

Lease Renewal Addendum

This Addendum is made to the Lease Agreement dated January 2025, including any prior addenda, by and between Owner and Tenant(s). This Addendum modifies the Lease Agreement as stated below. All other terms and conditions of the Lease Agreement remain in full force and effect.

1. Lease Term

The Lease Agreement is renewed for a fixed term of twelve (12) months, beginning on February 28, 2026, at 6:01 p.m. and ending on February 28, 2027, at 6:00 p.m.

2. Rent

During the renewal term, the monthly rent shall be **\$2,950 per month**, plus utilities, payable as provided in the Lease Agreement.

3. Notice to Vacate During Fixed Term

Tenant shall provide written notice of intent to vacate in accordance with the notice requirements set forth in the Lease Agreement and applicable Virginia law.

4. Automatic Conversion to Month-to-Month

Upon expiration of the fixed lease term, the tenancy shall automatically convert to a **month-to-month tenancy** at a rental rate of **\$3,500 per month plus utilities**, unless a new written lease agreement is executed.

5. Notice to Terminate Month-to-Month Tenancy

During the month-to-month tenancy, **either Tenant or Owner may terminate the tenancy by providing at least thirty (30) days' written notice prior to the next rent due date**, in accordance with the Lease Agreement and Virginia law.

6. Owner's Right to Terminate at End of Lease Term

Owner may terminate the tenancy at the conclusion of the fixed lease term by providing Tenant with at least thirty (30) days' written notice.

Tenant Name – _____ Sign – _____ Date - _____

Tenant Name – _____ Sign – _____ Date - _____

Owner Name – Himani Walia Sign - _____ Date - _____