

Hamza Wasim & Tania Hamza,
3539 Shady Pines Ln,
Urbana, MD 21704

Sherell Rowe, Toaiva Rowe, Tyrone Rowe, Kimberly Garcia
4324 Decatur Dr,
Woodbridge, VA 22193

Re: Lease Agreement Amendment

This Lease Agreement Amendment ("Amendment") is made on **October 20th 2023**, by and between Hamza Wasim/Tania Hamza ("Landlord") and tenants listed above, collectively referred to as the "Parties," to amend the existing Lease Agreement dated **September 27th, 2021**, pertaining to the property located at 4324 Decatur Dr, Woodbridge, VA 22193.

RECITALS:

WHEREAS, Landlord and Tenants entered into a Lease Agreement dated **September 27th, 2021**, which is currently in effect (the "Original Lease Agreement").

WHEREAS, Landlord and Tenants mutually agree to extend the term of the Original Lease Agreement for an additional two years, commencing on **November 1st, 2023**, and ending on **October 31st, 2025**.

WHEREAS, Landlord and Tenants agree to increase the monthly rent payable by tenants under the Original Lease Agreement.

WHEREAS, the Parties agree to include a provision regarding the disposal of wipes and foreign materials in the sewer line.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree to amend the Original Lease Agreement as follows:

1. Term Extension:

The term of the Original Lease Agreement is hereby extended for an additional two years, commencing on **November 1st, 2023** and ending on **October 31st, 2025**. All other terms and conditions of the Original Lease Agreement shall remain in full force and effect, except as otherwise provided herein.

2. Rent Increase:

Beginning on **November 1st, 2023**, Tenants shall pay a monthly rent of \$4100 for the property located at 4324 Decatur Dr, Woodbridge, VA 22193, which represents a \$200 increase from the previous monthly rent. Tenants shall pay the increased rent promptly on the **1st** of each month during the term of this Amendment/Lease.

3. Sewer Line Maintenance:

Tenants agree not to throw any wipes or foreign materials into the sewer line on the leased premises. Tenants acknowledge that any damage or blockages caused by the improper disposal of such materials shall be the responsibility of the Tenant, and the Tenant shall be liable for any necessary repairs.

4. Governing Provisions:

This Amendment is incorporated into and made a part of the Original Lease Agreement, and all terms and conditions of the Original Lease Agreement shall apply to this Amendment unless expressly modified herein.

IN WITNESS WHEREOF, the Parties have executed this Lease Agreement Amendment as of the date first above written.

Landlord: (Landlord's Signature)

Hamza Wasim & Tania Hamza

Tenant(s): (Tenant's Signature)

Toaiva Rowe

Sherell Rowe

Tyrone Rowe

Kimberly Garcia