

THIS LEASE, made this 1st day of July, 2003, by and between the County of James City, Virginia ("Landlord"), a political subdivision of the Commonwealth of Virginia, and the Williamsburg-James City County Public Schools ("Tenant").

WITNESSETH:

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual covenants and promises contained herein the parties agree as follows:

1. Lease Term. That the Landlord shall lease the building commonly known as 101-D Mounts Bay Road, James City County, Virginia, to the Tenant for school administrative uses for one year commencing July 1, 2003. This Lease shall be extended automatically each year for up to nine additional years, terminating June 30, 2012, unless either party provides written notice of termination at least sixty days prior to the end of any lease term.

2. Rent. There shall be no rent payment.

3. Payment of Charges. Tenant shall pay all utility charges, shall be responsible for custodial services and all maintenance except those services identified in paragraph number 4. The Tenant may alter, renovate or change all interior spaces, but will be responsible for resulting changes needed in the heating/ventilation/air conditioning ("HVAC") systems.

4. Maintenance and Repairs. Landlord shall be responsible for maintenance and repair of structural (i.e., load bearing) and other primary building components including exterior walls, foundations, roof, doors, windows, HVAC systems and electrical systems. Landlord shall also maintain all exterior parking lots, walkways, grounds and landscaping.

5. Assignment and Subletting. Tenant shall not sell, assign or transfer this Lease, nor shall Tenant sublet the premises or any part thereof, without the prior written consent of Landlord.

IN WITNESS WHEREOF, the undersigned, being first duly authorized, executed this Lease effective the date first above-written.

Landlord:

County of James City, Virginia

BY:

Sanford B. Wanner, County Administrator

Tenant:

Williamsburg-James City County Public Schools

BY:

Carol Beers, Superintendent

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Prepared: June 6, 2003