

LEASE AGREEMENT

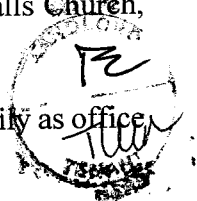
THIS AGREEMENT made this 5<sup>th</sup> day of June, 2017, by and between LEE GRAHAM SHOPPING CENTER LIMITED PARTNERSHIP, LANDLORD, and CELEBRATION CENTER FOR SPIRITUAL LIVING, a not-for-profit religious corporation, TENANT,

WITNESSETH:

That in consideration of the rents and covenants herein set forth, LANDLORD hereby leases to TENANT and TENANT hereby leases from LANDLORD the following described premises located in the Lee Graham Shopping Center, located in the County of Fairfax, Virginia.

1.PREMISES. Office space in the Lee Graham Shopping Center, 2830 Graham Road, Suite 220, Falls Church, Virginia, 22042, containing 2,700 square feet.

2.USE OF PREMISES. TENANT covenants and agrees to use and occupy all of said premises primarily as office space for general church and associated use and for no other purposes whatsoever.



3.TERM OF LEASE. The term of the Lease shall be for a period of two (2) year to commence June 1, 2017 and terminate on May 31, 2019 unless extended as provided herein.

4.OPTION TO RENEW Provided TENANT has at all times fully complied with its covenants hereunder, LANDLORD grants TENANT the option to renew and extend this Lease Agreement for one (1) additional terms of two (2) years. Such option must be exercised by written notice from TENANT to LANDLORD, not less than four (4) months prior to the expiration of the then current term.

5.POSSESSION. LANDLORD and TENANT agree that the premises described has been made available to TENANT June 1, 2001.

6.RENT. TENANT covenants to pay to LANDLORD, without demand, offset or deduction whatsoever (except as herein provided) at LANDLORD'S address for notices, rent for said premises at the greater of the following rates:

Rental period	Annual Rent	Monthly Rent	Total Rent
6/1/2017-5/31/2019	\$ 13,500.00	\$ 1,125.00	\$ 1,125.00
6/1/2019-5/31/2020	\$ 18,000.00	\$ 1,500.00	\$ 1,500.00

All payments shall be payable without demand, offset or deduction whatsoever (except as herein provided) at the office of LANDLORD designated for its notices.

7.LATE RENT CHARGE. In the event TENANT makes its rent payment after the tenth day of the month, TENANT shall promptly pay to LANDLORD a service charge of five-tenths percent (.5%) for each day or fraction thereof, following the first of the month that such rental is in arrears. These service charges shall be considered additional rent collectible as provided by law. This paragraph shall not be construed to adjust any due dates in this Lease.

8.COMMON AREAS. All those areas in the Shopping Center, not included in any leased space, shall be Common

Areas. They shall include, without limiting the generality thereof, such areas as hallways, public rest rooms, elevator, parking including underground parking, vacant or landscaped areas, roadways, sidewalks, curbs and all appurtenances within the Common Areas. The Common Area shall be shared in common with others entitled to the use thereof. This paragraph shall not be construed to prevent LANDLORD from modifying such Common Areas or from adding to or changing any buildings. LANDLORD reserves the right to make and promulgate such reasonable rules regarding the use and occupancy of the Common Areas as it may deem necessary from time to time. TENANT agrees to abide by such rules and any amendments thereto and further agrees that he and his employees will park only in such spaces as may be designated for "Employee Parking" within the Common Areas.

9.COMMON AREA OPERATION AND MAINTENANCE. LANDLORD agrees to maintain and operate the Common Areas and all appurtenances within and carry public liability and property damage insurance in at least the amounts of \$200,000/\$500,000 and \$1,000,000 to protect both LANDLORD and TENANT against claims for damage to property and/or injury or death to a person or persons while on the Common Areas.

10.UTILITIES. LANDLORD covenants and agrees to pay when due all charges for water, sewer, electricity and natural gas service to the Demised Premises.

11.UNUSUAL RISKS. TENANT shall not use or allow upon the Premises anything which will invalidate any policy of insurance now or hereafter carried on said building or of the contents thereof, or which may be dangerous. If the use by TENANT of the Demised Premises shall cause an increase in the rate of insurance of the building or contents, or in any of the other stores in the building, whether of LANDLORD or of other tenants, TENANT shall pay such increase in cost of insurance.

12.NUISANCES. TENANT shall not permit any objectionable noise, offensive odors or sounds to be emitted from the Premises, nor do or permit anything tending to create a nuisance or to disturb any occupants of neighboring property, nor do anything tending to injure the reputation of the Shopping Center.

13.ALTERATIONS AND PAINTING. LANDLORD agrees to repaint all interior spaces and re-carpet all interior spaces within 45 days of receipt of TENANT'S color and carpet selection from samples provided by the LANDLORD, replace any damaged ceiling tile immediately and during the duration of this lease, subject to conditions provided in Paragraph 14 of this lease agreement, provide properly operating security for the operation of the front building doors and door locks for the same and clean the windows inside and out on a regular basis at least twice a year. TENANT shall not paint or decorate any part of the exterior of said premises or alter the store front, or make any structural alteration to said premises or any part thereof without first obtaining LANDLORD'S written consent and approval. TENANT agrees that any improvements made by it to said premises shall immediately become the property of LANDLORD and shall remain upon said premises and be surrendered therewith.

14.LANDLORD'S REPAIRS AND MAINTENANCE. LANDLORD shall remain and keep in repair the structure of the Building, exterior walls, the heating and air conditioning system, and the roof, provided that TENANT shall give LANDLORD sufficient notice of the necessity of repairs and provided that such repairs are not made necessary by the negligence or affirmative acts of the TENANT, in which event TENANT shall be responsible for such repairs. LANDLORD agrees to provide janitorial service limited to office cleaning on a nightly basis in accordance with general office use requirements inside TENANT'S space. LANDLORD'S obligation with respect to janitorial service and repairs of the premises shall be only as expressly set forth in this paragraph, and any trash generated by other uses (i.e. class room or interim child care) shall be serviced by TENANT at TENANT'S sole expense.

15.TENANT'S REPAIR AND MAINTENANCE. TENANT shall, throughout the term of this Lease and any renewal or extension hereof, keep the Demised Premises in a neat, clean, safe and respectable condition and shall

maintain and repair the Demised Premises; such repairs to be equal in quality to the original work. TENANT agrees to maintain, and keep in good repair all windows, door closures and lighting equipment.

16. TRASH. TENANT agrees that he will keep the Demised Premises clean, both inside and out. TENANT will not burn any trash or garbage of any kind in the Building nor permit refuse, rubbish or garbage to accumulate or any fire hazard to exist about the Premises. LANDLORD shall arrange for weekly pick-up of trash and garbage inside TENANT'S space.

17. SIGNS. LANDLORD will place a sign which refers to TENANT'S name and/or business in the lobby of the Premises and on the door to TENANT'S suite. TENANT may not paint its name or any advertisement directly on any part of the Building except above or below the front windows and on the front doors, and then only as approved by LANDLORD. Signs shall not blink or flash and shall conform to all zoning regulations.

18. ROOF OF DEMISED PREMISES. LANDLORD shall have the exclusive right to use all or any part of the roof of the Demised Premises for any legal purpose permitted under the zoning for the Building as long as such does not interfere with the proper and efficient operation of the TENANT'S business and occupancy.

19. INSPECTION AND ACCESS. TENANT shall permit LANDLORD, through its representatives, to enter said Premises and all parts thereof during business hours to inspect the same and to enforce or carry out any provisions of the Lease.

20. NON-LIABILITY OF LANDLORD. LANDLORD shall not be liable to TENANT for TENANT'S loss of business or property or other consequential loss or damage, whether resulting from failure of utilities, services, water leakage, or otherwise, unless such damage has been caused by the negligence or affirmative acts of the LANDLORD, its agents, employees or assigns.

21. LIABILITY. It is agreed that LANDLORD shall not be liable to the TENANT or any other person on the Demised Premises or in the building, for any damage either to a person or property, unless said damage or liability is caused by the negligence or affirmative act of LANDLORD or LANDLORD'S agents. LANDLORD shall not be under any responsibility or liability in any way whatsoever for the quality, quantity, impairment, interruption, stoppage or other interference with service involving water, heat, gas, electric current for light or power, telephone, or any other service. The TENANT agrees to be responsible for any damage to the property of the LANDLORD which may result from any use of the Demised Premises or any act done thereon by TENANT or any person coming or being thereon by the license of TENANT, express or implied, and also to save the LANDLORD harmless from any liability to any person, for damage to any person or property, resulting from any such causes, and to protect such liability with public liability insurance in a company or companies satisfactory to LANDLORD and to furnish LANDLORD with a certificate issued by the insurance carrier(s) showing such insurance in force with LANDLORD covered thereby as a named insured, with limitations of at least \$500,000 with respect to bodily injury or death to any one person and in limits of not less than \$1,000,000 with respect to injury or death to more than one person as a result of any one accident, and in limits of not less than \$500,000 with respect to damage to property. All renewal policies of such insurance shall be delivered to LANDLORD at least twenty (20) days before the expiration of the old policies. TENANT agrees, at TENANT'S expense, to keep all plumbing and heating lines from the point of entrance of the Demised Premises to the point of actual use, tight and free from leakage and stoppage at all times.

LANDLORD shall not be liable for any damage to fixtures or merchandise of TENANT caused by fire, casualty or

other insurable hazards regardless of the nature of the cause of fire or other said hazards and TENANT does hereby expressly release LANDLORD from all liability for such damage. TENANT agrees that its hazard insurance policy or policies shall include a standard waiver clause.

22. AUCTIONS. No auction, fire or bankruptcy sale may be conducted in the Premises without the prior written consent of the LANDLORD. TENANT covenants and agrees that it will not use the sidewalk adjacent to the Premises or the parking areas for the sale or display of merchandise or wares; nor will it use any loudspeaker, phonograph, radio or television in said building in such a manner that it may be heard or seen outside the Demised Premises without first securing the written consent of the LANDLORD.

23. INSURANCE AND DESTRUCTION OF PREMISES. LANDLORD undertakes and agrees to carry at its expense and to continue during the term of the Lease and all extensions hereto, fire and extended coverage insurance on the building and Premises.

Should the Demised Premises be destroyed or damaged by fire, casualty, or other insurable hazards, the following provisions shall apply: (a) should the damage or the repair of same not interfere with the uses of the TENANT, LANDLORD shall forthwith repair same at his expense and there shall be no abatement of rents thereof; (b) should the damage or the repair of the same deprive the TENANT of the use of only a portion of the Demised Premises and constitute only a partial interference with its uses, then, the LANDLORD shall forthwith repair the same at his expense and the rents for the period during which the TENANT suffers such partial deprivation of use of the Premises shall be abated in an amount proportionate to the deprivation of use; (c) should the Demised Premises be totally destroyed or damaged to an extent which totally deprives the TENANT of the use thereof and makes it impossible for it to carry on business, the rents shall be abated during the period from the time of said destruction or damage until the Premises are again suitable for the TENANT'S use and occupancy and, further provided, that unless the LANDLORD notifies the TENANT in writing within sixty (60) days from the date of said destruction or damage of its intention to replace and rebuild the said Premises, this Lease shall thereupon terminate. Should the Landlord so elect to replace and rebuild the said Premises, it shall proceed to do so forthwith upon the giving of notice to the TENANT aforesaid. Notwithstanding anything to the contrary in this Lease, the TENANT will not be held liable for loss, damage or destruction to the Demised Premises due to any cause beyond its control. Additionally, the LANDLORD will not be held liable for loss, damage or destruction to TENANT'S property.

24. ASSIGNMENT OR SUBLETTING. TENANT shall not assign this Lease in whole or in part, or sublet all or any part of said Premises without in each and every instance the prior written consent of LANDLORD. LANDLORD agrees that his consent shall not be unreasonably withheld. If this Lease be assigned or if the Demised Premises or any part thereof be under let or occupied by anyone other than TENANT without the express written consent of LANDLORD had and obtained, LANDLORD may collect rent from the assignees, under tenant or occupant and apply the net amount collected to all rent herein reserved but no assignment, occupancy, under letting or collection shall be deemed a waiver of this covenant or the acceptance of the assigns, under tenant or occupant as TENANT or a release of the performance of the covenants on TENANT'S part as herein contained. TENANT shall pay to LANDLORD'S AGENT an administrative and processing fee of FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) to cover AGENT'S administrative and processing costs, should LANDLORD consent to any assignment or sublease hereof.

25. NOTICES. All notices provided for in this Lease shall be deemed to be properly served if sent by registered or certified mail, return receipt requested, to LANDLORD at 5526 Port Royal Road, Springfield, VA 22151, and to TENANT at the Demised Premises, or to such other address as either party may from time to time fix for itself by

notice in accordance herewith.

26. **DEFAULT AND INSOLVENCY.** If (a) TENANT shall default in the payment of any rent or other payments required of TENANT, or any part thereof, and if such default shall continue for fifteen days after written notice that payment shall be due, or (b) if TENANT shall default in the performance or observance of any other agreement or condition on its part to be performed or observed and if TENANT shall fail to cure or in good faith commence to cure said default within fifteen (15) days after notice of said default from LANDLORD, or (c) if any person shall levy upon, take or attempt to take the leasehold interest or any part thereof upon execution, attachment or other process of law, or (d) if the Demised Premises shall be deserted, vacated, abandoned or business operations shall not be conducted therein for a period of fifteen (15) or more days, or (e) if this Lease or any interest therein shall by operation of law devolve upon or pass to any persons other than TENANT, or (f) if TENANT shall fail to move into or take possession of the Demised Premises and open for business within fifteen (15) days after LANDLORD'S giving notice to TENANT that the Demised Premises are ready for occupancy by TENANT, or (g) in the event a receiver or trustees shall be appointed for TENANT or its property or if TENANT is adjudicated bankrupt or if TENANT shall make an assignment for the benefit of creditors, then, in any of said cases (notwithstanding any license of any former breach of agreement or condition or waiver of the benefit hereof or consent in a former instance), LANDLORD, besides other rights or remedies it may have, shall have the immediate right of termination of Lease and of re-entry and may remove all persons and property from the Premises and such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of TENANT, all without service or notice or resort to legal process and without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby.

Should LANDLORD elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, it may terminate this Lease or it may, without terminating this Lease, make such alterations and repairs as may be reasonably necessary in order to re-let the Premises and re-let said Premises or any part thereof for such term (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as LANDLORD in its sole discretion may deem advisable. Upon each such re-letting, all such rentals received by LANDLORD from such re-letting shall be applied, first, to the payment of any indebtedness other than rent due hereunder from TENANT to LANDLORD; second, to the payment of any costs and expenses of such re-letting, including brokerage fees and attorney's fees and of costs of alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the residue, if any, shall be held by LANDLORD and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such re-letting during any month be less than that to be paid during the month by TENANT hereunder, TENANT shall pay any such deficiency to LANDLORD. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said Premises by LANDLORD shall be construed as an election on its part to terminate this Lease unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such re-letting without termination, LANDLORD may, at any time thereafter, elect to terminate this Lease for such previous breach. Should LANDLORD, at any time, elect to terminate this Lease for any breach, in addition to any other remedies it may have, it may recover from TENANT all damages it may incur by reason of such breach, including the cost of recovering the Premises, reasonable attorney's fees and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term over the then reasonable rental of the Premises for the remainder of the stated term, all of which amounts shall be immediately due and payable from TENANT to LANDLORD.

27. **LITIGATION AND LIENS.** In the event the LANDLORD or its agents, without fault on its/their part, become involved, through or on account of the occupancy of the Demised Premises by the TENANT or the conduct of

TENANT'S business upon said Premises, in any controversy or litigation, the TENANT shall, upon notice from LANDLORD or its agents, immediately take all necessary steps to remove said LANDLORD'S connection with, or liability under such controversy or litigation and particularly if such controversy or litigation throws any cloud or encumbrance upon the title of said LANDLORD to its property, provided, that if the TENANT believes it has a good and valid defense or claim in such controversy or litigation which TENANT desires to set up and maintain by and throughout court procedure and litigation, the TENANT shall have the right to do so, provided it first executes and delivers to the LANDLORD and discharges any and all final judgments, liens, costs, damages, expenses and obligations to LANDLORD whatsoever, in, or arising out of the controversy or litigation involving the LANDLORD or its agents, including all costs, expenses and attorney's fees incurred by LANDLORD or its agents in protecting their interest or defending themselves in such controversy or litigation.

TENANT shall also pay all costs, expenses and attorney's fees that may be incurred by LANDLORD in enforcing the covenants and agreements in this Lease, if TENANT is adjudicated to be at fault, and LANDLORD shall do likewise if LANDLORD is adjudicated to be at fault.

28. CONDEMNATION. If the whole or any part of the land or buildings of which the Demised Premises is a part shall be taken or condemned by any competent authority for any public or quasi-public use or purpose, then, in that event, the term of this Lease, at the option of the LANDLORD, may cease and terminate by notice to TENANT, and in such event the rents and other charges shall be apportioned and adjusted as of the date of termination. Any award for the lands and buildings of which the Demised Premises are a part and for damages to the residue shall be the property of the LANDLORD and TENANT hereby assigns to LANDLORD all its right, title and interest in and to any such award. TENANT, however, shall be entitled to claim, prove and receive in the condemnation proceeding such awards as may be allowed for fixtures and other equipment installed by it but only if such awards shall be made by the condemnation court in addition to the award made by it for the land and the buildings or part thereof so taken.

29. HOLDOVER. Should TENANT remain in possession of the Premises after the expiration of this Lease, TENANT shall be deemed to be a TENANT from month to month but subject to all of the terms, conditions and obligation hereof insofar as the same may be applicable to a month to month tenancy and shall pay as rental for each such monthly period a sum equal to twice the monthly rental paid during the last year hereunder. In this event, if either LANDLORD or TENANT desires to terminate said occupancy at the end of any month after the termination of this Lease, the party so desiring to terminate the same shall give the other party at least thirty (30) days written notice to that effect. Failure on the part of the TENANT to give notice shall obligate it to pay for an additional calendar month following the month in which the TENANT has vacated the Demised Premises.

30. SURRENDER OR ABANDONMENT. Upon termination of this Lease, whether by expiration of term or otherwise, the TENANT agrees to surrender the Demised Premises, remove its trade fixtures and deliver the Premises to the LANDLORD as provided for in paragraphs 13 and 15 of this Lease.

However, if after expiration of this Lease or after default in payment of rent or violation of any other provision of this Lease, the TENANT moves out or is dispossessed and fails to remove any trade fixtures, signs or other property prior to such default, removal, expiration of Lease or prior to the issuance of final order or execution of warrant, then, and in that event, the said fixtures, signs and property shall be deemed abandoned by TENANT and shall become the property of the LANDLORD or LANDLORD may notify TENANT to remove same at TENANT'S own cost and expense and, upon the failure to do so, LANDLORD may in addition to other remedies available to it, remove said property as the duly authorized agent of TENANT and store same in the name and at the

expense of TENANT or those claiming through or under it under any usual or proper form of warehouse receipt, whether or not authorizing the sale of said goods for nonpayment of storage charges without in any way being liable for trespass, conversion or negligence by reason of acts of LANDLORD or anyone claiming under it or by reason of the negligence of any person in caring for such property while in storage and TENANT will pay to LANDLORD upon demand, any and all expenses and charges incurred upon such removal and storage, irrespective of the length of time of storage.

31. SECURITY DEPOSIT. There is no Security Deposit required with this Lease Agreement.

32. RIGHTS. Any and all rights and remedies which LANDLORD may have under this Lease and at law or in equity shall be cumulative and shall not be deemed inconsistent with each other and any two or more or all of such rights and remedies may be exercised at the same time.

33. NO WAIVERS. The failure of the LANDLORD to insist, in any one or more instances, upon a strict performance of any of the covenants of this Lease or to exercise any option hereunder shall not be construed as a waiver or relinquishment for the future of such covenant or option but the same shall continue and remain in full force and effect. The receipt by the LANDLORD of rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach and no waiver by the LANDLORD of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the LANDLORD. No waiver with respect to one tenant shall constitute a waiver in favor of any other tenant. Even though the LANDLORD shall consent to an assignment hereof, no further assignment shall be made without express consent in writing by the LANDLORD.

34. RELATIONSHIP. Nothing contained herein shall be taken or understood to indicate that the parties hereto are partners or joint venturers or that they have assumed any relation other than that of LANDLORD and TENANT.

35. SUBORDINATION. This Lease shall be subordinate to any mortgages or deeds of trust now on or hereafter placed upon said Premises and to all advances made or hereafter to be made upon the security thereof, providing mortgagee recognizes the quiet possession of TENANT so long as TENANT is not in default hereunder. In the event any mortgagee elects to treat the Lease as prior in lien to its mortgage or deed of trust, its notice to TENANT to that effect shall achieve that purpose whether this Lease is dated prior to or subsequent to the date of said mortgage or deed of trust. TENANT agrees that it will execute and deliver such proper instrument or instruments as are necessary to achieve the purposes of this clause.

36. SHORT FORM LEASE. A short form or memorandum of the Lease, as furnished by LANDLORD, may be executed for recording, LANDLORD and TENANT agree that no Lease on these Premises except such short form will be recorded and, if recorded, the cost shall be borne equally by LANDLORD and TENANT, whichever has the Lease recorded.

37. TITLE AND QUIET POSSESSION. LANDLORD hereby warrants that it has full power and authority to lease the Demised Premises. TENANT shall have the peaceful and quiet use and possession of the Premises without hindrance on the part of the LANDLORD provided that TENANT has not violated any provision of this Lease.

38. MISCELLANEOUS. The use of any pronouns shall be read as masculine, feminine or neuter, as the case may require, and the singular shall be construed as plural and vice versa, as the case may require herein. Paragraph headings are intended only as guides and do not vary the terms they identify.

39. ENTIRE AGREEMENT. It is agreed that neither party has made any statement, representations, promises or agreements nor taken upon itself any engagement whatever, verbally or in writing, in conflict with the terms of this Lease or that in any way modifies, varies, alters, enlarges or invalidates any of its provisions and that no obligations of either party shall be implied in addition to the obligation herein expressed.

40. COVENANTS. All agreements, obligations and undertakings of either of the parties under this Lease shall be deemed to be covenants whether or not so denominated in this Lease.

41. SCOPE OF LEASE. This Lease shall be binding upon, and, subject to the provisions of paragraph 24 hereof, shall inure to the benefit of LANDLORD and TENANT, their respective heirs, successors, personal representatives, executors and assigns.

42. CONSENT. Whenever consent or approval of either party is required herein, that party shall not unreasonably withhold such consent or approval.

IN WITNESS WHEREOF, the parties hereto have executed this Lease under their respective seals as of the day and year first above written.

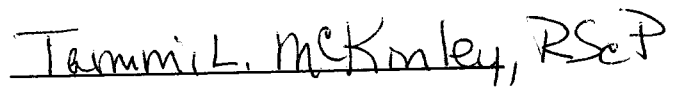
WITNESSES:

LANDLORD:  
LEE GRAHAM SHOPPING CENTER  
LIMITED PARTNERSHIP LLC

  
By Paul V. Zehfuss, ~~General Partner~~ *Managing Member*

TENANT:  
CELEBRATION CENTER FOR SPIRITUAL LIVING,  
a not-for-profit religious corporation



  
Leadership Council President