

RENEWAL LEASE OF MIDDLEBURG COMMUNITY CHARTER SCHOOL

THIRD EXTENSION

THIS THIRD LEASE EXTENSION is made and entered into as of this 12 day of
Dec, 2022 by and between the **MIDDLEBURG COMMUNITY CHARTER**
SCHOOL (MCCS), a non-stock, not-for-profit corporation in the Commonwealth of Virginia,
having an address of 101 Madison Street, Middleburg, Virginia 20118 (hereinafter referred to as
"MCCS"), and the **LOUDOUN COUNTY SCHOOL BOARD**, a school board and political
subdivision of the Commonwealth of Virginia, having its address of 21000 Education Court,
Ashburn, Virginia 20148 (hereinafter referred to as "School Board").

WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into a Renewal Lease of Middleburg Community Charter School, dated April 24, 2017, for the purpose of leasing the former Middleburg Elementary School property at 101 Madison Street, Middleburg, Virginia 20118, to house the Middleburg Community Charter School; and

WHEREAS, the Lessor and Lessee entered into a First Extension of the said Renewal Lease, dated October 31, 2018, and a Second Extension of the said Renewal Lease, dated June 11, 2019; and

WHEREAS, the term of the said Renewal Lease with extension expires on June 30, 2022, and the parties desire to extend the lease to June 30, 2027; and

NOW, THEREFORE, the parties mutually agree as follows:

1. **Recitals:** The above recitals are incorporated herein as if fully re-written.
2. **Extension:** All of the terms and conditions of the said Renewal Lease and its prior Extensions are hereby extended to June 30, 2027, unless sooner terminated, and except as modified herein or by subsequent duly memorialized amendment. Neither this extension nor the Renewal Lease are required to be recorded. MCCS' obligations, including the unearmarked debt obligations, and liabilities shall survive this lease and the related Charter School Agreement between the parties until satisfied in full. Moreover, to the extent the Charter School Agreement or its associated agreements—to include a renewal lease or extension thereof—lapses, the parties agree that they will operate under the prior respective Agreements for up to three months from their expiration dates, unless: (1) the parties affirmatively withdraw from the Charter School Agreement while the new agreements are being negotiated; or (2) the School Board invokes its demand for possession under the Renewal Lease's Hold-Over provision.

[Signature on the following page]

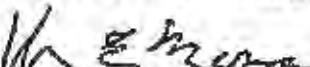
IN WITNESS WHEREOF, the parties hereto have executed this contract as the date first set forth above.

SO AGREED:

Approved as to form:


Robert M. Falconi, Division Counsel

ACCEPTED AND AGREED BY AND FOR THE
LOUDOUN COUNTY SCHOOL BOARD

By: 

Name: Jeffrey E. Morse

Title: Chair

Date: 12/16/22

SO AGREED:

ACCEPTED AND AGREED BY AND FOR THE
MIDDLEBURG COMMUNITY CHARTER
SCHOOL CHARTER SCHOOL -

By: 

(SEAL)

Name: Vito Germinario

Title: Chair, Board of Directors

Date: 12 MAR 2023