AFTER RECORDING, PLEASE RETURN TO:

Board of Trustees of Rappahannock County Public Library
4 Library Road
Washington, VA 22747
Attn: Library Director

MEMORANDUM OF GIFT LEASE

THIS MEMORANDUM OF GIFT LEASE ("Memorandum") is made as of _____, 2026 by and between **BLACK KETTLE, LLC**, a Virginia limited liability company ("Landlord") and the **BOARD OF TRUSTEES OF RAPPAHANNOCK COUNTY PUBLIC LIBRARY**, the board of the free public library system of Rappahannock County, Virginia pursuant to Code of Virginia 42.1-35.A ("Tenant").

RECITALS

A. Landlord owns fee simple title to certain land in the Town of Washington, Rappahannock County, Virginia, such land being more particularly described on **Exhibit A** attached hereto ("Land").

B. Landlord and Tenant entered into a Deed of Gift Lease dated as of _____, 2026 ("Gift Lease"), pursuant to which Landlord, as a gift and for no consideration, has donated to Tenant a leasehold in a building to be constructed by Landlord on the Land ("Premises").

C. Landlord and Tenant desire to execute and record this Memorandum to give public and record notice of the Gift Lease.

NOW, THEREFORE, Landlord and Tenant hereby publish and declare as follows:

1. Pursuant to the Gift Lease, Landlord has leased to Tenant, and Tenant has leased from Landlord, the Premises.

2. The term of the Gift Lease commences upon the satisfaction of certain conditions described in the Gift Lease and continues for a period of ten (10) years thereafter. Pursuant to the Gift Lease, subject to the express terms of the Gift Lease, Tenant has the option to extend the term of the Gift Lease for seven (7) periods of ten (10) years each.

3. Landlord and Tenant have executed and recorded this Memorandum to give notice of the Gift Lease.

4. Under Section 8.3 of the Gift Lease, any Mortgage (as defined in the Gift Lease) is subject and subordinate to the Gift Lease and the leasehold estate created the Gift Lease.

[signatures on following pages]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Gift Lease as of the date first written above.

LANDLORD:

Black Kettle, LLC, a Virginia limited liability company

By: _____
Name:
Title:

STATE OF _____)
) to wit:
COUNTY OF _____)

I hereby certify, that on _____, 2026, before me the undersigned authority personally appeared _____ as _____ of Black Kettle, LLC, known to me to be the person described in and who executed the foregoing Memorandum of Gift Lease, and acknowledged the execution thereof to be his/her free act and deed, for the uses and purposes therein expressed.

Notary Public, State of _____

_____
Printed Name of Notary:

My Commission Expires: _____

TENANT:

Board of Trustees of Rappahannock County Public Library, the board of the free public library system of Rappahannock County, Virginia pursuant to Code of Virginia 42.1-35.A

By: _____
Name:
Title:

STATE OF _____)
) to wit:
COUNTY OF _____)

I hereby certify, that on _____, 2026, before me the undersigned authority personally appeared _____ as _____ of Board of Trustees of Rappahannock County Public Library, known to me to be the person described in and who executed the foregoing Memorandum of Gift Lease, and acknowledged the execution thereof to be his/her free act and deed, for the uses and purposes therein expressed.

Notary Public, State of _____

_____
Printed Name of Notary:

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF LAND

ALL THAT CERTAIN tract or parcel of land, together with buildings and improvements thereon and privileges and appurtenances therewith connected, situate, lying and being in Hampton Magisterial District, Rappahannock County, Virginia, containing 3.2979 acres, more or less, as shown on a plat of survey entitled "Boundary and Building Location Survey St. Clair Property Town of Washington Rappahannock County, Virginia" prepared by John M. Baumgardner, L.S., dated August 31, 2000 and recorded November 20, 2000 as Instrument No. 00-1544 among the Land Records in the Clerk's Office of the Circuit Court of Rappahannock County, Virginia. (Tax Map No. 20-18)

AND

ALL THAT CERTAIN tract or parcel of land, together with buildings and improvements thereon and privileges and appurtenances therewith connected, situate, lying and being in Hampton Magisterial District, Rappahannock County, Virginia, described as Parcel 2 containing 5.8005 acres, more or less, as shown on a plat of survey entitled "Lake Motel Land Division" prepared by Richard H. Vogel, C.L.S., dated April 11, 1979 and recorded May 25, 1979 in Deed Book 132 at Page 8 among the Land Records in the Clerk's Office of the Circuit Court of Rappahannock County, Virginia. (Tax Map No. 20-18A) AND BEING the same property conveyed to Black Kettle LLC, a Virginia Limited Liability Company, by Deed from Sunny View, LLC, a Virginia Limited Liability Company, dated December 23, 2019 and recorded December 23, 2019 as Instrument No. 19-1120 among the aforesaid Land Records.