

**FOR DISCUSSION PURPOSES ONLY**  
**THIS IS A STANDARD BANK APPROVED LEASE. ALL CHANGES MUST**  
**BE MADE ON THE ADDENDUM.**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE GEORGE

VP-163

**STANDARD COMMERCIAL/INDUSTRIAL BUILDING LEASE**

**THIS STANDARD COMMERCIAL/INDUSTRIAL BUILDING LEASE** (this “Lease”), made this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **Serena & Lily, Inc.**, a Delaware corporation, hereinafter referred to as “Lessee” [ADD **GUARANTOR, if applicable**], and **SI Virginia II, LLC**, a Virginia limited liability company, hereinafter referred to as “Lessor.”

**PREMISES**

1. The Lessor, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved and contained, to be paid, kept and performed by the Lessee, has leased and rented, and by all these presents does lease and rent, unto the said Lessee and said Lessee hereby agrees to take upon the terms and conditions which hereinafter appear, the following described property (hereinafter called “Premises” as shown on **Exhibit A** (site plan) and as further described on **Exhibit B** (legal description), including all easements and right of ways of record within the property’s lease lines) and a 650,250 S.F. building on approximately 157.10+/- acres (92.6+/- acres designated to remain as forest/open space) in SouthPoint Business Park on Lot 10R to wit: 6055 Quality Way, Prince George, Virginia, and as improved in accordance with **Exhibit C** and **Exhibit D**.

**TERM**

2. To have and to hold for a term of ten (10) years, said term to begin on the 1<sup>st</sup> day of January, 2022, and ending on the 31<sup>st</sup> day of December, 2031. The Lease shall renew as stated in Addendum No. 1 if the Lessee provides the Lessor written notice that Lessee intends to extend the Lease at the expiration of the current lease term or a renewal thereof, which is due to expire. The notice must be served personally or mailed by certified mail so that Lessor has receipt of such notice at least one hundred eighty (180) days prior to the end of the then current term.

**RENTAL**

3. Lessee agrees to pay for the leased Premises without demand, deduction, or set-off except as provided by state law. Rental for the Lease term is payable in monthly installments as set forth in **Addendum No. 1** payable in advance on or before the 1<sup>st</sup> day of each month during the term (the “**Base Rental Amount**”). In the event the rent is not received by the 5<sup>th</sup> day of any month, Lessee shall pay the late fee of \$5,000.00 plus \$2,000.00 per day after the 5<sup>th</sup> day of the month. In addition to the rental amount, the Lessee agrees to pay two months’ rent as damage deposit that will be refunded at the end of the Lease minus the cost of damages that are beyond normal wear and tear. Said damage deposit is due upon execution of this Lease. This Lease is, and shall be interpreted as, a “Triple Net Lease” and, further any amounts payable by Lessee hereunder shall be deemed to be rent for all purposes.

In the event of default by the Lessee (provided such default is not caused by the Lessor) and the failure by Lessee to cure such default within a thirty (30) days period following receipt of notice to remedy said default, the Lessor would then have the right of a rent acceleration clause. If rent acceleration is paid, it would be paid on the basis of the present value for the future income stream and apply the then current discount rate equal to the prime rate published in the Wall Street Journal on the day of default or if not published on the day of default, the day published nearest the day of default.

**UTILITY BILLS**

4. Lessee shall pay all utility bills of all types, including but not limited to water and sewer, natural gas, electricity and sanitary pick-up bills for the leased Premises beginning with the date of beneficial occupancy. As a prerequisite to lease commencement, Lessee must transfer all utilities into the name and responsibility of the Lessee, including all appropriate deposits required by utility companies. If Lessee does not pay same, Lessor may pay the same and such payment shall be added to the rental of the Premises plus any attendant cost for its processing.

**MORTGAGEES RIGHTS AND FINANCIAL INFO**

5. Lessee’s rights shall be subject to any bona fide mortgage or deed to secure debt which is now being or may hereinafter be placed upon the Premises by Lessor. Lessee agrees to make available annual audited financial statements to Lessor for review and such other informational documentation as may be required by Lessor or its mortgagee. Lessee shall execute and deliver such documents as may be required by any such mortgagee to affect any subordination or to consummate funding requirements. However, this specifically does not include any financial obligations by Lessee beyond the obligations stated in this Lease.

**MAINTENANCE AND REPAIRS**

6. Lessee shall not allow the Premises to fall out of repair or deteriorate, and, at Lessee’s own expense Lessee shall keep and maintain said Premises, including, but not limited to, lawn maintenance, trees, shrubs, flowers and landscaping, in good order and repair (ordinary wear and tear excepted), except portions of the Premises to be repaired by Lessor under terms of **Paragraph 7** hereinafter set out. Lessee also agrees to keep all systems pertaining to water, sewer, gutters, electrical, heating, ventilation, insulation systems, air conditioning (if any), sprinkler systems, individual signage, indoor and outdoor lighting, outdoor drainage, paving, including gutter and downspout runoff in good order and repair. Notwithstanding the items listed herein, Lessee shall be responsible for any item not covered by the Lessor under the terms of **Paragraph 7** hereinafter set forth. If Lessor shall observe any disrepairs or lack of maintenance on the interior or exterior, Lessor will give a ten (10) day written notice to Lessee to repair, and thereafter if repairs are not performed, Lessor will repair said problem and will charge Lessee for repairs plus 50% additional. Such repair bills will be presented for immediate payment. If such repair bills are not paid within ten (10) days’ time, Lessor will take legal action as needed. Lessee shall be responsible for additional collection and attorney fees that are necessary to collect said bill.

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**REPAIRS BY LESSOR**

7. Lessor agrees to keep in good repair the roofing membrane, structural components, and floor slab of the Premises, except for damage caused to the roof or structural components due to the actions or negligence of the Lessee, Lessee's employees, invitees, contractors, assigns, or guests during the term of the Lease. Lessor has given Lessee exclusive control of Premises and shall be under no obligation to inspect said Premises. Provided, Lessor shall have the right but not the duty, to reasonably inspect the Premises with prior notice to the Lessee.

**ALTERATIONS, REMOVAL OF FIXTURES AND PAINTED FLOOR STRIPING**

8.(a) No modifications or alterations to the buildings including site or access changes, material alterations to floors, exterior, drainage, or openings cut through the roof or walls are allowed without prior written consent of the Lessor which consent will not be unreasonably withheld. Lessee shall be liable for structural damage or for any water damage resulting from leaks caused by installing alterations that are approved including skylights and signage attached to building. Alterations must meet all codes and regulations required for the jurisdiction.

If significant modifications or alterations are being made to the Premises, Lessor may require an additional damage deposit to cover the cost of restoration of the Premises based upon the type of modifications or alterations being made by the Lessee.

Lessee may (if not in default hereunder) prior to the expiration of this Lease or any extension thereof, remove all equipment which Lessee has placed on Premises, provided Lessee repairs all damages to Premises caused by such removal. However, at the sole option of Lessor, Lessee shall not remove or cause to be removed any of the following: heating, air conditioning or ventilating components or systems; doors, windows, dock levelers, dock bumpers and seals; wiring, conduit, switches, switch gear, fixtures, panel boxes and breakers; any and all plumbing fixtures and air lines.

(b) **Floor Striping.** To prevent long term damages and eliminate difficult restoration, no paint shall be permitted on the concrete flooring of the Premises. In the alternative, Lessee, with advance prior written approval from Lessor, may be permitted to use the following as an alternative: Removable yellow aisle marking tape which can be located and purchased from MSC Industrial Supply Co. as Part #00322529. The manufacturer is Presco with the manufacturing Part # A2Y36-445. The website location is <http://www.mscdirect.com/product/details/00322529?Item=00322529>. This product stays brighter than paint and can be removed at any time with little effort.

**RETURN OF PREMISES**

9. Lessee agrees to return the Premises to Lessor at the expiration or prior to termination of this Lease in as good condition and repair as when first received, normal wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted. A joint inspection will be arranged by Lessee prior to vacating the Premises to discuss and document any damage or necessary repairs. Any un-repaired damage, except normal wear and tear, will be deducted from Lessee's damage deposit, if not paid by Lessee. If the damage deposit is not sufficient to cover the damages, then Lessee will reimburse Lessor for any additional costs.

**DESTRUCTION OF OR DAMAGE TO PREMISES**

10. If Premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this Lease shall terminate as of the date of such destruction, and rental be accounted for as between Lessor and Lessee as of that date. If Premises are damaged, but not wholly destroyed by any such casualties, rental shall abate in such proportion as use of Premises has been destroyed, and Lessor shall restore Premises to substantially the same conditions as before damage as speedily as practicable, where upon full rental shall recommence, provided further, however, that if the damage shall be so extensive that the same cannot be reasonably repaired and restored within six (6) months' time from date of casualty, then Lessee may cancel this Lease by giving written notice to the Lessor within thirty (30) days from the date of the casualty. In such event, rental shall be apportioned and paid up to the date of such casualty.

**INDEMNITY AND INSURANCE**

11. Lessee agrees to indemnify and save harmless the Lessor against all claims for injuries to persons or damages to property by reason of Lessee's use or occupancy of the leased Premises, including, without limitation, environmental liability or damage and all expenses incurred by Lessor because thereof, including attorney's fees and court costs. A Phase I Environmental Study will be conducted by the Lessor and provided to the Lessee and an equivalent Phase I Environmental Study will be required at the end of the Lease period by the Lessee and provided to the Lessor. In either case, a Phase II will be conducted, if required. Each party will pay their respective costs. Premises shall not be used for any illegal purposes, nor in any nuisance or trespass, nor in any manner to violate the insurance, based on the purpose for which the Premises are leased. Premises being used in a manner which violates the insurance, constitutes grounds for default under Paragraph 15 of this Lease.

Lessee agrees to maintain public liability insurance including "Damage to Property Leased to You" of at least \$1,000,000 per individual injury, \$3,000,000 aggregate and \$1,000,000 property damage liability for any one occurrence naming the Lessor as additional named insured. Also, it is agreed that the Lessee shall furnish at least \$40,875,000 replacement value coverage of insurance in an "all risk" or "Special Causes of Loss Including Theft" policy to insure the building and property with no greater than \$10,000.00 deductible, including wind and hail, and any reimbursement for damage will be paid to Lessor by the insurance company plus any deductible will be paid by the Lessee to the Lessor. Lessee shall furnish a copy of the "all risk" policy to Lessor within fifteen (15) days after request by Lessor. Failure to provide a copy of the "all risk" policy to Lessor upon request constitutes grounds for default under Paragraph 15 of this Lease. If the Premises is located in a flood zone, Tenant will provide flood insurance coverage in amounts required by Lessor's lender. Insurance amount required for replacement value shall be adjusted every 5<sup>th</sup> anniversary

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of the Lease to reflect the then current replacement value of the Premises.

Additionally, should Lessee undertake to make any improvements to the Premises, prior to beginning work, the Lessee will insure the Premises and improvements by a builder's risk or renovation policy naming Lessor and its lender as additional insureds with the amount to be approved by Lessor and if requested, its lender.

All insurance provided for in this Lease shall be in effect under enforceable policies issued by insurers of recognized responsibility and licensed to do business in this state at least fifteen (15) days prior to the expiration date of any policy, the original renewal policy for such insurance shall be delivered by Lessee to Lessor. Upon Lessor's request, Lessee shall provide Lessor with certifications that the coverage set forth herein is in effect. Within fifteen (15) days after the premium on any policy shall become due and payable, the Lessor shall be furnished with satisfactory evidence of its payment.

If the Lessor so requires, the policies of insurance provided for, shall be payable to the holder of any mortgage, as the interest of such holder may appear, pursuant to a standard mortgage clause. All such policies shall, to the extent obtainable, provide that any loss shall be payable to the Lessor or to the holder of any mortgage notwithstanding any act or negligence of the Lessee which might otherwise result in forfeiture of such insurance. All such policies shall contain agreement by the insurers that such policies shall not be canceled without at least thirty (30) days prior written notice to the Lessor and to the holder of any mortgage to whom loss hereunder may be payable. Lessee will carry, at Lessee's own expense, insurance coverage on all equipment, fixtures and appliances.

**GOVERNMENTAL ORDERS**

12. Lessee agrees, at its own expense, to promptly comply with all requirements of any legally constituted public authority made necessary by reason of Lessee's occupancy of said Premises. Lessor agrees to promptly comply with any such requirements if not made necessary by reason of Lessee's occupancy. It is mutually agreed that at the option of Lessor, an environmental audit will be performed at the end of said Lease term or at any time during Lease term. All costs of restorations are to be paid by Lessee promptly if it is determined it was caused by Lessee.

**CONDEMNATION**

13. If the whole of the leased Premises, or such portion thereof as will make the Premises unusable for the purpose herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the term hereby granted shall cease from time when possession thereof is taken by public authorities and rent shall be accounted for as between Lessor and Lessee as of that date.

**ASSIGNMENT**

14. Lessee may not assign this Lease or any interest thereunder, or sublet the Premises in whole or in part, without the prior express written consent of Lessor, which consent will not be unreasonably withheld.

Lessor shall have the right to pledge, convey, transfer or assign, by sale or otherwise, all or part of its interest in this Lease or the Premises subject to the terms and conditions of this Lease. In the event of such a pledge, conveyance, transfer or assignment, all terms and conditions of this Lease shall run with the land and shall be binding upon the subsequent owners.

**DEFAULT**

15. It is mutually agreed, at the sole option of Lessor, that if one or more of the following events occur and shall continue without cure for thirty (30) days after Lessee's receipt of written notice thereof: (a) The rent herein agreed is not paid at the time and place when and where due; (b) The leased Premises shall be deserted or vacated or the Lessee demonstrates an intention to desert or vacate; (c) The Lessee shall fail to comply with any term, provision, condition, or covenant of this Lease, other than the payment of rent or any material change in the business of Lessee; (d) Lessee causes any lien to be placed against the leased Premises and does not cure same within twenty (20) days; (e) Any attempted holdover (no holdover allowed); (f) Excessive damage above normal wear and tear is being caused with no provisions made for payment of damages; or (g) alterations being made by Lessee to the Premises without specific plans and details being properly submitted and approved by Lessor, at Lessor's sole option, it may elect to:

(i) Terminate this Lease, in which event the Lessee shall immediately surrender the Premises to the Lessor. Lessee agrees to indemnify Lessor for all loss and damage which Lessor may suffer by reason of such termination; whether through inability to re-let the Premises, damages to the facility beyond normal wear and tear, or through decrease in rent, or otherwise.

(ii) Lessor, as Lessee's agent, without terminating this Lease, may terminate Lessee's right of possession and, at Lessor's option, enter upon and rent Premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Lessor deems proper. Lessee shall be liable for the deficiency, if any, between Lessee's rent hereunder and the price obtained by Lessor in re-letting.

(iii) Since no right of holdover is allowed, if Lessee remains in possession of Premises after expiration of the term thereof, with Lessor's acquiescence and without any express agreement of parties, Lessee shall be a tenant for no more than six (6) months at will at 150% rental rate, or maximum allowed by law, in effect at end of Lease and there shall be no renewals of this Lease by operation of law.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law or equity.

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**ENTRY FOR  
CARDING, ETC.**

16. Lessor may card Premises and with reasonable notice beforehand, "For Rent" or "For Sale" signs, ninety (90) days before termination of Lease. Lessor may enter the Premises at reasonable hours during the term of this Lease to exhibit same to prospective purchasers or tenants and to make repairs required of Lessor under the terms thereof, or to make repairs to Lessor's adjoining property, if any.

**NOTICES**

17. Any notice given pursuant of this Lease shall be sent with proof of delivery to:

(a) Lessor in care of:  
SI Virginia II, LLC  
c/o Brenda Starwalt, President  
1 Rocky Top Lane  
Clinton, Tennessee 37716

or such other address as Lessor may hereafter designate in writing to Lessee **and Guarantor;**

(b) Lessee in care of:  
Serena & Lily, Inc.  
c/o \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

or such other address as Lessee may hereafter designate in writing to Lessor **and Guarantor.**

(c) Guarantor in care of:

c/o \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**or such other address as Guarantor may hereafter designate in writing to Lessor and Lessee.**

**WAIVER OF  
RIGHTS**

18. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's rights to demand exact compliance with the terms thereof.

**TIME OF  
ESSENCE**

19. Time is of the essence of this Lease and the Premises is subject to availability. Only a fully executed Lease delivered and accepted by the Lessor on or before **July 31, 2021**, shall bind any party to perform as agreed herein.

**DEFINITIONS**

20. "Lessor" as used in this Lease, shall include its heirs, representatives, assigns, and successors in title to the Premises. "Lessee" shall include its heirs, representatives, assigns, and successors, and if this Lease shall be validly assigned or sublet, shall include also Lessee's assignees or subleases, as to Premises covered by such assignment of sublease. "Lessor" and "Lessee" include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

**EXTERIOR SIGNS**

21. Signage may be erected on the Premises and shall comply with local governmental laws and regulations. Lessee shall be liable for structural damage for any water damage resulting from leaks created by installation or the removal of signage. Any damage to signage must be repaired immediately or thereafter Paragraph 6 applies.

**AD VALOREM  
TAXES**

22. Lessee shall pay all ad valorem real property taxes assessed and levied against the Premises for full fiscal years within the Lease term and shall pay a per diem apportionment thereof for the fiscal years in which the Lease commences and terminates. Lessor will bill the Lessee for the ad valorem real property taxes once received from the city and/or county trustee.

**COMMON AREA  
MAINTENANCE**

23. There are currently no Common Area Maintenance expenses for SouthPoint Business Park.

**USE OF  
PREMISES**

24. Premises shall be only used for Manufacturing/Warehouse purposes.

**USE OF PARKING**

25. Use of Parking Area. Lessor agrees to lease to Lessee the required parking area with curbs and loading areas that are designed for industrial traffic as shown on the Site Plan attached as **Exhibit A**. Any damage to the parking areas, normal wear and tear excepted, will be repaired immediately under the same provisions as Paragraph 6. Lessee specifically agrees that there, at no time, will be unlicensed, inoperable vehicles or trucks on the Premises. After a ten (10) day notice is given to Lessee by Lessor to remove such, Lessor will have the vehicle(s) towed at the expense of the Lessee and will submit invoice for repayment as under Paragraph 6.

**ADDENDUMS**

26. Any and all addenda, amendments, or exhibits to this Lease shall be construed to be a part of this Lease and remain in force during the term of the Lease and any renewal periods unless expressly stated in said addenda, amendments, or exhibits.

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**HAZARDOUS  
SUBSTANCE**

27. (a) **Definition:** As used herein, “**Hazardous Substance**” means any substance that is toxic, ignitable, reactive, or corrosive and is regulated by any local government, the Commonwealth of Virginia, or the United States of America. “Hazardous Substance” includes any and all material or substances that are defined as “hazardous substance” pursuant to state, federal, or local government law. “Hazardous Substance” includes but is not restricted to asbestos, polychlorobiphenyls (“**PCB’s**”), and petroleum.

(b) **Lessor’s Covenants and Indemnification:** Lessor covenants that the Premises shall be free of Hazardous Substances as of the commencement date of the term of this Lease. Lessor agrees to indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorney’s fees, consultants and expert fees) arising prior to the Lease term from or in connection with the presence or suspected presence of Hazardous Substances in or on the Premises unless the Hazardous Substances are present solely as a result of the breach of the provisions of Subparagraph (c) of this section. Without limitation of the foregoing, this indemnification shall include any and all costs incurred due to any investigation of the Premises or any cleanup, removal or restoration mandated by a federal, state or local agency or political subdivision unless the Hazardous Substances are present solely as a result of the breach of the provisions of Subparagraph (c) of this section.

(c) **Lessee’s Covenants and Indemnification:** Lessee covenants that during the period of its possession of the Premises, Lessee, its agents, employees, contractors and invitees, shall comply with all federal, state and local Hazardous Substance laws, regulations, and ordinances that are applicable to Lessee’s use of the Premises, the failure of which shall constitute an event of default under this Lease. Lessee agrees to indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorney’s fees, consultant and expert fees) arising during or after the Lease term and arising as a result of the default by Lessee, its agents, employees, contractors, or invitees of the foregoing covenant. Without limitation of the foregoing, this indemnification shall include any and all costs incurred due to any investigation of the Premises or any cleanup, removal or restoration mandated by a federal, state or local agency or political subdivision.

**HEADINGS**

28. The use of headings, captions and numbers in this Lease are solely for the convenience of identifying and indexing the various provisions of this Lease and shall in no event be considered otherwise in construing or interpreting any provision in the Lease.

**AUTHORIZATIONS**

29. Lessor represents and warrants that: (a) Lessor has taken all actions required by law, its governing documents or otherwise to authorize the execution, delivery and performance of this Lease; and (b) this Lease has been duly executed and delivered by a duly authorized officer of Lessor.

Lessee represents and warrants that: (a) Lessee has taken all actions required by law, its governing documents or otherwise to authorize the execution, delivery and performance of this Lease; and (b) this Lease has been duly executed and delivered by a duly authorized officer of Lessee.

If Guarantor is not an individual, then Guarantor represents and warrants that: (a) Guarantor has taken all actions required by law, its governing documents or otherwise to authorize the execution, delivery and performance of this Lease; and (b) this Lease has been duly executed and delivered by a duly authorized officer of Guarantor.

Lessee and Guarantor have further authorized and taken all actions required by law, their governing documents or otherwise to authorize the execution, delivery and performance of any previous, present, and future amendments and change orders that may occur to be executed by its local representatives.

**GUARANTOR**

30. Guarantor guaranties to Lessor, its successors and assigns by signing hereunder, the prompt payment and performance of all obligations of this Lessee under this Lease and any and all addendums. The Lessor may seek remedies from the Guarantor without first exhausting its remedies from Lessee under this Lease or any addendums. Guarantor further covenants and agrees that this Lease and guaranty by Guarantor shall remain and continue in full force and effect as to any amendment or modification, by Lessee of the Lease, to all of which Guarantor hereby consents to in advance. Additionally, Guarantor agrees to make available annual audited financial statements to Lessor for review and such other informational documentation as may be required by Lessor or its mortgagee.

**THIS LEASE**, with addenda and exhibits attached, contains the entire agreement of the parties thereto, and no representations, inducements, promises, or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect. If any term, covenant or condition of this Lease or the application thereof to any person, entity or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such term, covenant or condition to persons, entities or circumstances other than those which may be held invalid or unenforceable, shall not be effected thereby, and each term, covenant or conditions of this Lease shall be valid and enforceable to the fullest extent permitted by law.

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IN WITNESS WHEREOF, the parties herein have thereto set their hands and seals, effective as of the day and year first above written.

**LESSEE:**

**SERENA & LILY, INC.**

BY: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**GUARANTOR:**

**[INSERT ENTITY NAME]**

BY: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**LESSOR:**

**SI VIRGINIA II, LLC**

BY: \_\_\_\_\_  
Print Name: **Brenda Starwalt**  
Title: **President**

\_\_\_\_\_  
Witness

**ATTACHED EXHIBITS, ADDENDA, AMENDMENTS:**

- Addendum No. 1
- Exhibit A: Site Plan
- Exhibit B: Legal Description
- Exhibit C: Standard Commercial Office Specifications
- Exhibit D: Building Plans and Specs
- Exhibit E: Restrictive Park Covenants, incorporated herein by reference and made a part of this Lease

\\jburns\PROPERTIES\VIRGINIA\VP163 - 6055 Quality Way (Lot 10R fka Lots 10 & 13)\Leases\Prospect - Serena & Lily\Lease - Serena & Lily v1.3 (6.23.21)(CLEAN).doc