

Amendment No. 1 to Lease Agreement

This Amendment, dated ____, is made by and between the **COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA** (hereinafter the "Landlord") and **CFA INSTITUTE** (hereinafter the "Tenant") and shall hereby amend the lease agreement dated 12 May 2011 between the parties (the "Lease Agreement") as follows:

Section 1.3 of the Lease Agreement shall be amended by extending the move-out date for the 2013 year to July 12, 2013 for the following rooms: G-107, G-108, G-109, G-110, G-204, G-202B, G-104, B201, B202A, B202B, the Media Center (including all rooms with an entry to the Media Center, the Cafeteria (during lunch), and M102. Additionally, due to an extended school year, students will be in the building through 12 June 2013 and teachers will be in their classrooms through 13 June 2013. CFA will not have full access until 14 June 2013. CFA will be able to set up their office machines and supplies, and accept deliveries etc. during the period of June 10, 2013 to June 13, 2013. Vending machines will not be operational and CFA will not have access to the classrooms until June 14, 2013.

Section 1.6 of the Lease Agreement shall be replaced in its entirety by the following:

Tenant has remitted a deposit in the sum of Fifty Thousand Dollars (\$50,000.00) into Landlord's account at Wachovia Bank, N.A. as security for damage due to Tenant's failure to pay sums due hereunder for damage to the Property (the "Security Deposit"). The Security Deposit shall be maintained in this account until the scheduled Move-Out Date and for thirty (30) days thereafter. Any interest earned on the Security Deposit shall be payable to Tenant. In the event that there is no damage due to Tenant's failure to pay sums due hereunder or damage to the Property, Landlord will apply the deposit to final amount due by Tenant. Before Landlord withdraws money from the Security Deposit Account, Landlord shall give Tenant reasonable notice of its intent to withdraw, the amount of its intended withdrawal, the reasons for the intended withdrawal and Landlord shall give Tenant an opportunity to inspect or document the condition or circumstances that Landlord intends to repair or act upon. In cases of emergency, Landlord shall have no duty to give prior notice, but Landlord shall give written notice as soon as practical and shall take reasonable steps to document the condition in question. If, after withdrawing from the Security Deposit account in accordance with this provision and during the term of this Agreement, Landlord gives Tenant a written demand to replenish the account, Tenant shall do so within seven (7) business days.

Section 5.1 of the Lease Agreement shall be amended for the 2013 year by removing the following sentence:

On the Event Dates, an HVAC technician will be onsite between the hours of 6:00am and 5:00pm and will be available for any emergency on a twenty-four (24) hour on-call basis.

and replacing it with the following:

On June 22, 23, 29 and 30, Landlord will have an HVAC technician onsite between the hours of 6:00 am and 5:00 pm and will be available for any emergency on a twenty-four (24) hour on-call basis.

Section IV of Attachment 3 of the Lease Agreement is hereby amended by replacing George Huffman with Kevin McDaniel.

All other terms and conditions in the Lease Agreement shall remain in full force and effect.

WITNESS the following signatures.

LANDLORD:

COUNTY SCHOOL BOARD OF
ALBEMARLE COUNTY, VIRGINIA

By: _____
Chairman

Approved as to form:

School Board Attorney

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE

The foregoing Amendment was signed, sworn to and acknowledged before me this
_____ day of _____, 2013 by _____,
Chairman, County School Board of Albemarle County, Virginia.

Notary Public

My Commission Expires:

TENANT:

CFA INSTITUTE

By: _____
John D. Rogers, President and CEO

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing Amendment was signed, sworn to and acknowledged before me this
_____ day of _____, 2013 by John D. Rogers, on behalf of CFA
Institute, in his capacity as President and CEO.

Notary Public

My Commission Expires: