during the term of the lease the persons living on the promises 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. Leaser shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lages shall be in writing and delivered in person or by mall by either party. We require your rest 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 attacked addendinas constitute the earth's agreement, and no oral agreement form either party is binding upon the leaser and/or lease(i), betre, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	18	TON 81	a member of any	branch of the
Lessee hereby affirms that he or she military service.	18	IS NOT	a member of any	branch of the
This agreement is hereby accepted by	the partie	below on this	date: 3-38-	22
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Employer				<u>.</u>
Lessee				
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Landr; T.R. Properties, Inc.	6			
Witness				111
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# Notification

Watch Out For Lead-Based Paul Politon

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L. Lessor has provid	d the leases with all available and reports po	estaining to lead-based paint and/or lead-bened
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### TR PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-2565 (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).

or o D avander
This lease agreement is made this 18-10-22 and between TR Properties,
Inc., Lessor and.
Lessee(s), at the following address:
25 Regard Street act/
martinnivela, Va 24/12
11-1-22and
This lease shall commence for the term of one-year beginning on
RENT: The lessee(s) agrees to pay the rent of S 425.00 due and payable in twelve (12) monthly installments (\$5700 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.
in the
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 5 425.00 will be due on the first of November and every month afterwards.
5.45 00 for mich return, plus \$5.50
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 S
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.
Exemption as provided under virginia 22.11
PERSONAL PROPERTY: The following personal property is included:
(t) Designator (V) Dish Washer ( ) Heat Pump ( )

Runge ( Refrierator ( Dish Washer ( ) Heat Pump ( )

Garbage Disposal ) Air Conditioner W Washer and Dryer

Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and

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

Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (A) Gas (+) WA (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.
- 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 cauipment 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. Lessen(s) will be responsible for replacement of all hir 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, sufe, 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 file 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, inflaminable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any mannes 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 swhich 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 hold 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 fall 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 limbility, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by 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 dote, 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 bis/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 CASE).

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 \_\_\_\_ 15 \_\_\_ 1S NOT \_\_ member of any branch of the military service.

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

This agreement is hereby accepted by the parties below on this date  $\frac{10-11-22}{100}$ .

Lessee
Employer
Lessee
SS#
Employer

Lessor: TR Properties, Inc.



## 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 SeN. 10, 2021 and between TRP Lessor and	roperties, Inc., Lessee(s),
at the following address:	in it is and
25 BROAD AN.2	
martineville, VA. 24112	
This lease shall commence for the term of one-year beginning on Sept. 10, 2 on Sept. 10, 2022	OZI and ending
RENT: The lessee(s) agrees to pay the rent of \$\frac{495.00}{25.00}\$ due and pay monthly installments (\$\frac{5}{7}\frac{1}{1}\frac{7}{7}\$). Payment is due on the first day of said lease, ten percent (10%) is charged and accrued if rent is not received by Lessor within fidue date. Rent shall be mailed to T R Properties, Iac., P.O. Box 3565, Martinsville or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.	IAC (2) MAAS OF THE
PRO-RATED RENT: The rent will be pro-rated for the month of SEMEMBER 330.00. The rent amount of \$ 495,00 will be due on the first of	in the amount of and
every month afterwards.	1-1-1-1
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus fee as charged to us by the bank. This charge is in addition to any late charges. Loption to request payment by each, cashlers or certified check.	a \$5.50 handling essor shall have the
deposit. This is due at lease commencement unless other arrangement is made. T as security for the full and faithful performance of the terms and conditions of this limited to, but including the return of the leased premises to the lessor at the end of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said same condition as when received, reasonable wear, excepted. Leases(s) have not security deposit from the rental payment for the last month of any term of this Le Upon termination of lease, or vacating of premises, lessor has the right to inspect damages shall be deducted from the security deposit. All cleaning necessary shall in the event the security deposit is insufficient to cover all costs incurred by lessor lesses(s) agrees to pay for all additional costs and charges due lessor promptly upon these charges. Lessee agrees that the security deposit may be transferred to a new agent of these premises, and release present lessor from any, and all, further liable deposit.  Cleaning Walth ap place to a count.	s agreement, not of the expiration of lease, and in the ght to deduct the ase Agreement. these premises. All also be deducted. for the above, on presentation of v owner, lessor, or lity of this security
Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption	as provided dates
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 Wa	sher and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specilessor:	fied in writing by
Water & Sewer & Trash Pick-Up ( Electricity ( Heat ( ) Gas ( ) (L) Lessor (X) Lessee(s)	i ka

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.

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ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may morigage, 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.

## Supplemental Information:

For general information or to obtain copies of the final rule, pamphiet or background materials, contact the National I information Clearinghouse (NLIC), toll free, at (800-424-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 esistance.

		***************************************	
DISCLOSURE OF	LI	EASE ATTACHMENT	D/OR LEAD-BASED PAINT HAZA
		Lead from paint paint chip	s, and dustical part of the life of the li
LESSOR'S DISCLOS			
A. Presence of lead-bases	d paint and/or lead-based pain	l luzards [Check (1) or (2) b	clow);
1. Known lead-	based paint and/or lead-based	paint hazards are present in t	he housing (explain).
2. Lessor has no	o knowledge of lead-based pair	nt and/or lead-pased paint ha	zards in the housing.
B. Records and reports a	vailable to the lessor [Check (	1) or (2) below]:	
1. Lessor has pr in the housing (li	nvided the lessee with all avai st documents below):	lable and reports permining	to lead-based paint and/or lead-based pain
2. Lessor has no		to lead-based paint and/or le	ud-based paint hazards in the housing.
	ved copies of all information l	isted shows	
	ved the pamphlet Protect You		lama.
AGENT'S ACKNOWI		Pennity from Lena in 10ur 1	wite.
		bligations under 42 U.S.C. 4	852 (d) and is aware of his/her responsible
CERTIFICATION OF	ACCURACY		
The following parties have provided is true and accur Signatures:	e reviewed the information about.	ove and certify, to the best of	their knowledge, that the information the
Lessor	Date	Lessor	Date
Léssee	Daie	Lessco	· Date
Agent	Dale	Agent	Date

To: Owners, and Tenance & Putchasers of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poison

That property was constructed before 1978. There is a possibility is contains bind-based paint. Plants resid the left

## Sources of Lond Board Point

Sources of Lord Beard Bales

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## Hampin of Land-Road Pales

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### Symptom of Land-Board Point Point

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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).

:	55-248).
	This lease agreement is made this 10-23-2020 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
	25 BROAD STREFT #13
	Martinsville, VA. 2412
	This lease shall commence for the term of one-year beginning on 10-23 2020 and ending on 10-23-2020.
	RENT: The lessee(s) agrees to pay the rent of S 450 D due and payable in twelve (12) monthly installments (\$5 \(\frac{1000}{1000}\)). 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 TRProperties, 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 October in the amount of 120.00. The rent amount of 450.00 will be due on the first of November 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.
	SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\( \frac{\pmototo}{\pmototototototototototototototototototot
	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
	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 (C) Heat (L) Cas (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  $\mu$  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 incoperty. 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 the peace, 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 will result in a breach of lease and will be a material default thereof. Non-Compliance will result in a breach of lease and will be a material default thereof. Non-Compliance 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 morigage, 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.

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Lessee hereby affirms that he or she _ military service.	IS IS NOT	a member of any b	ranch of the
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This agreement is hereby accepted by	the parties below on this	late: 10-28-	~ O ~ C
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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 paint. Plaster read the f

## Sources of Lord Read Paint

The interiors of older homes and apartments often have layers of lead-based paint on the walls, ceilings, window alls, doors and door frames Lead-based paint and primers may also price poets med on ontaide boucher triggings. Torates, fire excepts and lamp point. When the peint chips, fisher or poets off, there may be a real danger for behier and young children. Child the may cat paint chips or chew on prisoned realings, wandow silk or other items wh are not around. Children can also inquit land even if they do not specifically est paint chaps. For example, when children play in an area where there are loose paint chips of that particles containing load, they may just these particles on their hands, put their hands into their mouth and ingest a dangerous amount of lead.

### Hazards of Lend-Braid Palet

Lead posioning is dangerous - especially to children under the age of seven (7). It can estually cause mental introduces, blackers green death.

### Symptoms of Land-Based Paint Poincille

Has your child been expensed.
ble? Is he or she caming hormally? Door your child have sometheries and voming? Done to or the complain about bandschaft 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 sympto does not mean that you should not be contain if you believe your child has been exposed to lead-based paint.

Advisability and Availability of Blood Land Level Screen

If you suspect that your child has eaten thing of point or atmosphe told you this, you should hale your child to the doctor or clinic for susing. If the test above that your child has an element blood lead level, treatment is available. Contact your doctor or local bealth department for help or more information. Lead screening and the ment are available through the Marticula Program for those who are slighter. If your child identified as basing an element blood best law you should immediately notify the Communications.

Development or other agency to which you or your lausticed is applying for subabilization assurance to the necessary steps can be taken to tog, your sout for lead-bised paint hexards. If your unit does have lead-based paint, you may be eligible for assistance to abute that become

Processions to Take to Prevent Land-Be

You can avoid lead-based paint prisoning by the cut areas reso-ourse paint personner by performing some preventive maintenance. Look at your walls, college, doors, door frames and window alls. Are there places where the paint is poeling flatning chipping or paradering? 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 stiff brish and rusque all loos pieces of paint from walls, woodwork, window wells and ceilings:
- (c) Sweep up all pieces of paint and planter and put these in a paper bag or wrap these in accu-pling. Fut these packages in the track can. DO NOT BURN THELE
- (d) Do not leave paint chips on the floor in wadow wells. Damp mop floors and window lis sweet or sais store all beautie has at alls that and paint particles. Keeping these aroun clear of paint chips, dust said 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.

owner Maintenance and Treatment of Party State State of

As a homeowner, you should take the mormery steps to keep your home in good shape. Water looks being plumbing, deficative roofs and experior boles or breaks may scient rais and mas into the interior of your binns. The bices damage walls and callings and call paint to pool, crack or flake. These conditions should be corrected immediately. Before expainting, all surfaces that are porting cracking chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the sur-face, their repeated with two (2) cours of nonleaded points instead of scraping and repainting

the surface may be cov such as wellbrand, represe, or p that when lead handd paint is rea-ing or manding. A died is directed, hematous. They done day entire the breathing it or swellowing it. The paint removers could create a way which may cause positions of ind-long period of time. Whenever p removed of birds based paint above when them are no children or pu-on the pressure. Samply passeds on the pressure. Samply passeds into-tuned print material does that human print material does that human print paint in the presuch as wall that when lead-based raise the hexard. Represented that you party a major (role ha tipe previous partitions and a time hand provides the hand provi

You should immediately notify a office or the agreety through which change your house if the took he cing, postdering or present posterior posterior pumbing, or a defective non operate with that office's effort a

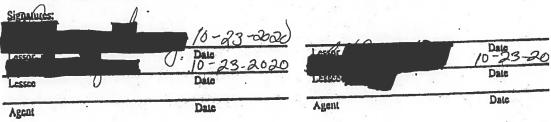
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Print Full blame

10-23-20

	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 (600-424-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 asistance.
	DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZA
	Hatting bullipedgig 1578 may, mining and property of the first press of dustical party of the first press of
	LESSOR'S DISCLOSURE
	A. Presence of lead-based paint and/or lead-based paint luzards [Check (1) or (2) below]:
	1. Known lead-based point and/or lead-based paint hazards are present in the housing (explain).
	<ol> <li>Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.</li> <li>Records and reports available to the lessor [Check (1) or (2) below]:</li> <li>Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead-based pain in the housing (list documents below):</li> </ol>
	2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint lazards 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 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.



## 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 $1/-27-2$ . Lessor and	AND DESTIGNATION OF	Lessee(s),
at the following address:		ere de juit
25 BROAD STREET #		
Martinsville, VA. 24112		
This lease shall commence for the term of one-year	beginning on $12-1-21$	and ending
on 11-30-22	1 00	
RENT: The lessee(s) agrees to pay the rent of S_monthly installments (\$\( \) \( \frac{4}{9} \) OOO Payment is duten percent (10%) is charged and accrued if rent is due date. Rent shall be mailed to TR Properties, I or delivered in person to 25 Broad St, Suite 2A, Ms	not received by Lessor within i	IAG (2) GRAS OT THE
	1/4	
PRO RATED RENT: The rent will be pro-rated fe	will be due on the first of J	in the amount of
every month afterwards.		1-11-1
BAD CHECKS: All returned checks shall be char fee as charged to us by the bank. This charge is in option to request payment by cash, cashlers or cer-	addition to any late charges. L	s a \$5.50 handling essor shall have the
SECURITY DEPOSIT: Lessee(s) agrees to pay ar		_
as security for the full and faithful performance of limited to, but including the return of the leased p lease, together with all keys; fixtures, appliances, is same condition as when received, reasonable wear security deposit from the rental payment for the hupon termination of lease, or vacating of premises damages shall be deducted from the security deposit in the event the security deposit is insufficient to clessee(s) agrees to pay for all additional costs and these charges. Lessee agrees that the security depagent of these premises, and release present lesson deposit.	remises to the lessor at the end- urnishings, etc., as noted in said, coverpted. Lessee(s) have no ri- ast month of any term of this Lo- s, lessor has the right to inspect sit. All cleaning necessary shall cover all costs incurred by lessor charges due lessor promptly up	of the expiration of I lease, and in the ght to deduct the lase Agreement. these premises. All laiso be deducted. For the above, on presentation of wowner, lessor, or
		100
WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Homestead as	DEBTOR'S EXEMPTION: for ad / or Poor Debtor's Exemptio	the purposes of this n as provided/under
Virginia Law.	Initial	
PERSONAL PROPERTY: The following person	nal property is included:	
Range (V) Refrigerator (V) Dish Washer ()	Heat Pump ()	
Garbage Disposal (- ) Air Conditioner ()		
Lessee responsible for maintenance on Dish Was	her, Garbage Disposal, and Wa	sher and Dryer
UTILITIES: Lessee(s) shall be responsible for a lessor:		4.0
Water & Sewer & Trash Pick-Up (L) Electric (L) Lessor (X) Lessee(s)	ity Heat (L). Gas (C)	· · · · · ·

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 5-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. Lessec(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 lilegal under federal, state and local law ordinances. Lesser(s) will not use or keen 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 diales 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 may 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 lesse. The lesse will automatically be renewed to a month to month 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, 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 bis/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 remodics, 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 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 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 NOT a member of any branch of the

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This agreement is hereby	accepted by the pai	rties below off this (	iate; //-a	<u> </u>
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Lessor: TR Properties,	nc.			
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To: Owners, and Tenants & Purchasers ... of Housing Constructed before 1978

## Notification

## Watch Out For Lead-Based Paint Poisoni

That property was constructed before 1978. There is a possibility it contains lend-based paint. Please read the fell

### Sources of Lord Board Point

The interiors of older homes and apartments often have layers of lead-based paint on the walls, collings, sendow alls, door and door frames. Load-based passe and primer may also have been used on council posther, collings, gotake been used on ounde posther, relings, go-rages, fire occupes and lang poses. When the pasts chips, fishes or pues off, them may be a real danger for babies and young children. Child-ren may out paint chips or other on pussed reli-ings, window alls or other inous when pussess are not around. Children can also ingest land even if they do not specifically out paint chies. For example, when children play in an area. where them are home paint chips of their pani-ches consuming lead, they may get their panich on their lands, put their heads into their mouth and ingest a dangerous amount of load.

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### Symptom of Land-Board Pales Policians

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Advisibility and Availability of Blood Load

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Development or other agency to which you or provide the acceptance for extending the extending to the extending to the extending to the extension of the format point beautiful from the lead-based point beautiful your may done to be extending to the extending to the extending to the basics.

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Signatures:	
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Agent Date Agent Date	

TR PROPERTIES, INC.

P.O. BOX 356

MARKTINEVILLE, VINCINIA DALIS SECS.

(276) 666-1527

LEVEL ACCRECATION

For your protection and ours, it is separate; that you examply with the provisions of the agreement and the requirements of the Randontial Landonti Act (Virginia Code 55 2002-55-248).

4-1-22

and between TR Properties, here.

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is lease thall commence for the term of one-year begin	what pa 4-1-22 and ending
7-31-23	
ENT: The lesses(s) agrees to pay the rest of 5. 45 (outhly installments (5.5 %0.00 ). Payment is due on a percent (10%) is charged and account if rest is not a p date. Rest shall be mailed to T. R. respective, i.e., P delivered in person to 25 Brees St, Sales 2A, Marting	CO due and payable is tweive ((2)
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delivered in person to 25 Broad St, Salas ZA, Martin	A, W. ZILL
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ECURITY DEPOSIT: Lesses(s) egree in particular specific. This is due at lesse continued in the particular of the indicated behind it is exertly for the full said the indicated behind it is to the particular of the accordance of the particular of	
WAIVER OF HOMESTEAD AND OR POOR DEED	OR'S EXEMPTION: for the purposes of this
Agreement, Tenanti agree to our agree Virginia Law.	Initial
PERSONAL PROPERTY: The following personal pr	operty is included:
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	A STATE OF THE PARTY OF THE PAR
Garbage Disposal ( ) Air Conditioner (*)  Lessee responsible for maintenance on Disk Washer,	Garbage Dappens and Specified in writing by
weres. I seems(s) shall be responsible for air un	
	Heat () Can ()
Water & Sewer & Trush Pick-Up (L) Electricity (	

USE OF PREMISES: The premises shall be used by leading) as a private dwalling and no other purpose. These premises shall be described by no other persons and children listed on the application.

PETS: No dogs, cats, or other animals shift be took to the promises without the prior synthesis.

TRASH: City and county ordinances require that all interfer and exterior trails he placed in a covered container or dampeter (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make may changes to your apartment or attach or remove may incharge on seminant without our prior written entered. About request, upon the expiration of your tenancy, you that remove all fixtures and explanates added by you and return your apartment to its organic sections at the longituding of your tenancy, at your cost and expense. In the event you half to do to we keep make all feedesary require and bill you for since. You agree to pay such costs in meethered, upon lefting by its

INSPECTION AND ACCESS: Letter may cute and precise for inspection maintenance or repairs at reasonable force; or rule lence: must recommon by least table by make it possible. Agents of lessor may also cause to product and its leatility pyrpose.

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

USE AND OCCUPANCY: Let (1), the political problem of the region of the let (1) and problem disorderly conduct and of the region (1) and problem disorderly conduct and of the region (1) and problem (1) and p

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CONDUCT: Lessee agrees not to cause, or to allow any boasehold member, guest, invitee of licensec to engage in any conduct on the lesseet provides, which is disorderly, disruptive, unlawful, or to engage in any conduct on the lesseet provides, which is disorderly, disruptive, unlawful, or constitutes a nulsance. The prohibition of possession, use, transfer, or also of filegal drugg; indetent exposure, the use of vulgar, profisse, offensive, threstoning or absorbe language which can be heard from adjacent or public properties, or any other conduct which associate on a quisaloc or a breach of from adjacent or public properties, or any other conduct which associate and regulations, and the peace. Any such conduct shall be breach as non-compliance with these raise and regulations, and will result, and will result in a breach of issue and will be a majorial detault because agreement and will result, and will result in a breach of issue and life possession of the issue agreement and of any Rules and Regulations will constitute grounds for persulation of the issue agreement and Lunter will be required to vacque the property within thirty (30) days firm the date of the postice. Any notice to vacque will be mailed via the U.S. Postal Service, delivered by the Landert's agost, and / or notice to vacque will be mailed via the U.S. Postal Service, delivered by the Landert's agost, and / or

posted on the front door of the dwelling. Lenses anthorized my dimensional of information with regard to this lesse and Lessor.

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

DAMAGES TO PREMISES: The Leasur agrees to make all repairs to keep your premises in a fit and limitable condition with reasonable prempiane after resolving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damings or defects to the property or its equipment, other that reasonable was and tent, you will be held responsible and egree to pay promptly all cont hearred by as in making necessary repairs. You agree to notify as is instability of any defect or damage to the promises or its equipment, whether caused by you or use so that assembly repairs can be made to prevent further description or damage. If you fall to notify as promptly and further damage or descriptation results, you may be held responsible for math further damage or deterforation and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lesson(s)'s personal property. Lessor shall not be liable to lesson(s)'s graces or agents for any loodity, or property damage suffered by lesson(s), guests, or agents of insur(s), including anyone who unknowfully anter the premises. Lessor shall be required to obtain renters theorems, and shall furnish Lessor with a copy of the certificate of insurance within ton (10) days.

INSURANCE: Lesses(s) covenants that lesses(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lesses a person or property of those on the premises with the consent of Lesses. Lesses shall indeannify and hold Lesser 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: Lesses(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all bases, expenses, and fiabilities incurred by lesses(s), knowe(s)'s agents or guests: Lessor shall not be remposable 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 lesses(s), lesses(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 lessed premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lesses(s), its agants or greats.

TERMINATION OF LEASE: Leases is required to provide a written notification to the Leasor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to mouth lease by lessor upon notification of the lease it fame is not terminated. If lease is terminated the lease is still required to provide a written notification to the Leaser, 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 is pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rest until apartment is rented, (2) loss of deposit at move out, (3) payment of him in tall 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 requirement. Lesses shall be responsible for all legal fees and any other fees or expenses to re-runt this apartment.

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

BREACH OF CONTRACT: This laune is null and yold if runt is not paid on due date, there is Hiegal use of these premises, legal proceedings suched topose(s) to levy or dispose of insec(s)'s less shall interest in leased pitumbee. Lessor will have right to pue for rent, enter and take ethin for all interest in leased pitumbee. Lessor will have right to pue for rent, enter and take ethin for all onnexes. If lessor pursues legal remedies, insect(s) is liable and responsible for: all past due rent and other charges, all additional rent accessed until the expiration of the term of said lease, all late other charges, all expenses incurred by issue for charging, painting, and repairs due to applicate of charges, all expenses incurred by issue of places, and a collection file equal to 25% of lessos(s), all sourt costs, all attorney fees, incurred by leaser, and a collection file equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all lows, which affect a language) a safety.

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

WITHOLDING OF RENT: Lesses(s) may not withhold rent because of conditions on said promises, unless written notice has been given and issuer has fifthed 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 possession 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 histed on the application are permitted to five 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. Leaser 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 rant 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 attacked addendous constitute the entire agreement, and no oral agreement form either party is binding upon the leaser and/or lease(I), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lesses hereby affirms that he or she \_\_\_ IS \_\_\_ IS NOT a member of any branch of the

nilitary service. Lessee hereby affirms that I nilitary service.	ne or she IS	$\nu_{ m is not}$	a member of any	branch of the
This agreement is hereby as	cepted by the partle	s below ou this (	late: 4-1-2	<u>2</u> .
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DISCLOSURE OF INFORMATION ON LEAD BASED FAINT AND/OR LEAD BASED PAINT.    TOTAL PROPERTY   TOTAL PROPERTY   TOTAL PROPERTY   TOTAL PROPERTY   TOTAL PROPERTY	
Presence of lead-based pales another band-based pales because (Check (1) or (2) below):  L. Castern base no band-based pales another band-based pales because are present in the bounding (captain).  2. Castern base no band-based pales another band-based pales because gains because in the bounding.  2. Castern base no band-based (Check (U) or (2) below):  L. Caster has previded the leaves with all invalidable and reports pertaining to lead-based paint another land-base in the blooking (this documents below):  2. Caster has no separate or records pertaining to lead-based pales another land-based in the blooking (this documents below):  2. Caster has no separate or records pertaining to lead-based pales another lead-based pales because the pales because of all publishments their above.  Leaves has recorded topics of all publishments their above.  Leaves has recorded the perception from Power Flows Flows Lead to Noor Home.  GENT'S ACKNOWLEDGAGENT (initial)  Agent has informed the leaves of the leavest obligations under (2 U.S.C. 4852 (d) and is aware of blashes required to true and records.  ERTIFICATION OF ACCURACY  The following parties have reviewed the informations above and terrify, to the best of their knowledge, that the information is true and records.	
Presence of lead-based palet under hand-based palet because (Check (1) or (2) below):  1.   Consum hand-based palet another lead-based palet because are present in the bounding (corplain).  2.   Lessor has no knowledge of lead-based palet because paint because in the bounding.  Records and reports available to the lessor (Check (1) or (2) below):  1.   Lessor has previded the lessor with all invalidable and reports pertaining to read-based paint another lead-based in the bounding (list documents retires):  2.   2.   2.   2.   2.   2.   2.   2.	
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1. Case of has no knowledge of lend-bised pales and/or lend-based paint hereads in the housing. 2. Case has no knowledge of lend-bised pales and/or lend-based paint hereads in the housing.  Becords and reports available to the lenser (Chind) (1) or (2) below):  1. Case has provided the lenser with all healthin and reports pertaining to lend-based paint and/or lend-based in the housing (lini documents below):  2. Case has no reports or received pertaining to lend-based paint and/or lend-based paint leasured in the housing (lini documents below):  2. Case has received replies of all information that above.  Lesses has received the paraphlet Areas Four Floridy from Lead in Your House.  GENT'S ACKNOWLEDGEMENT (tables)  Agent has informed the lesser of the house's chilestians under 42 U.S.C. 4852 (4) and is aware of blades require compliance.  ERTIFICATION OF ACCURACY  In following plantics have instanced the lesser of the leasurable above and certify, to the best of their knowledge, that the informed conducts is true and accurate.	
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Records and reports available to the baser (Chief. (1) or (2) below);  Lessor has previded the lesses with all available and reports pertaining to lead-based paint and/or lead-based in the braising (list documents below);  2. (All Lessor has no separts or become pertaining to lead-based paint and/or lead-based paint leavards in the based pasted base received the paraphlat Arabin Four Flows.  Lesses has received the paraphlat Arabin Four Flowing from Lead in Your Home.  GENT'S ACKNOWLEDGMENT (stated)  Agent has informed the leavar of the leavar's chilitations under (2 U.S.C. 4852 (4) and is aware of his/her regions compliance.  ERTIFICATION OF ACCURACY  In following plantes have reviewed the information shows and certify, to the best of their knowledge, that the information of it is and accurate.	
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Lesses his received applies of all [astimuston listed above.  Lesses has received this partiable Assess Your Family from Lead in Your Home.  GENT'S ACKNOWLEDGMENT (labels)  Agent has informed the lesses of the himse's obligations under 42 U.S.C. 4852 (d) and is aware of his/her reasons compliance.  ERTIFICATION OF ACCURACY  be following parties have reviewed the information above and testify, to the best of their knowledge, that the informationidal is true and accurate.	nd ga
Lesses has received the paraphlet Arment Your Study from Lind in Pour House.  Lesses has received the paraphlet Arment Your Study from Lind in Pour House.  GENT'S ACENOWLEDGMENT (Links)  Agent has informed the lesser of the hours subligations under 42 U.S.C. 4852 (d) and is negles of his/her regions compliance.  ERTIFICATION OF ACCURACY  he following plattics have reviewed the information above and vertify, to the best of their knowledge, that the informationidal is true and accurate.	ag.
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4-1-22	-

Agent

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

## LEASE AGREEMENT

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For your prote agreement and	спон им	n omisi is a	2.43	Davidanti	ITandk	rd Act	(Virgini	Code 55 2	48-2-
agreement and	the requ	memene	Of the		10 J. A.			in the language	3
55-248).		10.7							1

55-248).		1
This lease agreement is made this 20th Tu	Der 2021 and between TR	Properties, Inc., Lesses(s),
Lessor and address:		
25 Broad Street ap	£6	e (2.∰ ÷WI
Martingvelle Va 2416	2	1
This lease shall commence for the term of on $7-19-22$		1
RENT: The lesser(s) agrees to pay the rent monthly installments (\$ 5940). Payme ten percent (10%) is charged and accrued if due date. Rent shall be mailed to T.R. Prope or delivered in person to 25 Broad St. Saite	rest is not received by Lesser within	syable in twelve (12) e. A late charge of a five (5) days of the Ille, VA 24115-3565,
PRO-RATED RENT: The rent will be pro- 2.50.00. The rent amount of 5. 49.0 every month afterwards.	nated for the month of	August and
and the second second	Total and Colored and and and	lus a 55 50 handling
BAD CHECKS: All returned checks shall to fee as charged to us by the bank. This char- option to request payment by cash, cashlers	49 FO TO SCOTLED WATCH WITH SEA	Lessor shall have the
SECURITY DEPOSIT: Lesses(3) agrees to		- 2
deposit. This is due at lease commencement as security for the full and faithful perform limited to, but including the return of the lease, together with all keys, fixtures, applies same condition as when received, reasonable security deposit from the rental payment to Upon termination of lease, or varieting of p damages shall be deducted from the securit in the event the security deposit is insufficient essee(s) agrees to pay for all additional contacts the security deposit in the security deposit is the security deposit of these charges. Leasee agrees that the securing of these premises, and release prement deposit.	aness, furnishings, etc., as noted in a sle wear, excepted. Lessee(s) have no or the last menth of any term of this remines, lessor has the right to inspe- ity deposit. All cleaning necessary at less to cover all costs incurred by les- sts and charges due lessor promptly	aid lease, and in the pright to deduct the Lease Agreement, at these premises. All all also be deducted, sor for the above, upon presentation of core owner. Jessor, or
		. 14 14
WAIVER OF HOMESTEAD AND / OR I Agreement, Tenants agree to waive Home	POOR DEBTOR'S EXEMPTION: I	or the purposes of this tion as provided unde
Virginia Law.	Initi	
PERSONAL PROPERTY: The following	personal property is included:	
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Garbage Disposal ( ) Air Conditioner	r ( ) Washer and Dryer	in the state of
Lessee responsible for maintenance on D	ish Washer, Garbage Disposal, and	Washer and Dryer
UTILITIES: Lessee(s) shall be responsible lessor:		pecified in writing by
Water & Sewer & Trash Pick-Up (L) (L) Lessor (X) Lessee(s)	Electricity (K) Heat (L) Gas (I	

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 dampster (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 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 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 cleantiness and repair. Lessee(s) must be be compliances with all states and county ordinances and not keep any unregistered vehicles on this respective. Lessee(s) will be remonsible for replacement of all air filters after move is and will be half remonsible for my damages that have occurred the to son replacement of said filter. Lessee(s) will be responsible for the replacement of the Sevoit battery in the smoke detectors after move is date. Lessee(s) will be remonsible for all light bulbs. Lessee is

required to keep a Fire Patinguistic in Kinns Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbith, 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. Lesses(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 Lesses(s) or not, and Lesses(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. Lesses(s) shall not use the premises and not permit the premises to be used for any activity, which is literal under federal, state and local law ordinances. line any amplestyra, kerosene, inflammable or combustible mittains which would increase it the companies and appeared in the promises in any mittains which would increase it is true of the promises of mittains which would increase it is true of the promises of mittains in the promises of the promise will not install any sabilite equipment or disher 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 bousehold member, guest, invitee or licensec to engage in any conduct on the lessed premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of postession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profine, 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 lesse and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lesse 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 lesse 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 promptsess 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 as 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 fall 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 lasurance 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 fiabilities 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.

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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 lease(s) to levy or dispose of lease(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, lessoc(s) is liable and responsible for: all past due rent and other charges, all additional rent accreed 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 lessec(s)'s safety.

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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 addeadams constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessep(s), helrs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

IS NOT a member of any branch of the

Lessee hereby affirms that he or she

military service.

				e
This agreement is her	eby accepted by the	e parties below on thi	date: 7-00-21	
				, v
				a, the
Lessee				Light Collection
SS:				- , (1997)
[				- "
Employer				
Lessee				
SS#				
Employer				- :
Embotes				199 1995
				1-11-12-2
Lessor: TR Propert	es/LINE/	0		
Witness				1.4
2-20-	21			Tet par 3
Date				101

Tir Owners, and Tonams & Perchaners ... before 1978

## Notification

### Watch Out For Lead-Based Paint Poisoni

That property was constructed indexe (970, There is a presidency is contains lead-based point. Please read the felt

#### Source of Lord Beard Print

#### House's of Land-Braid Paint

#### Symptom of Family Paint Paint Paint

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OF CONTROL OF THE PROPERTY OF

C I have reprint a copy of a

7-2047

#### Supplemental Information:

For general information or to obtain copies of the final rule, pamphiet or background materials, contact the National I information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 859-1192, You also contact our office at 1-804-783-8731 (Housing Management Special Programs) for esistance.

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LEASE ATT DISCLOSURE OF INFORMATION ON LEAD-BASE	rachment Id Paint and/or Lead-Da	SED PAINT HAZA
	paint baint chips, and dustical paint Chistoph women (Beisen) ships of and historic in the dwelling Less	
LESSOR'S DISCLOSURE		The same and the same
A. Presence of lead-based palet und/or lead-based palet bezards [6	Check (1) or (2) below):	
1. Sknown had based paint and/or had based paint bases	Simplified St. St. Park St. Phys. Lett. 1971 (1971)	n).
2. A Lessor has no knowledge of lead-based paint and/or les		
B. Records and reports available to the lessor (Check (1) or (2) bel		β.
<ol> <li>Lessor has provided the lesson with all available and a in the housing (list documents below):</li> </ol>	eports pertaining to lead-based paint	and/or lead-based pali
		<del></del>
2. Descor has no reports or records pertaining to lead-has	ed paint and/or lead-based paint haz	ards in the bousing.
LESSEE'S ACKNOWLEDGMENT (inital)		
Lesso has received copies of all laboration listed above.		*
Lesses has received the parighlist Present Your Family for	nu Leod in Your House.	
AGENT'S ACKNOWLEDGMENT (table)		
Agent has informed the lessor of the lessor's obligations u	under 42 U.S.C. 4852 (d) and is awa	ire of his/her responsible
cacure compliance.		
CERTIFICATION OF ACCURACY		
The following parties have reviewed the information above and cer-	tify, to the best of their knowledge, t	hat the information the
provided is true and accurate.		
Seeking.		-: 3
7-70-2	Lassor	Date
7-28-01	Lextee	Date
	Agent	Dale
Agent		1

## 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). and between TR Properties, Inc.,
Lessee(s),

This lease agreement is made this 10-30 2020

Lessor and			Lessee(s),
at the following address:			
25 Broad Str	POT #7		1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
MARTINSVIlle,	VA.24112		
		11-1-20	2 O and anding
on 18-31-2021	for the term of one-year beginn	ing on //	and ending
monthly installments (55%) ten percent (10%) is charge due date. Rent shall be ma	s to pay the rent of \$\frac{450}{60.60}\$. Payment is due on the and accrued if rent is not reciled to T R Properties, Inc., P.C Broad St, Suite 2A, Martinsville.	e first day of said lease cived by Lessor within ). Box 3565, Martinsvil	five (5) days of the
		.1/2	1
DDO DATED DENT. The	rent will be pro-rated for the m	ionth of	in the amount of
The rent am every month afterwards.	rent will be pro-rated for the mount of \$4450,00 will t	be due on the first of	Jovem Do and
every month after war do.			Î
fee as charged to us by the	ued checks shall be charged \$45 bank. This charge is in additio by cash, cashlers or certified cl	on to any late charges	is a \$5.50 handling Lessor shall have the
as security for the full and limited to, but including the lease, together with all keysame condition as when resecurity deposit from the Upon termination of lease damages shall be deducted in the event the security dessec(s) agrees to pay for these charges. Lessee agragent of these premises, a deposit.	se commencement unless other faithful performance of the ter- ne return of the leased premises in titures, appliances, furnishicelyed, reasonable wear, exceptental payment for the last mob, or vacating of premises, lessor if from the security deposit. All deposit is insufficient to cover al all additional costs and charges ees that the security deposit mand release present lessor from s	rms and conditions of treations to the lessor at the endings, etc., as noted in saited. Lessee(s) have no with of any term of this I has the right to inspect cleaning necessary shall costs incurred by lessor due lessor promptly uny be transferred to a many, and all, further lial	is agreement, not of the expiration of id lease, and in the right to deduct the ease Agreement. It these premises. All also be deducted. For the above, pon presentation of ew owner, lessor, or bility of this security
WAIVER OF HOMEST	EAD AND / OR POOR DEBTO e to waive Homestead and / or l	)R'S EXEMPTION: for Poor Debtor's Exempti	r the purposes of thi on as provided unde
Virginia Law.		Initial	
	Y: The following personal prop		
Range ( ) Refrigerato	r( ) Dish Washer ( ) Heat	Pump ()	
Garbage Disposal	Air Conditioner ( ) Was	sher and Dryer MA	
Lessee responsible for m	aintenance on Dish Washer, Ga	arbage Disposal, and W	asher and Dryer
	shall be responsible for all utilit	ies unless expressly spe	cified in writing by
lessor:	h Pick-Up (L) Electricity (X)	Heat (4) Gas (4)	100 (100 (100 (100 (100 (100 (100 (100
Water & Sewer & Tras (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 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 fight builts. 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. 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 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.



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Lessee hereby affirms that he or military service.	sheIS	IS NOT	a member of	any bra	nch of the
Lessee hereby affirms that he or military service.	she IS _	IS NOT	a member of	any bra	nch of the
This agreement is hereby accepted	ed by the parties	below on this	date: 10-	30	2020
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Lessor: TR Properties, Inc.		0			
Witness  /0 - 30 - 20 =   Date	0				

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

### Notification

Watch Out For Lead-Based Paint Poisoni

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

#### Sources of Lond Board Paint

The interiors of older homes and apartments often have layers of lead-based paint on the walls, ocilings, wandow alls, doors and door frames. Load-based point and primers may also have been used on obtside postcher, miliogs, grrages, fire excupes and lamp point. When the point chips, flakes or posts off, there may be a real danger for behies and young children. Child ma may out paint chips or chew on painted milings, window sills or other items when pages are not around. Children can also ingent lead even if they do not specifically out 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.

#### Harmie of Lead-Bread Palet

Lead poisoning is dangerous - especially to children under the age of seven (7). It can eve mally cause mental experience, blindren and Gyga death

#### Symptoms of Lead-Based Paint Pointains

Has your child been especially cranky or intra ble? Is he or she cating hormally? Does your child have stomachecies and spenting? Door he or she complete about headaches? Is your child unwilling to play? These may be signs of lead poisoning, Many times though, there are an symptoms at all. Because there are no symptom does not mean that you should not be contains if you believe your child has been expensed to lead-based paint.

Advisability and Availability of Blood Land

If you suspect that your child has easen chips of paint or someone told you this, you should take your child to the doctor or clinic for susing. If the test shows that your child has an element blood lend level, trainers is a validate. Combe your doctor of local health of printing of least of moon infortunes. Less the least of moon infortunes are less to the least of l

Development or other agency to which you or your labelled in applying for retabilization resistance so the incomery sept one be taken to take your sent for load-based point housels. If

- (b) Get a begons or still brish 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 wing them in new-place. Fut these packages in the tresh can. DO NOT BLIEN THERE
- (d) Do not leave paint chips on the floor is window with. Dump mop floors and window tills in each arbund the work sees to remove all that and point particles. Kopping these areas clear of point chips, dust and dirt is easy and way impoinsn; 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

owner Malatacines and Treatment of AND THE PERSON NAMED IN

As a homeowner, you should take the necessary steps to been your home in good shape. Weser leaks from fainty plumbing, defective roots and existing holes or breaks may admit rain and designate into the interior of your home. Then conditions demand with had buildings and cause paint to ped, crack or fake. These conditions should be corrected immediately. Believe expainting, all surfaces that are picting, cracking, chip-ping or loose should be thoroughly closed by scraping or brushing the loose paint from the sur-face, then populated with few (2) coun of nonhaded point, instead of scraping and repainting.

Cover all furniture and appliances:

(b) Get a bottom or stiff for some and appliances:

(c) Get a bottom or stiff for some and appliances:

(d) Get a bottom or stiff for some and appliances:

(e) Get a bottom or stiff for some and appliances:

(b) Get a bottom or stiff for some and appliances:

(c) Tester and or other agency to which you or need as wellbeard, the start when long-toning passes, or passes are stiffed as wellbeard, the start with many characters at the passes that without or another, at deal is circuit, the start does not consider the foresting it or sundanting. The passes the Takes to Prevent Lead-lineary

You can avoid lead-based paint pointains by performing some preventive maintenance. Look without preventive maintenance. Look without passes are shirted based paint stone when there are not believe or purchased paint specificant does a position of passes are some things you can do immediately to protect your child:

(a) Cover all furniture and appliances:

(b) Get a bottom or stiff for a passes of the passes of the based passes of the based passes of the passes of the based passes of the based passes of the based passes of the p the surface may be

You should immediately notify the office or the agency through white change your leave if the unit has close, powdering or preima, passet, from plumbing, or a defective root operate with that office's effort to

C I have received a copy of a control "Watch Out for Lead

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Print Full Maine

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### Supplemental Information:

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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 least agreement is made this Not pombet 17, 2001, and between TR Properties, Inc., Lesses (s),

it the following address:			1
25 Broad Street # 8			* 13.3 (4.14)
maitiro ville ZA. 24119			
This lease shall commence for the term of on			
RENT: The lessee(s) agrees to pay the remonthly installments (\$ 5940 (C)). Pay ten percent (10%) is charged and accined due date. Rent shall be mailed to TR Proof delivered in person to 25 Broad St, Sai	ment is due on the first of I if rent is not received b poerties. Inc., P.O. Box 3	iay of said lease. y Lessor within fi 565, Martinsville	A late charge of ive (5) days of the
		n (	
PRO-RATED RENT: The rent will be pr	o-rated for the month of 25,00 will be due o	on the first of A	_in the amount ofand
every month afterwards.			1-1-
BAD CHECKS: All returned checks sha fee as charged to us by the bank. This ch option to request payment by cash, cashi	nrge is in addition to an	each return, plus y late charges. L	a \$5.50 handling essor shall have the
SECURITY DEPOSIT: Lessee(s) agrees			
as security for the rull and farming lease, together with all keys, firtures, ap same condition as when received, reason security deposit from the remail payment. Upon termination of lease, or vacating of damages shall be deducted from the security deposit is insufficesee(s) agrees to pay for all additional these charges. Lease agrees that the seagent of these premises, and release predeposit.	plances, furnishings, etc. white wear, excepted. Le t for the last month of ar f premises, lessor has the urity deposit. All cleanin ficient to caver all costs i costs and charges due le surity deposit may be try test lessor from any, and	as noted in said ssee(s) have no ri- y term of this Le- e right to inspect in a right to inspect in a right to inspect in a right to inspect to inspect sser promptly up insferred to a nev I all, further liabi	the to deduct the ase Agreement. these premises. All also be deducted. for the above, on presentation of vowner, lessor, or lity of this security
WAIVER OF HOMESTEAD AND TO	DOOD DERTOR'S EX	EMPTION: for	he purposes of this
Agreement, Tenants agree to waive Hol	nestead and / or Poor Do	btor's Exemption	as provided under
Virginia Law.		Initial	10.000
	lan marional property is	included:	
PERSONAL PROPERTY: The follow	Ing her sonar brokers		
Range ( ) Refrigerator ( ) Dish W	asher () Heat Pump		
Garbage Disposal ( ) Air Condition	ner ( /) ( ) Washer and	d Dryer	Law and Driver
Lessee responsible for maintenance on	Dish Washer, Garbage	Disposal, and Wa	sner and Dive
UTILITIES: Lessee(s) shall be respon	sible for all utilities unle	as expressly speci	fled in writing by
Water & Sewer & Trash Pick-Up (L)	Electricity (V) Heat	(F) GB (F)	4 a 3 kg/s
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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) 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 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 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 effensive 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 unresistered vehicles at the property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be responsible for any damages that have occurred due to non replacement of said filter. Lessee 12 will be responsible for all light bulbs. Lessee 12 required to keep a Fire Exclassible in Kitaken.

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. 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 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 lilegal under federal, state and local law ordinances. Lesses(a) will not use or keep in the dwelling any explosives, kerosene, in faminable or combustible materials (including kerosens heaters) or what was use or permit the use of the primities in any manner which would increase the rate of the or other hastrance concerns on the premises. Lessee will not install any satellite equipment of distant on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain 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 nulsance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abustve language which can be heard from adjacent or public properties, or any other conduct which amounts to a nulsance 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 lesse 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 lesse 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 military service.		
Lessee hereby affirms that he or she military service.	aISV_IS NOT a m	ember of any branch of the
This agreement is hereby accepted	by the parties below on this date:	11/17/21
Leasee		A Print
SS# .	April 1	
Employer		
Lessee		
SS#		
Employer		
The second second		1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Lesior TA Properties, Inc.		
Witness		
11-18-21 Date		es, m
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To: Owners, and Tenants & Perchasers ... of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poisoni

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#### Sources of Lord Board Point

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#### Hazards of Lead-Board Pales

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#### Symptoms of Lond-Board Point Point

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Co Take to Province ( . . . .

(a) Cover all ferroture and applicators;
(b) Get a because or still ferrals and mesows all leaves prices of point from walk, uncontract, window, such and college;
(c) Sweep up all pieces of point and pleaser and put these is a popul bag or wing these is a respective. But these pointings is the mass can. DO NOT MURN THESE.

(a) Do not allow locus paint to remain within your children's reach such children may pick been paint off the lower part of the walls.

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#### Supplemental Information:

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For general information or to obtain copies of the final rule, pamphiet or background materials, contact the National Information Clearinghouse (NLIC), toll free, at (600-424-LEAD) or FAX requests to the NLIC at (202) 659-1192, You
information Clearinghouse (NLIC) foll free at (ROLAZA) FADY of FAV contacts to the title of the contacts to the title of the contacts to the title of the contacts to the contact to the c
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also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance

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1000		r lead-based paint luza			
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2. d less	or has no knowledge	of lead-based paint and	or lead-based paint h	nzards in the housing	
B. Records and	reports available to th	e lessor [Check (1) or (	2) below]:		
l. 🖸 Less		ssee with all available		g to lead-based paint i	und/or lead-based pain
2. C Less	or pas no teboris or to	ecords pertaining to lea	d-based paint and/or	lend-based paint haza	ds in the bousing.
LESSEPIS AC	KNOWLEDGME	NT (initial)			
Letsee	has received copies of	all information listed a	bove.		
Lessee	has received the pamp	hict Protect Your Fam.	ily from Lead in Your	Home.	
AGENT'S ACI	KNOWLEDGMEN	(T thinks)			
	has informed the lesso	r of the lessor's obligat	ions under 42 U.S.C.	4852 (d) and is awar	e of his/her responsibil
CERTIFICAT	ION OF ACCURA	GY.			
	rties have reviewed th	ne information above at	nd certify, to the best (	of their knowledge, th	nt the information the
Signatures:	)		There is		
		11/11/21			Dete
To the second		Date ///7/	Lessor		Date
Lessee	7	Date/ //	Lessee		Date
A 62 (51)		Date	Agent		Date

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

#### TEASE ACREEMENT

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 Luc. 9-14 2022 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
25 Broad Steest Apt. 9
Martinsville, VR. 24112
This lease shall commence for the term of one-year beginning on <u>June 9th</u> , <u>2011</u> and ending on <u>June</u> 9th, <u>2013</u> .
RENT: The lessee(s) agrees to pay the rent of \$\frac{\psi_5D}{\psi_5D}\$. OO due and payable in twelve (12) monthly installments (\$\frac{5\psi_5CO}{\psi_5CO}\$. OO). 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 NA in the amount of NA. The rent amount of will be due on the first of when 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 \$\(\frac{\sqrt{50.00}}{\sqrt{50.00}}\) 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 ()
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 (L) Electricity (X) Heat (L) Gas (L) (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.

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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.

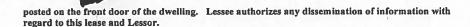
INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

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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. 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.

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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 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 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

Date

IS NOT a member of any branch of the

military service.	- 3
Lessee hereby affirms that he or she IS IS NOT a military service.	ember of any branch of the
This agreement is hereby accepted by the parties below on this date:	6-9-22
SS#	
Employer	
Lessee	1
SS#	
Employer	
Lessor: TR Properties, Inc.	
Witness	

Agent	Date	Agent	Date
hessor	Dette	Purchaser	Date
aka .	Date 6-9-25	Purchaser	Date
Certification of Appuraty The following parties have Information they have provid	reviewed the information and is true and accurate.	above and cartify, to the b	est of their knowledge, that the
Property Description (Address City, State, Zip	5)		

### Disclosure of Information on Load-Based Paint and/or Load-Based Paint Hazards

#### Load Warning Statement

Every purchaser of any interest in residential rest property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intalligence quotient, behavioral problems, and impaired memory. Lead poisoning also posses a particular risk to pregnant women. The salier of any interest in residential real property is required to provide the buyer with any information on lead-based point hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based point hazards. A risk assessment or inspection for possible lead-based point hazards is recommended prior to purchase.

Property Des City, State, 2	cription (Address)
Lessre Die	Source Control of the
(A) Presence	of lead-based paint and/or lead-based paint hazants (check (1) or (2) below):
(1)	Known lead-based paint and/or lead-based paint hazards are present in the housing Explain:
(2)	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(B) Records a	and reports evallable to the seller (check (1) or (2) below):
(1)	Seller has provided the purchaser with all available records and reports pertaining to lead-based pain
	and/or lead-based paint hazards in the housing List documents:
(2)	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Tenant	Acknowledgment (initial below)
(C)	Purchaser has received copies of all information listed above.
(0)	Purchaser has received the pamphlet Protect Your Parelly from Lead in Your Home.
(E) Purchaser	has (check (1) or (2) below):
(1)	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment of inspection for the presence of teach-based paint and/or lead-based paint hazards; or
(2)	walved the opportunity to conduct a risk essessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Agent's Acts	now/indigment (initial below)
(F)	Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
L BEC 01/01/0	1462

#### 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 I Tanuary 2027 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:

at the following address:	Contract of the second
25 Broad Street #10	
Martinsville, VAZYLIZ	
This lease shall commence for the term of one-year beginning on $1-8$ on $1-7-2023$	-2022 and ending
	Agrinsville, VA 24115-3565,
No. 11 and at N	In the smount of
PRO-RATED RENT: The rent will be pro-rated for the month of $\frac{N}{M}$ . The rent amount of $\frac{N}{M}$ will be due on the every month afterwards.	first of FERRUATY and
every month areas was so	
BAD CHECKS: All returned checks shall be charged \$45.00 for each to fee as charged to us by the bank. This charge is in addition to any late option to request payment by cash, cashiers or certified check.	eturn, plus a \$5.50 handling charges. Lessor shall have the
	1/05 07
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of S deposit. This is due at lease commencement unless other arrangement as security for the full and faithful performance of the terms and condilimited to, but including the return of the leased premises to the lessor lease, together with all keys, fixtures, appliances, furnishings, etc., as no same condition as when received, reasonable wear, excepted. Lessee(s) security deposit from the rental payment for the last month of any term Upon termination of lease, or vacating of premises, lessor has the right damages shall be deducted from the security deposit. All cleaning nece In the event the security deposit is insufficient to cover all costs incurre lessee(s) agrees to pay for all additional costs and charges due lessor prothese charges. Lessee agrees that the security deposit may be transferragent of these premises, and release present lessor from any, and all, for deposit.	tions of this agreement, not at the end of the expiration of oted in said lease, and in the have no right to deduct the nof this Lease Agreement. to inspect these premises. All essary shall also be deducted. It by lessor for the above, comptly upon presentation of the deducted and the deducted of the anew owner, lessor, or arther liability of this security
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMP' Agreement, Tenants agree to waive Homestead and / or Poor Debtor's	FION: for the purposes of this Exemption as provided under
Virginia Law.	Initial
PERSONAL PROPERTY: The following personal property is include	ed:
Range ( Refrigerator ( Dish Washer ( ) Heat Pump ( )	
Garbage Disposal ( ) Air Conditioner ( ) Washer and Drye	r
Lessee responsible for maintenance on Dish Washer, Garbage Dispos	al, and washer and Diyer
UTILITIES: Lessee(s) shall be responsible for all utilities unless explessor:	1
Water & Sewer & Trash Pick-Up (L) Electricity (L) Heat (L)  (L) Lessor (X) Lessee(s)  Page 1	Gas (LT
(L) Lesson (A) Description 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.

EXTERMINATING: Bed bug treatment is the responsibility of the Tenant.

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 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 Lessec(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. Lessec(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.

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Lessee hereby affirms that he or si military service.	he IS 7 IS NOT a member of any station of the
Lessee hereby affirms that he or similtary service.	
This agreement is hereby accepted	by the parties below on this date:
Lessee	
SS#	
Employer	
Lessee	
SS#	
Employer	
Lessor: TR Properties, Inc.	
Witness / 18 22	
Date	

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