

AMENDMENT TO DEED OF LEASE AGREEMENT

THIS AMENDMENT is made this 13th day of August 2026 by and between **SEMINOLE TRAIL PROPERTIES, LLC**, 1180 Seminole Trail, Suite 105, Charlottesville, VA 22901 (“Landlord”) and, **Albemarle County Public Schools, (Suite 336)** with its principal offices in Albemarle County, VA (“Tenant”).

RECITALS:

- A. Landlord and Tenant entered into a Lease Agreement dated May 10, 2018, covering premises at 1180 Seminole Trail, Charlottesville, VA, as more fully described in the Lease; and
- B. Landlord and Tenant desire to amend the Lease to reflect Tenant’s desire to add additional rental space of 5,669 sf. This space is identified as suite 336.

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

1. Minimum Rent shall be as follows:

<u>Period</u>	<u>Period Rent</u>	<u>Monthly Rent</u>
September 1, 2026 - August 31, 2027	\$85,035.00	\$7,086.25
September 1, 2027 - August 31, 2028	\$87,586.08	\$7,298.84
September 1, 2028 - August 31, 2029	\$90,213.60	\$7,517.80
September 1, 2029 - August 31, 2030	\$92,920.08	\$7,743.34
September 1, 2030 - August 31, 2031	\$95,707.68	\$7,975.64
September 1, 2031 - August 31, 2032	\$98,578.92	\$8,214.91
September 1, 2032 - August 31, 2033	\$101,536.20	\$8,461.35
September 1, 2033 - June 30, 2034	\$87,151.90	\$8,715.19

2. Except as modified in this Amendment, the terms and conditions of the Lease shall remain unchanged and in full force and effect according to its terms. This Amendment shall be considered a part of the Lease.
3. Damage or Loss Responsible Parties: ACPS shall be solely responsible for all items stored in space Suite 336, (including but not limited to furniture, equipment, electronics, etc.) unless caused by the negligence of STP, roof leak, or structural defect.

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IN WITNESS WHEREOF, Landlord and Tenant by each party's duly authorized representative have executed this Amendment as of the day and year first above written.

FOR LANDLORD:
SEMINOLE TRAIL PROPERTIES, LLC

By: _____

Name: Richard B. Hewitt

Title: Manager

FOR TENANT:
ACPS:

By: _____

Name: _____

Title: _____