


Proffered Condition for 2102 East Main Street

The undersigned owners of tax parcel E0000226033 ("the property") hereby agree to proffer the following condition:

1. One (1) parking space shall be provided for the property's residential dwelling. This parking space shall be located within a five hundred (500) radius of the property.

By:  \_\_\_\_\_ Date: 12-11-14

## Off-Site Parking Lease

This Lease is entered into by and between Estate of William P. Pearsall located at 210 East Main Street, Richmond, VA ("Lessor") and Maritime Ministries located at 2102 East Main Street, Richmond, VA ("Lessee").

In consideration of the mutual covenants contained herein and other valuable consideration received, and with the intent to be legally bound, Lessor and Lessee agree as follows:

1. PREMISES: Lessor hereby leases to Lessee, and Lessee hereby lease from Lessor the following four parking spaces: Spaces marked \* on accompanying plan in lot 11-13 North 21st Street, Richmond, VA ("Premises").
2. TERM: The term of this Lease will commence on January 1, 2015 and will continue until December 31, 2015. Either party may terminate this Lease upon 30 days prior written notice to the other party. The Zoning Administration shall be notified in writing at least thirty (30) days prior to either party canceling the lease.
3. RENT: For good and fair value, the Lessor pledges and donates the Premises during the aforementioned term.
4. USE: Lessee agrees to comply with all present and future laws, ordinances and regulations of any public authority relating to the use of the Premises. Lessee shall not make or permit any noisy or offensive use of the Premises, or allow any nuisance or use which might interfere with the enjoyment of other neighbors. Lessee will not permit any hazardous act or use of the Premises which might increase the cost of insurance or cause the cancellation of such insurance. Lessee will not make or permit any waste on the Premises. Lessee agrees to pay for all damages to the Premises that result from the Lessee or its agent's actions.
5. LIABILITY: Lessor is not responsible for any damage to Lessee's property while on the Premises.
6. ACCESS: Leased parking spaces shall be dedicated and reserved for the exclusive twenty-four (24) hour use of the lessee except that any portion of the parking spaces required for any use may be supplied by parking spaces provided for any other use which is not routinely open, uses or operated during the same hours of the day or night as provided by Section 32-710.4(2) of the zoning ordinance, subject to fulfillment of the Section 32-710(1) 300 foot distance requirement.
7. ASSIGNMENT AND SUBLETTING: Lessee shall not assign this Lease or sublet all or any portion of the Premises.
8. ENTIRE AGREEMENT: This Lease contains the entire agreement and understanding between the parties regarding the Premises and is subject to no agreements, conditions, or representations that are not set forth herein. This Lease may only be amended in writing and signed by both Lessee and Lessor.

9. INVALID PROVISIONS: If any provision of this Lease shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

10. PARTIES BOUND: This Lease shall be binding upon and shall inure to the benefit of the parties.

This Lease is executed on the 1st day of January, 2014.

 Signed, Owner

Estate of William P. Russell Lessor

Address: 210 East Main Street, Richmond, VA 23219

 Signed, Director

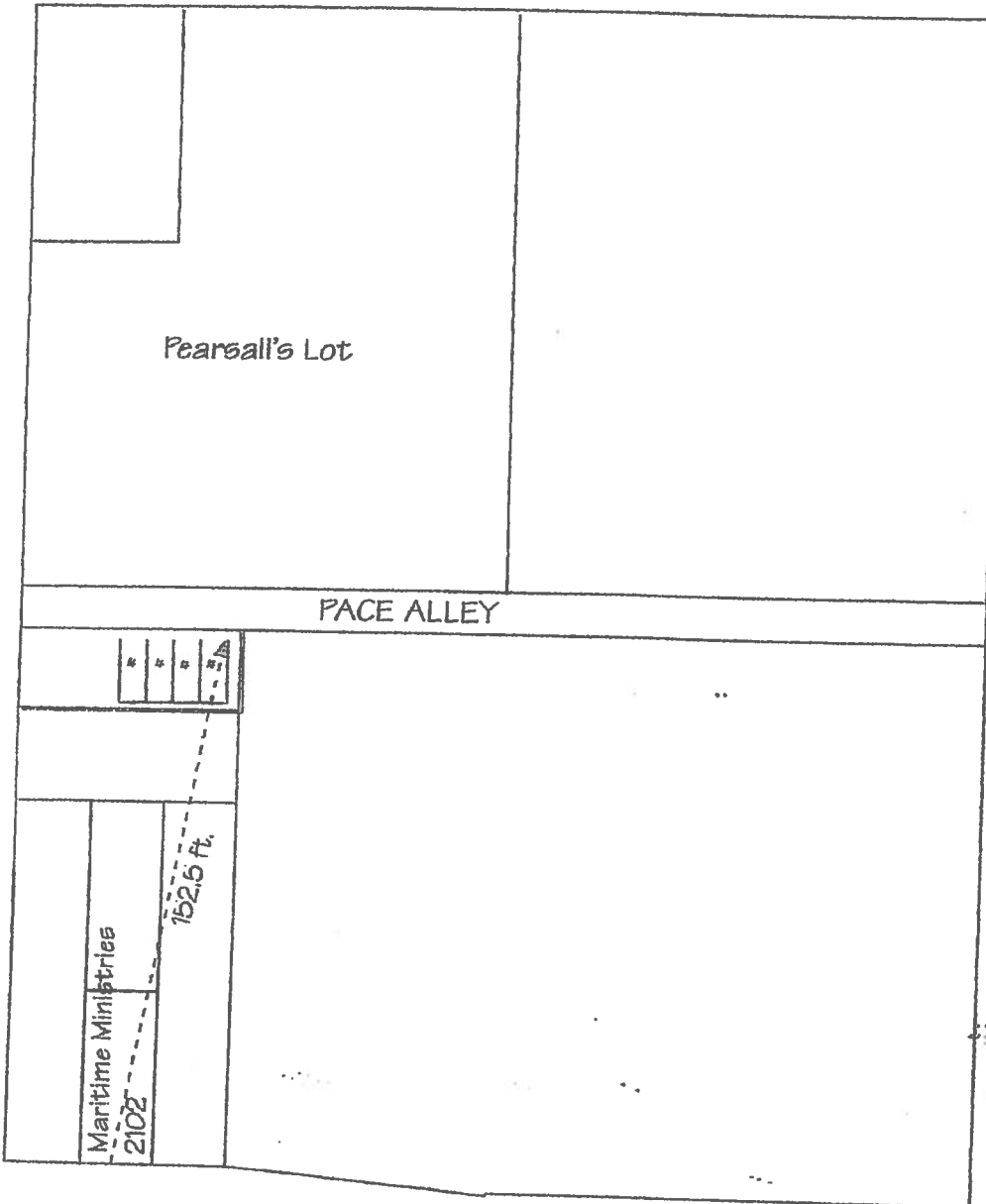
Maritime Ministries, Inc. Lessee

Address: 12270 Kain Road, Glen Allen, VA 23060 Tel. No.: 804-360-2264

E FRANKLIN



N. 21st STREET



N. 22nd STREET

E MAIN STREET

MARITIME MINISTRIES OFF-SITE PARKING  
 SCALE 1"=50'

Notes:

1. 4 spaces provided
2. Access as per paragraph 6 of the lease agreement
3. Spaces indicated with \*
4. Sign indicating the location of off-site parking posted at 2102 building

