

***SAMPLE TERMS TO BE INCLUDED  
IN RVOP LEASE AGREEMENTS***

**PAYMENT OF CONDOMINIUM ASSESSMENTS.** Landlord shall be responsible for payment of all condominium dues and assessments. However, Tenant shall reimburse Landlord for all such dues and assessments, which reimbursement shall be paid to Landlord within ten (10) calendar days after demand.

**TENANT TO COMPLY WITH CONDOMINIUM RULES.** Tenant shall comply with all rules and regulations, bylaws and covenants of the Dominion Green Office Condominium, including, but not limited to, sign criteria, securing all permits and licenses required by all jurisdictions to operate the business contemplated by Tenant, all building codes and fire prevention rules.

**REVIEW BY CONDOMINIUM BOARD OF DIRECTORS.** This lease shall be submitted to the Dominion Green Office Condominium Board of Directors for review and said Board of Directors shall have the power to terminate this lease for good cause shown. Further, failure of Tenant to comply with any of the condominium instruments and/or the condominium rules and regulations shall constitute a default under this lease. In the event of such default, the Dominion Green Office Condominium Board of Directors shall have the power to terminate this lease in the name of the Landlord after forty-five (45) days prior written notice to Landlord and Tenant.

**USE OF PREMISES.** Tenant shall use said Premises exclusively for business purposes such other purposes as are directly related to the business under the exclusive control of the Tenant. Tenant shall not use said Premises for any purpose other than that stated in this Lease, without the written approval of Landlord. The Premises may not be used for any purpose not permitted by the Fairfax County Zoning Ordinance.

**SIGNS.** Tenant may, at its own risk and expense, erect or place in a lawful manner, signs concerning its business on the exterior of the demised Premises provided such sign is uniform in size and/or style with others in the condominium complex and acceptable to Fairfax County and comply with the Dominion Green Sign Package Guidelines. Tenant shall maintain any of its signs in a good state of repair, and shall repair any damage that may have been done, or may subsequently occur to the demised Premises by the erection, existence, maintenance, or removal of such signs, and further shall indemnify Landlord against any loss, cost or damages resulting from the erection, maintenance, existence, or removal of such signs. At the end of the initial lease term or any hold-over periods, Tenant shall remove all of its signs at its sole expense.

**ADDITIONAL RIGHT OF ACCESS.** By acceptance of this lease, Tenant grants the right of access to the Premises, as provided in the Virginia Condominium Act, §55.1-1900, *et seq.*, Code of Virginia, and Section 4.2(a) of the Dominion Green Office Condominium Declaration, to the condominium Board of Directors, or any other person(s) authorized by the Board, for the purpose of enabling the exercise and discharge of the Board's powers and responsibilities, including, without limitation, making inspections, correcting any condition originating in the Premises or in a common element to which access is obtained through the Premises and threatening another condominium unit or the common elements, performing installations, alterations or repairs to the mechanical or electrical systems or the common elements in the Premises or elsewhere; provided, however, that requests for entry must be made in advance and any such entry must be at a time reasonably convenient to the Tenant and, if applicable, the Landlord. In case of emergency, such right of entry shall be immediate, whether or not the Tenant or Landlord present.

**REPAIR AND RECONSTRUCTION AFTER FIRE OR OTHER CASUALTY.** Anything herein to the contrary notwithstanding, in the event of damage to or destruction of all or any part of the building in which the Premises is located as a result of fire or other casualty, the Board of Directors of Dominion Green Office Condominium shall arrange for and supervise all repair and restoration as outlined in Article 7 of the Condominium Bylaws, subject to Landlord's right to supervisor the redecorating of the Premises.