

ADDENDUM REGARDING THE COVID 19 EPIDEMIC AND CANCELLATION OF ON-CAMPUS CLASSES AT THE UNIVERSITY OF VIRGINIA

THIS IS A SUGGESTED FORM OF A LEASE ADDENDUM FOR USE IN THE LEASE OF RESIDENTIAL PROPERTY ONLY. THIS FORM IS NOT MANDATORY; YOU SHOULD DETERMINE IF THIS FORM IS APPROPRIATE FOR YOUR TRANSACTION. IT IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, LEGAL ADVICE SHOULD BE OBTAINED BEFORE IT IS SIGNED.

This Addendum, made this _____ day of _____, 202__ is attached to and hereby made a part of that certain lease (the "Lease") made as of _____, 202__, by and between _____, (hereinafter referred to as "Landlord"; and _____, Tenants (herein referred to as "Tenant"), for the lease of the premises which has the address of _____, _____, Virginia, for a Term commencing on _____, 202__ and ending on _____, 202__.

RECITALS

It is understood by the Landlord that the purpose of the Lease is to provide housing to the Tenant so that they may pursue their education at the University of Virginia. As the Covid 19 pandemic has previously caused the University of Virginia to cancel on-campus classes for health reasons, and as the future dangers and extent of the epidemic and its effects on the University of Virginia might cause the continuation or reestablishment of the cancellation of on-campus classes before or during the term of the Lease, which would frustrate the purpose of the Lease;

NOW THEREFORE, the Lease is hereby amended to provide that if before or during the term of the Lease the University of Virginia notifies its students that on-campus classes are to be cancelled as a result of the Covid 19 epidemic (by whatever name the Covid 19 virus is known), then the Tenant may terminate the Lease by vacating the premises and within 14 days thereafter, serve on the landlord a written notice of his intention to terminate the Lease, in which case the Lease terminates as of the date of vacating.

If the Lease is terminated, the landlord shall return all security deposits in accordance with § 55.1-1226, Code of Virginia, and prepaid rent, plus accrued interest, recoverable by law. Proration for rent in the event of termination or apportionment shall be made as of the date of vacating.

Witness the following signatures:

Tenant

For the Landlord

Tenant

Agent for the Landlord