

LEASE EXTENSION OF REAL ESTATE
LEASE OF ART GALLERIES/STUDIOS IN CITY-OWNED
TORPEDO FACTORY ART CENTER BUILDING

THIS LEASE EXTENSION is made and entered into this ____ day of _____ 2026, by and between the City of Alexandria, a municipal corporation of the Commonwealth of Virginia, whose address is 301 King Street, Alexandria, Virginia, 22314 (“Landlord”) and [Tenants] (“Tenant”).

WITNESSETH:

WHEREAS, the Landlord is the owner of the building located at 105 North Union Street, Alexandria, Virginia, 22314 the Torpedo Factory Art Center (“TFAC”);

WHEREAS, the Tenant is an artist(s) leasing a working art studio space in TFAC; and

WHEREAS, the Alexandria City Council has determined that it is in the best interest of the public to extend the original lease terms of tenants of the TFAC who are in good standing for one (1) additional year.

NOW, THEREFORE, the parties hereto do mutually covenant and agree as follows:

1. **Original Lease Term**: Pursuant to Article II of the Lease Agreement, the Landlord and Tenant(s) entered into an original lease agreement for the tenant’s leased premises at the TFAC which began on the [start date day] day of [start date month] , 20 [start date year] .
2. **Rent**: Pursuant to Article IV, Annual Rent is calculated by multiplying the lease square footage by the annual rent rate per square foot, adjusted each year by 3% base rent. Starting October 1, 2026, the lease rate shall be \$19.00 per square foot.
3. **Extended Lease Term**. Both the Landlord and the Tenant(s) hereby agree to extend the Original Lease Agreement for an additional period of [**6 months or 12 months**]. The extended lease term shall commence on the **1st day of October, 2026 at 12:01 a.m.** and shall terminate on the [**31st day of March 2027 or 30th day of September, 2027**] at **11:59 p.m.**
4. **Terms and Conditions**. By signing below, Landlord and Tenant(s) agree that all the terms and conditions of the Original Lease Agreement shall remain in full force and effect during the new extended lease term.

IN WITNESS WHEREOF, the parties have executed this Lease Extension for Studio # on the day and year set forth above.

Signed, sealed and delivered in the presence of:

LANDLORD: CITY OF ALEXANDRIA, a municipal corporation of Virginia

by: _____ Date: _____
(Signature James F. Parajon, City Manager)

Address: City of Alexandria
301 King Street
Alexandria, Virginia 22314

Seen and _____
Approved as to Form: Asst. City Attorney

TENANT(S):

by: _____ Date: _____
(Signature Tenant Name)

Home Address: _____

Telephone: _____ Email: _____

by: _____ Date: _____
(Signature Tenant Name)

Home Address: _____

Telephone: _____ Email: _____

by: _____ Date: _____
(Signature Tenant Name)

Home Address: _____

Telephone: _____ Email: _____