THIS LEASE AGREEMENT, made this 15th day of December 2014, by and between **BLACKSBURG VFD TRAINING GROUNDS, LLC**, a Virginia Limited Liability Company, Grantor; hereinafter referred to as "**Lessor**", whose address is 407 Hubbard Street, Blacksburg, Virginia 24060 and the **COUNTY OF MONTGOMERY, VIRGINIA**, Grantee, hereinafter referred to as "**Lessee**", whose address is 755 Roanoke Street, Christiansburg, Virginia, 24060.

W I T N E S S E T H:

WHEREAS, the Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, subject to the terms and conditions set forth in this Lease Agreement the following described premises owned by the Lessor for the purpose of locating a comprehensive Fire Training Center for use by all the Voluntary Fire Departments within Montgomery County, Virginia:

> All that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Prices Fork Magisterial District of Montgomery County, Virginia, more particularly described as follows:
>
> BEING 11.580 acres, as shown on the plat entitled "Plat of Boundary Line Adjustment for Milton W. Reed", prepared by Roberts Engineering, Inc., dated August 9, 2007, a copy of which is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia in Plat Book 27, at Page 271 and to which plat reference is made for a more particular description of the property herein leased.
>
> Tax Map ID/Parcel Nos.: 070896 and 140670
> Tax Map Nos.: 53-2 26 and 314-A 1 A

NOW, THEREFORE in consideration of the premises and the mutual covenants contained herein, the parties hereby agree as follows:

1) The term of this Lease shall be for a period of twenty (20) years commencing on December 15, 2014 and ending on December 15, 2034. The Lessee shall have the unilateral right to terminate this Lease at any time during the term of this Lease by providing written notice to Lessor. The parties may extend the Lease Term by mutual agreement.

2) The Lessee shall pay as rent the sum of Zero Dollars ($0) per month. The Lessor agrees that all utilities shall be in the name of Blacksburg Volunteer Fire Training Ground, LLC and be paid by Lessor.

3) The Lessee shall use the premises, with assistance from the Lessor, for the purpose of establishing a Comprehensive Fire Training Center for use by all the Voluntary Fire

Departments within the County of Montgomery and other Emergency Service Agencies. The existing buildings and other structures on the premises may be used as training props. The Lessee may also construct or locate for fire training purposes other burn training structures such as an approved Department of Fire Programs "burn building" on the premises.

4) The Lessor and Lessee shall be jointly and equally responsible for any and all repairs and maintenance of the premises including all structures on the premises being used as burn training structures.

5) Lessor shall be responsible for all real estate taxes and other State, County, or local assessments that may come due. The Lessor shall furnish proof of such payments upon Lessee's written request.

6) Montgomery County shall be responsible for the payment of hazard insurance premiums on the property. Montgomery County shall obtain insurance coverage on the property in an amount and with coverage acceptable to both Lessee and Lessor listing the Lessor as an additional insured.

7) Lessee agrees upon termination of the Lease to leave the premises in as good a condition as the Lessee found them, normal wear and tear excepted. Any structures added to the property during the term of this Lease such as a training "burn building", shall be conveyed to the Lessor at the end of the lease term or sooner if agreed to by the parties.

8) Lessee shall not assign this Lease or sub-let the premises or any part thereof without written consent from the Lessor.

9) Either party hereto shall have the right to have this Lease recorded at their own expense.

10) In the event of a material breach of this Lease Agreement by either party the non-breaching party may take any action or pursue any remedy permitted by law.

THE REMAINING PORTION OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

WITNESS the following signatures and seals:

BLACKSBURG VFD TRAINING GROUNDS, LLC

By: _____

_____, Managing Member

COUNTY OF MONTGOMERY, VIRGINIA

By: _____
William H. Brown, Chair

STATE OF VIRGINIA,
CITY/COUNTY OF_____, to-wit:

The foregoing instrument bearing date of _____, was acknowledged before me this _____, day of _____, 2014, by _____, Managing Member of Blacksburg VFD Training Grounds, LLC.

My commission expires:
Registration number:

_____
Notary Public

STATE OF VIRGINIA,
CITY/COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument bearing date of _____, was acknowledged before me this _____, day of _____, 2014, by William H. Brown, Chair, Montgomery County Board of Supervisors, County of Montgomery, Virginia.

My commission expires:
Registration number:

_____
Notary Public