


This is the lease for our new satellite office in Chesterfield, VA. We don't pay for utilities there and our bank statements come to our main office in Richmond, VA.

OFFICE LEASE

THIS LEASE is made of February 3, 2016 by and between Holt Office Properties (LESSOR), and H L Ventures, Inc. (LESSEE).

1. DESCRIPTION OF PREMISES. Lessor, does hereby lease to Lessee the premises described below ("the Premises"):


Chesterfield Meadows Office Park
10301 Memory Lane, Chesterfield, VA 23832

2. TERM. The term of this lease shall be for a period of 12 Months. Starting February 3, 2016 and continuing thru February 3, 2017. Lease shall continue on automatic renewal until such notice is given to vacate from either party, within 30 days of vacation.

3. RENT: rent shall be \$ 150 per month for 12 months, any increases in monthly rent after that period, shall be agreed upon by both parties.

4. SIGNS: any signs shall be approved by a representative of Holt Office Properties.

5. Janitorial service; common areas and office area are to be kept clean by lessee using such areas.

6. ALTERATIONS BY LESSEE. Lessee shall not make any alterations to the Premises without obtaining Lessor's prior consent.

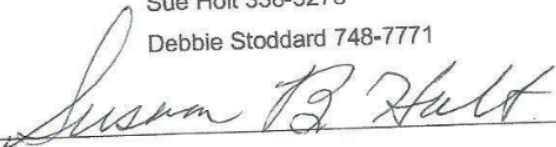
7. LIABILITY. Lessor and its agents shall not be liable for any injury to persons or loss or damage to property resulting from any cause other than the gross negligence or willful misconduct of Lessor, its agents and employees. Lessee shall indemnify and save Lessor harmless from all suits, actions, damages, liability and expense arising from or out of any occurrence in, upon, at or from the Project or the occupancy or use by Lessee of the Premises, and occasioned wholly or in part by any act or omission of Lessee, its agents, contractors, employees, invitees, licensees or visitors. Lessee shall notify Lessor promptly of any accident or loss in the Premises or the Project or of any defects therein or in the equipment and fixtures thereof of which Lessee has actual knowledge. RENTER'S INSURANCE IS HIGHLY RECOMMENDED.

8. SECURITY DEPOSIT: shall be \$ 100. 00 shall be refunded at the end of lease as long as office is returned in similar condition to when lease began.

9. PAST DUE RENTS; Rent is due on the 1st of each month and a late fee of \$10 shall be applied for late rents paid after the 20th.

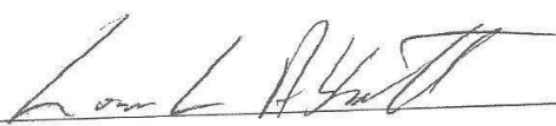
IN WITNESS WHEREOF, this lease has been duly executed by the parties hereto as of the date and year first above written.

LESSOR: HOLT OFFICE PROPERTIES, LLC
10301 MEMORY LANE
CHESTERFIELD, VA 23832
Sue Holt 338-3278
Debbie Stoddard 748-7771

BY:  DATE: 2/3/2016

LESSEE: H L Ventures inc.
1925 Cedarhurst drive
Richmond, VA 23225

Phone number: (804) 370-0053

BY:  DATE: 2/3/2016
CEO H.L. Ventures INC.