

RESIDENTIAL LEASE

THIS LEASE is made under the provisions of the Virginia Residential Landlord and Tenant Act, hereinafter called "VRLTA", this 13th day of March, 2015, by and between CEDAR HILLS LLC, Owner(s), AND _____, Tenant, hereby lease the following described premises: 303 RAWLSDALE ROAD, FRANKLIN VA. 23851 to the Tenant under the terms and conditions set forth hereafter to be occupied by Tenant for use as a private, one family dwelling. The following personal property is included in the premises and subject to this lease: One Refrigerator, One Electric Range.

1. TERM: The term shall be 12 months, commencing on April 1, 2015 and ending on the 31st day of March 2015. Either Owner or Tenant may terminate this Lease at the expiration date by giving the other written notice at least thirty (30) days prior to such expiration. Any change to a notice to vacate must be in writing and approved by Owner. If tenants fail to comply with vacate notice, they will be assessed \$25.00 per day as liquidated damages in addition to rent and other appropriate fees. Renewal of this lease must be in writing and signed by Owner and Tenant at least thirty (30) days prior to said expiration. In the absence of proper notice, this lease shall renew month to month, the rent shall increase by \$25.00 per month, and the notice period will be thirty days.

2. RENT: Tenant agrees to pay as rent the total sum of \$8,400.00 due and payable in advance, without demand, deduction or offset, in monthly installments of \$700.00. The first month's rent payment is due prior to occupancy and monthly rent is due on the 1st of each month thereafter. The Tenant also agrees to pay \$30.00 per month for water, to be mailed with rent each month. Total rent and water \$730.00 per month. All monies shall be payable to CEDAR HILLS LLC at the address shown below. (See Item 18) If rent is not received by 2pm on the 5th day of the month, Tenant agrees to pay, as additional rent, a late charge of 5% of monthly rent. Postmarks are not considered. Tenant further agrees to pay a charge of \$25.00 for each check not honored by the bank. The charge will be in addition to any late charges that may be due and Owner has the option of requiring further payments to be made by certified funds. All payments will be first applied to past due balances of rent and other charges owing under this Lease and secondly to the current rent.

3. SECURITY DEPOSIT: Tenant has deposited \$700.00 as security for the faithful performance of all terms and conditions of this Lease including, but not limited to, the return of all keys and surrender of premises in its present condition: reasonable wear and tear accepted. TENANT MAY NOT USE THE SECURITY DEPOSIT OR ANY PART THEREOF AS THE LAST MONTH'S RENT and agrees to the transfer of same if property is sold during the term of this Lease. Within Forty-Five (45) days after termination of lease and surrender of keys, Owner shall mail the security deposit, plus interest as required by law, less any damages or other offsets to Tenant together with and itemized list of deductions.

4. DELIVERY/CONDITIONS: Should Owner be unable to deliver the premises to Tenant as agreed, then Owner shall not be liable for any damages resulting there from nor shall this agreement terminate; however, Tenant shall not be liable for any rent until he takes possession. Tenant may terminate this agreement if Owner fails to deliver the premises within five (5) days of the beginning date in Item #1. Tenant acknowledges that the property is in fit and habitable condition and that he has received an Inspection Report to be returned within five (5) days of occupancy.

5. PETS: No animals or pets of any kind shall be permitted, kept or harbored in or about the leased premises without prior written consent by Owner.

6. UTILITIES: Tenant agrees to provide and promptly pay for all utilities and services except those provided by Owner as follows: The owner will provide water for the Tenant at \$30.00 per month.

7. EARLY TERMINATION: Any member of the Armed Forces or Virginia National Guard on full-time duty receiving permanent change of station orders OR temporary duty orders in excess of ninety (90) days to depart thirty five (50) miles or more radius from the leased premises OR released from active duty may terminate this Lease by giving written notice at least thirty (30) days accompanied by a copy of official orders. Any Tenant receiving a permanent transfer by employer to a job location in excess of forty (40) miles or more radius from the leased premises may terminate this Lease by giving thirty (30) days written notice accompanied by verification from employer. In consideration of early termination, Owner may require Tenant to pay, as liquidated damages, an amount equal to (a) one month's rent if Tenant has occupied unit less than six months; (b) one-half of one month's rent if Tenant has occupied unit for six but less than twelve months as of the date of termination.

8. SUBLETTING: Tenant shall not assign or sublet premises or any part thereof during the term without prior written consent of Owner. A fee equal to one month's rent will be assessed for administrative purposes in the event of any sublease or assignment to which Owner may consent. Tenant will also be responsible for any additional expenses incurred in the re-rental process.

9. ALTERATION/REPAIRS: Tenant may not perform any renovation/alteration without prior written consent of Owner including, but not limited to painting, wall-papering or staining. Tenant shall not change existing or install new (a) heat/air conditioning equipment, (b) antenna/cable connections, (c) telephone outlets, (d) appliances, (e) lighting fixtures, (f) locks without prior written consent of Owner. Any improvements will become a permanent part of the property and may not be removed at termination of Lease; however, Owner reserves the right to require Tenant to return the property to its original condition. Tenant shall give Owner prompt notice of all accident/malfunctions to any part of the leased premises. Repairs shall be made at the Owner's discretion with due diligence and Tenant shall be responsible whenever repairs are necessitated by Tenant, his family or guests. Tenant agrees to replace/repair all broken/damaged glass, screens,

doors and frames not existing at the time of occupancy. Tenant shall not place waterbeds, portable kerosene heaters, and wood burning stoves on premises without written permission. Tenant agrees to keep the premises in clean and sanitary condition and free of vermin and other pests. All air conditioning/heating filters changed monthly; and all plumbing free of grease and foreign matter. The tenant shall be responsible for any cable TV hookup to be installed without damage to the property.

10. ACCESS: Upon reasonable notice to Tenant, Owner or their duly designated representative may enter the premises to (a) inspect, (b) make necessary repairs or improvements, (c) exhibit the premises to prospective purchasers, tenants or workmen; and may place "For Sale" or "For Rent" signs on the premises. In case of emergency or abandonment, Owner may enter the premises without prior notice. If Tenant refuses access, Owner may obtain injunctive relief to compel access to terminate this Lease. Tenant shall give notice to Owner of any anticipated absence from the premises in excess of seven (5) days.

11. LIABILITY: Neither Owner or his Agent shall be liable for any injury or damage to persons or property from any cause unless such damage shall be adjudicated to be a deliberate negligent act on their part. TENANT shall indemnify and hold harmless Owner/Agent from all claims and SHALL PROTECT HIS PERSONS AND CONTENTS ON PREMISES BY INSURANCE. Nothing herein shall be construed to relieve Owner of his liability to Tenant under law.

12. CASUALTY: Tenant covenants that he will not permit any act which will increase the fire hazard or rate of insurance on the premises: that he will obey all State and Municipal laws and regulations; and that he will commit no nuisance on the said premises. In the event of damage to the premises by fire or other casualty, Owner shall repair same with reasonable dispatch. If property is condemned for occupancy for more than seven (7) days, Tenant may notify Owner in writing to terminate this Lease. However, if damage was caused by a deliberate or negligent act of Tenant, his family or guests, no options to terminate shall exist.

13. CONDEMNATION: If all or a substantial part of the Property is acquired for any public use by the right of eminent domain, this Lease shall terminate on the date of such taking and the entire award shall be the sole property of the Owner.

14. UNLAWFUL USE/NOISE: Tenant shall not use, or permit to be used, the leased premises for any unlawful purpose. Tenant shall not make or permit to be made any disturbing noise that would interfere with the rights of others. Owner covenants for Tenant's quiet enjoyment of the premises and to comply with all housing codes materially affecting health and safety.

15. APPLICATION/RULES: This Lease is entered into based upon information given by the Tenant on attached application. Tenant must advise Owner of any change on said information immediately.

16. DEFAULT/WAIVER: If Tenant violates any of the provisions of this Lease or the aforementioned Rules or if the premises are vacate/abandoned, Owner shall be entitled to avail himself of the remedies to which he may be entitled by law or in equity. Tenant hereby agrees to pay all costs, expenses, fees, and charges incurred by Owner in enforcing any of the provisions, covenants, and conditions of this Lease, including reasonable attorney fees, and Tenant hereby waives the benefit of any homestead, bankruptcy or similar exemption laws with respect to this Lease. Owner waiver of one or more defaults by Tenant shall not be considered a waiver of any subsequent default. In the event any provision, term or condition of this Lease is held invalid, the other provisions, terms, and conditions shall not be affected.

17. ORAL PROMISES/HEIRS: This Lease constitutes the entire agreement among the parties and it may not be modified or changed except by written agreement executed by Owner and Tenant. This Lease shall be construed, interpreted and applied according to the VRLTA and it shall be binding and inure to the benefit of the heirs, successors, assigns and administrators of the parties.

18. PAYMENT OF RENT: MAIL RENT TO: CEDAR HILLS LLL, 3236 MEADOWBROOK LA, CHESAPEAKE, VA 23321 _

19. OTHER PROVISIONS: See addendum to Lease, Page 3.

IN WITNESS WHEREOF, THE OWNER AND TENANT HAVE RESPECTIVELY EXECUTED THIS LEASE IN DUPLICATE AS OF THE DATE FIRST WRITTEN:

Addendum to Lease, 303 Rawlsdale Road, Franklin, VA 23851, between Cedar Hills LLC and dated MARCH 13, 2015

THE TENANT AGREES TO:

- ✓ 1. Keep the yard clean, free of trash and tree limbs and keep the grass cut around the house in the area designated as the 303 Rawlsdale Road yard.
- ✓ 2. Carry trash and garbage to the dumpster at least twice a week.
- ✓ 3. No painting or repairs unless approved by the owner.
- ✓ 4. Change the heating and A/C filter often. At least once a month.
- ✓ 5. Leave the faucets dripping during extremely cold weather.
- ✓ 6. Pay a 5% late charge for rents received after the 5th of the month.
7. The tenant is not allowed to use a portable kerosene heater for heating the house.

The owner will receive a Security Deposit from the tenant of \$700.00. The deposit to be held by the owner until the lease is terminated. An additional ~~\$~~\$200.00 non-refundable deposit if the tenant has an inside pet (small) less than 15lbs. (large pets are not allowed) Must be approved by owner.

UPON THE TERMINATION OF THIS LEASE:

INSPECTION: When the tenant has removed all furniture and personal effects from the premises, the owner and the tenant will go through the house to review any damage that has occurred during the term of the lease other than normal wear and tear. The tenant will pay for any damage to the property or a sufficient amount will be held from the security deposit to cover the repairs. The tenant will leave the premises clean with all trash carried away or will forfeit \$300.00 of his deposit to have someone else clean up.

No portion of the security deposit will be returned until the keys are returned to the owner.

Auction Tract 12

RESIDENTIAL LEASE

THIS LEASE is made under the provisions of the Virginia Residential Landlord and Tenant Act, hereinafter called "VRLTA". this 10th day of JANUARY, 2020, by and between CEDAR HILLS LLC, Owner(s), and, _____, Tenant, hereby lease the following described premises: 200 RAWLSDALE ROAD, FRANKLIN VA. 23851 to the Tenant under the terms and conditions set forth hereafter to be occupied by Tenant for use as a private, one family dwelling. The following personal property is included in the premises and subject to this lease: One Refrigerator, and One Dish Washer, One Electric Range. One electric clothes washer, one electric clothes dryer. The premises to be used as a one family dwelling only.

1. **TERM:** The term shall be 12 months, commencing on Jan. 21, 2020 and ending on the 30 day of JANUARY 2021. Either Owner or Tenant may terminate this Lease at the expiration date by giving the other written notice at least thirty (30) days prior to such expiration. Any change to a notice to vacate must be in writing and approved by Owner. If tenants fail to comply with vacate notice, they will be assessed \$25.00 per day as liquidated damages in addition to rent and other appropriate fees. Renewal of this lease must be in writing and signed by Owner and Tenant at least thirty (30) days prior to said expiration. In the absence of proper notice, this lease shall renew month to month, the rent shall increase by \$25.00 per month, and the notice period will be thirty days.

2. **RENT:** Tenant agrees to pay as rent the total sum of \$10,200.00 due and payable in advance, without demand, deduction or offset, in monthly installments of \$850.00. The first month's rent payment is due prior to occupancy and monthly rent is due on the 1st of each month thereafter. The Tenant also agrees to pay \$30.00 per month for water, to be mailed with rent each month. Total rent and water \$880.00 per month. All monies shall be payable to CEDAR HILLS LLC at the address shown below. (See Item 18) If rent is not received by 2pm on the 5th day of the month, Tenant agrees to pay, as additional rent, a late charge of 5% of monthly rent. Postmarks are not considered. Tenant further agrees to pay a charge of \$25.00 for each check not honored by the bank. The charge will be in addition to any late charges that may be due and Owner has the option of requiring further payments to be made by certified funds. All payments will be first applied to past due balances of rent and other charges owing under this Lease and secondly to the current rent.

3. **SECURITY DEPOSIT:** Tenant has deposited \$ 850.00 as security for the faithful performance of all terms and conditions of this Lease including, but not limited to, the return of all keys and surrender of premises in its present condition: reasonable wear and tear accepted. **TENANT MAY NOT USE THE SECURITY DEPOSIT OR ANY PART THEREOF AS THE LAST MONTH'S RENT** and agrees to the transfer of same if property is sold during the term of this Lease. Within Forty-Five (45) days after termination of Lease and surrender of keys, Owner shall mail the security deposit, plus interest as required by law, less any damages or other offsets to Tenant together with an itemized list of deductions.

4. **DELIVERY/CONDITIONS:** Should Owner be unable to deliver the premises to Tenant as agreed, then Owner shall not be liable for any damages resulting there from nor shall this agreement terminate; however, Tenant shall not be liable for any rent until he takes possession. Tenant may terminate this agreement if Owner fails to deliver the premises within five (5) days of the beginning date in Item #1. Tenant acknowledges that the property is in fit and habitable condition and that he has received an Inspection Report to be returned within five (5) days of occupancy.

5. **PETS:** No animals or pets of any kind shall be permitted, kept or harbored in or about the leased premises without prior written consent by Owner. 1 Cat - 1 dog

6. **UTILITIES:** Tenant agrees to provide and promptly pay for all utilities and services except those provided by Owner as follows: The owner will provide water for the Tenant at \$30.00 per month.

7. **EARLY TERMINATION:** Any member of the Armed Forces or Virginia National Guard on full-time duty receiving permanent change of station orders OR temporary duty orders in excess of ninety (90) days to depart thirty five (50) miles or more radius from the leased premises OR released from active duty may terminate this Lease by giving written notice at least thirty (30) days accompanied by a copy of official orders. Any Tenant receiving a permanent transfer by employer to a job location in excess of forty (40) miles or more radius from the leased premises may terminate this Lease by giving thirty (30) days written notice accompanied by verification from employer. In consideration of early termination, Owner may require Tenant to pay, as liquidated damages, an amount equal to (a) one month's rent if Tenant has occupied unit less than six months; (b) one-half of one month's rent if Tenant has occupied unit for six but less than twelve months as of the date of termination.

8. **SUBLETTING:** Tenant shall not assign or sublet premises or any part thereof during the term without prior written consent of Owner. A fee equal to one month's rent will be assessed for administrative purposes in the event of any sublease or assignment to which Owner may consent. Tenant will also be responsible for any additional expenses incurred in the re-rental process.

9. **ALTERATION/REPAIRS:** Tenant may not perform any renovation/alteration without prior written consent of Owner including, but not limited to Painting, wall- papering or staining. Tenant shall not change existing or install new (a) heat/air conditioning equipment, (b) antenna/cable connections, (c) telephone outlets, (d) appliances, (e) lighting fixtures, (f) locks without prior written consent of Owner. Any improvements will become a permanent part of the property and may not be removed at termination of Lease; however, Owner reserves the right to require Tenant to return the property to its original condition. Tenant shall give Owner prompt notice of all accident/malfunctions to any part of the leased premises. Repairs shall be made at the Owner's discretion with due diligence and Tenant shall be responsible whenever repairs are necessitated by Tenant, his family or guests. Tenant agrees to replace/repair all broken/damaged glass, screens, doors and frames not existing at the time of occupancy. Tenant shall not place waterbeds, portable kerosene heaters, and wood burning stoves on premises without written permission. Tenant agrees to keep the premises in clean and sanitary condition and free of vermin and other pests. All air conditioning/heating filters changed monthly; and all plumbing free of grease and foreign matter. The tenant shall be responsible for any cable TV hookup to be installed without damage to the property.

10. **ACCESS:** Upon reasonable notice to Tenant, Owner or their duly designated representative may enter the premises to (a) inspect, (b) make necessary repairs or improvements, (c) exhibit the premises to prospective purchasers, tenants or workmen; and may place "For Sale" or "For Rent" signs on the premises. In case of emergency or abandonment, Owner may enter the premises without prior notice. If Tenant refuses access, Owner may obtain injunctive relief to compel access to terminate this Lease. Tenant shall give notice to Owner of any anticipated absence from the premises in excess of seven (5) days.

11. **LIABILITY:** Neither Owner or his Agent shall be liable for any injury or damage to persons or property from any cause unless such damage shall be adjudicated to be a deliberate negligent act on their part. TENANT shall indemnify and hold harmless Owner/Agent from all claims and SHALL PROTECT HIS PERSONS AND CONTENTS ON PREMISES BY INSURANCE. Nothing herein shall be construed to relieve Owner of his liability to Tenant under law.

12. **CASUALTY:** Tenant covenants that he will not permit any act which will increase the fire hazard or rate of insurance on the premises; that he will obey all State and Municipal laws and regulations; and that he will commit no nuisance on the said premises. In the event of damage to the premises by fire or other casualty, Owner shall repair same with reasonable dispatch. If property is condemned for occupancy for more than seven (7) days, Tenant may notify Owner in writing to terminate this Lease. However, if damage was caused by a deliberate or negligent act of Tenant, his family or guests, no options to terminate shall exist.

13. **CONDEMNATION:** If all or a substantial part of the Property is acquired for any public use by the right of eminent domain, this Lease shall terminate on the date of such taking and the entire award shall be the sole property of the Owner.

14. **UNLAWFUL USE/NOISE:** Tenant shall not use, or permit to be used, the leased premises for any unlawful purpose. Tenant shall not make or permit to be made any disturbing noise that would interfere with the rights of others. Owner covenants for Tenant's quiet enjoyment of the premises and to comply with all housing codes materially affecting health and safety.

15. **APPLICATION/RULES:** This Lease is entered into based upon information given by the Tenant on attached application. Tenant must advise Owner of any change on said information immediately.

16. **DEFAULT/WAIVER:** If Tenant violates any of the provisions of this Lease or the aforementioned Rules or if the premises are vacated/abandoned, Owner shall be entitled to avail himself of the remedies to which he may be entitled by law or in equity. Tenant hereby agrees to pay all costs, expenses, fees, and charges incurred by Owner in enforcing any of the provisions, covenants, and conditions of this Lease, including reasonable attorney fees, and Tenant hereby waives the benefit of any homestead, bankruptcy or similar exemption laws with respect to this Lease. Owner's waiver of one or more defaults by Tenant shall not be considered a waiver of any subsequent default. In the event any provision, term or condition of this Lease is held invalid, the other provisions, terms, and conditions shall not be affected.

17. **ORAL PROMISES/HEIRS:** This Lease constitutes the entire agreement among the parties and it may not be modified or changed except by written agreement executed by Owner and Tenant. This Lease shall be construed, interpreted and applied according to the VRLTA and it shall be binding and inure to the benefit of the heirs, successors, assigns and administrators of the parties.

18. **PAYMENT OF RENT:** MAIL RENT TO: CEDAR HILLS LLL, 5105 LINKSIDE CT. SUFFOLK, VA. 23435 _

19. **OTHER PROVISIONS:** See addendum to Lease, Page 3.

IN WITNESS WHEREOF, THE OWNER AND TENANT HAVE RESPECTIVELY EXECUTED THIS LEASE IN DUPLICATE AS OF THE DATE FIRST WRITTEN:

Note: See addendum Page 4

Addendum to Lease, (200) 25064 Rawlsdale Road, Franklin, VA 23851, between Cedar Hills LLC and _____ dated January ____, 2020

THE TENANT AGREES TO:

1. Keep the yard clean, free of trash and tree limbs and keep the grass cut around the house in the area designated as the 25064 Rawlsdale Road yard.
2. Carry trash and garbage to the dumpster at least twice a week.
3. No painting or repairs unless approved by the owner.
4. Change the heating and A/C filter often. At least once a month.
5. Leave the faucets dripping during extremely cold weather.
6. Pay a 5% late charge for rents received after the 5th of the month.
7. The tenant is not allowed to use a portable kerosene heater for heating the house.

The owner will receive a Security Deposit from the tenant of \$850.00. The deposit to be held by the owner until the lease is terminated. An additional \$200.00 non-refundable deposit if the tenant has an inside pet (small) less than 15lbs. (large pets are not allowed) Must be approved by owner.

UPON THE TERMINATION OF THIS LEASE:

INSPECTION: When the tenant has removed all furniture and personal effects from the premises, the owner and the tenant will go through the house to review any damage that has occurred during the term of the lease other than normal wear and tear. The tenant will pay for any damage to the property or a sufficient amount will be held from the security deposit to cover the repairs. The tenant will leave the premises clean with all trash carried away or will forfeit \$300.00 of his deposit to have someone else clean up.

No portion of the security deposit will be returned until the keys are returned to the owner.

HEATING FUEL: N/A AT 200 RAWLESDALE RD.

The day the tenant moves in the fuel in the propane gas tank will be measured. The tenant will pay the owner for the gas in the tank at current rates. The day the tenant vacates the premises the owner will pay the tenant for any fuel left in the tank at current rates.

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this ____ day of January, 2023 by and between CEDAR HILLS LLC, Grantor, party of the first part, herein called "Lessor", whose address is 5105 Linkside Court, Suffolk, Virginia, 23435 and Grantees, party of the second part, herein called "Lessees" whose address is

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of \$9,000.00 annual rental, payable in monthly installments of \$750.00, payable on the first day of term of this lease, February 1, 2023, and the promises and obligations contained in this Agreement, Lessor hereby leases and demises to the Lessees the following:

All of that real estate located on the Cedar Hills LLC Farm, containing by estimate approximately fifteen (15) acres, more or less, together with the improvements thereon, commonly known and designated as the "Stable Area", **(excluding the residential property thereon known and designated as 301 Rawlsdale Road, Franklin, Virginia with one approximately 10' x 10' storage building close to the house)** the horse barn, the tack room, the carriage shed, the trailer shed, seven (7) horse paddocks and the center courtyard (collectively, "the premises"), together with the non-exclusive use of the farm lane from the terminus of Rawlsdale Road to the "Stable Area" for the purposes of ingress/egress and the non-exclusive use of the farm paths and horse trails on the Cedar Hills Farm.

This lease, February 1, 2023 to January 31, 2024 excludes the residential house known as 301 Rawlsdale Road, Franklin, VA, however the mailing address of 301 will remain as the address of the Stable Area.

The terms and conditions of the lease are as follows:

1. It is understood that the "Stable Area" (excluding the residential property thereon known and designated as 301 Rawlsdale Road, Franklin, Virginia) is leased for the purposes of providing a facility for equine activities. No other use of the facility is permitted.
2. The term of this lease Agreement shall be from February 1, 2023 until January 31, 2024. During the term of this Lease and during any hold-over period, this Lease may be terminated at will by either party upon 90 days' written notice. The Lease may be renewed or extended for an additional term upon the agreement of the parties, with the rental and other/additional terms and conditions, being set forth in a written supplemental lease agreement.
3. Lessor shall have the right to reasonable inspection of the premises.

4. Lessees shall provide and pay for all utilities used at the premises during the term of this Lease. This includes \$30.00 per month for water, payable to Cedar Hills, LLC.

5. Lessees shall maintain and keep in good repair, at their sole expense, the fences, stable area, paddocks, facility, fixtures and improvements located thereon, including mowing, dragging and fertilization of the horse paddocks, as well as providing sand and clay for the paddocks and stable as needed. Lessees shall also be responsible for the repair of structural damage. All repairs to the premises, including, but not limited to fences, shall be made with materials of a similar nature to the existing premises, and shall be made in a good and workmanlike manner.

6. Lessees shall maintain and make available to Lessor upon its request a current account of all horses stabled at the facility; the names, addresses and phone numbers of the owners; and health care records evidencing that each horse has had a current (i.e., within the last 12 months) negative Coggins test.

7. This Lease may not be assigned without the prior written consent of the Lessor.

8. Lessees shall not keep on nor have on the premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

9. Lessees will not make or permit to be made any alterations, additions, improvements or changes to the premises without in each case first obtaining the written consent of the Lessor.

10. Lessees shall indemnify and hold harmless the Lessor from liability and expenses, including attorneys' fees and court costs, for personal injuries and property damage to any person or property arising in any way out of the lease, use or occupancy of the premises or any horse, pony, donkey or mule stabled or ridden thereon.

11. The Lessees shall procure and maintain in force, at Lessees' sole expense, for the term of this Lease and any extension thereof, liability insurance issued through brokers approved by Lessor. Such coverage shall be adequate to protect against liability for damage and injury claims arising through the use or occupancy of, or arising out of incidents and accidents occurring in or around the premises including, but not limited to: general liability, premise liability, product liability, public liability, bodily injury and property damage. Said policy shall be in a minimum amount of \$2,000,000.00 per occurrence and shall provide for all defense costs. Said policy of insurance shall further list Cedar Hills LLC as an additional insured and provide for Lessor's contingent liability on any claim or loss. A copy of the policy shall be delivered to Lessor.

If the insurance policy is not kept in force during the entire term of this Lease or any extension thereof, Lessor may procure the necessary insurance and pay the premium therefore, and the premium shall be repaid to Lessor by Lessees immediately upon demand. Failure to procure or maintain said insurance shall constitute a substantial

breach of this Lease, empowering the Lessor to terminate the Lease and evict the Lessees immediately upon such happening. This remedy shall be in addition to any other remedies provided by this Lease or the law.

12. Lessor shall purchase fire and casualty insurance on the improvements leased herein for the term of this Lease in the same or similar amounts that it currently has on the improvements.

13. Lessees shall require each and every rider, horse handler, owner and/or boarder to sign a statement, in a form to be approved by Lessor, prior to using the premises or any horse, pony, donkey or mule stabled or brought thereon, acknowledging that horseback riding is a dangerous activity with grievous and/or fatal injuries possible, and that, in exchange for the use of the premises owned by Lessor, horse handler, owner and/or boarder releases Lessor from any and all liability in the event of bodily injury and/or property damage. In the case of a minor, Lessees shall require the parent or guardian to further agree in writing on a form approved by Lessor to indemnify and defend Lessor on any claim for personal injury and/or property damage to the minor brought by any person.

Lessees shall maintain a file for the aforesaid forms. These files shall be made available to Lessor upon reasonable notice.

Lessees shall not allow any rider, horse handler, owner and/or boarder to use the premises and/or mount or handle any horse, pony, donkey or mule without first signing such statement of release and indemnification (or, in the case of a minor, having parent sign such indemnification agreement). Failure to comply with this requirement shall constitute a substantial breach of this Lease, empowering Lessor to terminate the Lease and evict the Lessees immediately. This remedy shall be in addition to any other remedies provided by this Lease or by the law.

14. Lessees shall immediately make a written report to Lessor of each and every injury to any person arising in any way from the use or occupancy of the premises, specifically including, but not limited to, injuries arising from horseback riding, runaway horses (mounted or otherwise), slips and falls, motor vehicle collisions, stable injuries, etc. Such reports shall be made whether or not emergency medical treatment is requested or indicated.

Lessees shall also immediately make a written report to Lessor of each and every loss and/or damage to property of any person arising in any way from the use or occupancy of the premises, specifically including, but not limited to, losses or damages arising from theft, motor vehicle collisions, negligence, equine attack, etc. Such reports shall be made whether or not an insurance claim is filed, or a police report is made.

Failure to comply with either of the above requirements shall constitute a substantial breach of this Lease, empowering Lessor to terminate the Lease and evict the Lessees immediately. This remedy shall be in addition to any other remedies provided by this Lease or by the law.

15. Lessees acknowledge that any and all horseback riding on the premises is under Lessees' direct supervision and control, and that Lessees are responsible for ensuring that all riding activity conducted upon the premises is conducted in a safe manner with due regard to the level of riding competency of the riders, nature of the activity, nature of the mounts, weather, etc.

Lessees acknowledge that any and all horseback riding originating at the premises and intended to depart from the premises (e.g., exercise rides, trail rides, pleasure rides, endurance rides, etc.) are under direct supervision and control of Lessees. Lessees further acknowledge that they are responsible for ensuring that the riding activity is conducted in a safe manner, with due regard to the level of riding competency of the riders, nature of the activity, nature of the mounts, terrain, weather, etc.

16. Lessees shall maintain adequate permanent records of the usage of the facility, including names, addresses and ages of all riders, horses ridden, hold harmless agreements and incident reports of any accidents or injuries.

17. Failure of Lessees to comply with each and every term of this Lease shall constitute a breach of this Lease. Lessees shall have five (5) days after receipt of written notice from Lessor of any breach to correct the condition specified in the notice, or if the corrections cannot be made within the five-day period, Lessees shall have a reasonable time to correct the default if action is commenced by Lessees within five (5) days after receipt of this notice.

Lessor shall have the following remedies, in addition to any other rights and remedies provided by the law, in the event Lessees breach this and fail to make corrections:

A. Lessor may reenter the premises immediately and remove the property of Lessees, storing the property in a place selected by Lessor at the expense of Lessees.

B. After re-entry, Lessor may terminate this Lease on given ten (10) day's written notice of termination to Lessees. On termination, Lessor may recover from Lessees all damages proximately resulting from the breach, including the costs of recovering the premises and reasonable attorney's fees.

WITNESS this following signatures and seals:

ALL Tracts except 13

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 7th day of November 2025 by and between CEDAR HILLS LLC, Grantor, party of the first part, herein called "Lessor", whose address is

, hereinafter referred to as the Lessee.

WITNESSETH, that for and in consideration of the mutual covenants and agreements herein set forth the Lessor hereby demises unto the Lessee his personal representative, or assign, upon the terms and conditions hereinafter recited, the real estate for the purpose of farming described as follows:

The cultivated land on the farm known as Cedar Hill Farm (previously known as Woods Hill Farm) Rawlsdale Road, City of Franklin Virginia and on Delaware Road, Southampton County, Virginia... Farm Service Agency Farm No. 4202.

It is mutually understood and agreed by and between both parties hereto as detailed below:

1. The Lessee agrees to keep in good repair all open ditches by clipping and shrubbing and maintain open land by clipping and shrubbing and preventing encroachment of weeds and brush of the farm's perimeters (cultivated and hay fields) shrubs all fences, ditches, trees and utility poles located in open fields, wooded areas around the hay fields, and in the cultivated fields planted by the Lessee. The Lessee has no responsibility to mow pastures or paddock areas located next to the stable area.

2. The Lessee will keep the farm free and clear of Johnson grass, Wild Mustard and other grasses and weeds that could be a detriment to the farm and make a special effort to control the Palmer Amaranth weed.

3. The terms of this lease shall be for one (1) year beginning January 1, 2026 and ending December 31, 2026 at 12:00 midnight.

a) For the **year 2026** the rental will be \$12,600.00. Twelve Thousand, Six Hundred Dollars. (84 acres of row crop land @ \$110.00 per acre, 5 acres Bermuda Hay land @\$110.00 per acre, 33.47 acres of Hay and pastureland @85.00 per acre.)

b) The yearly rent is due on or before November 1st, 2026.

The farming area of FSA farm 4202 includes:

Track 225, Plats 1, 2, 3, 6, and 8,

Track 244, Plats 1, 2, 3, 5, 6, 7, 9, and 10

Track 252, Plats 4.

3. The Lessor agrees to pay all taxes and assessments on said demised premises during the terms of the lease.

4. The Lessor hereby agrees that the Lessee will not have use of the barns, outbuildings or dwelling houses.

5. The Lessee shall have the right to assign or sublet this lease with the written approval of the Lessor.

6. The Lessee shall have the privilege of renewing this lease with the consent of the Lessor. Notice of intention not to renew this lease by the lessee or the lessor shall be given prior to October 1st of the year when the lease terminates.

7. Lessee acknowledges notice that the property (farm) is being offered for sale and, upon sale, the purchaser of the property will become the Lessor. Should Lessor desire to terminate lease prior to the end of 2026 and crops have already been sown, Lessor will pay to Lessee the sales value of crops already sown but not harvested based on market value at date of termination. Both parties shall attempt, in good faith, to agree upon the extent of damage to Lessee. If the parties cannot agree, Lessor and Lessee shall have the extent of damage assessed by an impartial party chosen by mutual agreement of the parties, such as a crop insurance adjuster.

Witness the following signatures and seal of the party of the second part, the Lessee, and in witness whereof said party of the first part the Lessor, has caused this lease to be signed, this lease being executed in duplicate, each party hereto retaining a copy.