

THIS LEASE, Made this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

between \_\_\_\_\_

hereinafter called the Lessor, and THE LIFE INSURANCE COMPANY OF VIRGINIA, a Virginia corporation, hereinafter called the Lessee,

WITNESSETH:

The Lessor hereby demises, leases and lets to the Lessee, its successors and assigns, and the Lessee doth hereby rent from the Lessor, the following premises:

with the appurtenances, to be used for office purposes or any purpose not inconsistent with the present character

and use of the premises for a term of \_\_\_\_\_ years, commencing

and expiring \_\_\_\_\_ at the yearly rent of \_\_\_\_\_ payable in monthly installments

of \$ \_\_\_\_\_ on the \_\_\_\_\_ business day of each and every month during the term.

THE PARTIES HERETO COVENANT WITH EACH OTHER AS FOLLOWS:

FIRST. The Lessee will pay the rent at the times and in the manner aforesaid, and at the expiration of the term will remove its goods and effects, and will peacefully yield up to the Lessor said premises in as good order and repair as when delivered to it, damage by fire, casualty, war, insurrection, riot, public disorder, or act upon the part of any governmental authority, ordinary wear and tear and damage by the elements, or beyond its reasonable control excepted.

SECOND. Lessor agrees to make all necessary repairs to the demised premises, inside or outside, and to the building of which said premises are a part, and to this end does specifically agree to make all necessary interior, exterior or structural repairs; to repair all damage caused by fire or other casualty, and to repair any wear and tear on said premises which shall include repairing and renovating the herein demised premises from time to time during this or any renewal term, so as to keep said premises in first class condition, and to replace all glass in said premises broken or damaged during said term with glass of equal character, unless such glass be broken by reason of the negligence of the Lessee.

If Lessor defaults in making necessary repairs, Lessee may at its option either terminate this lease upon written notice or Lessee may have the necessary repairs done for the account of Lessor, and Lessor shall pay Lessee, upon demand, the expense thereof. If Lessor fails so to reimburse Lessee for the expense of such repairs, Lessee may deduct from any rentals payable hereunder as they accrue, such amounts as may be necessary to fully reimburse Lessee.

THIRD. The enjoyment and use of all entrances, exits, approaches and means of entrance and approach, and of light and air now existing in favor of the demised premises shall not be interfered with or interrupted by any act or consent of the Lessor during the term of this lease.

FOURTH. The Lessee shall have the privilege of subletting the said premises, or any part thereof, or of assigning this lease, provided that in the event of such subletting or assignment the Lessee herein shall not be released from liability hereunder except upon written release by the Lessor.