

## Parking and Access Agreement

THIS PARKING AND ACCESS AGREEMENT is made this 12<sup>th</sup> day of ~~June~~ 2018 by and between Central United Methodist Church, Hampton, Va., ("Grantor" or "Church"), having a principal place of business at 225 Chapel St., Hampton, Va. 23669 and Lankford Blair and Joyce Blair (t/a The Magnolia House Inn) ("Grantees"), having a principal place of business at 232 S. Armistead Ave., Hampton, Va. 23669 (collectively, the "Parties").

WHEREAS, Central United Methodist Church is the owner of real property located in the City of Hampton, Virginia addressed 225 Chapel St., Hampton, Va. 23669 (LRSN 2001911), a portion of which is the "Parking Lot", measuring approximately 106 feet by 74 feet, and as further illustrated on Exhibit A which is attached hereto and made a part hereof.

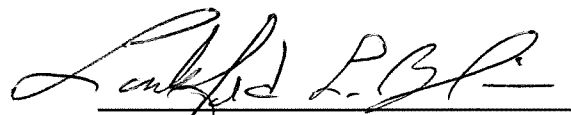
WHEREAS, the Parties desire to establish a shared parking agreement concerning twenty-four (24) spaces in the Parking Lot; NOW THEREFORE, in consideration of the mutual and respective benefits set forth herein, the Parties agree as follows:

1. The Magnolia House Inn is permitted to use twenty-four (24) spaces in the Parking Lot for temporary parking for Magnolia House Inn guests during days and times when the Parking Lot is not otherwise in use by the Central United Methodist Church. The Magnolia House Inn and Church Secretary shall communicate regarding availability of the Parking Lot prior to a Magnolia House Inn event. The Magnolia House Inn will not schedule any event requiring the need for additional parking spaces if conflicting Church or dance school events are scheduled. This is a mutual 'Good Neighbor' agreement for parking and access to Church property.

2. Parking shall be limited to temporary parking for Magnolia House guests. The parking of vehicles overnight or for extended periods of time shall not be allowed. In addition, the parking of vehicles with 'For Sale' signs posted on the vehicle is prohibited.
3. Maintenance and repair of the Parking Lot shall be borne by Central United Methodist Church as owner of the property. Maintenance and repair shall include the picking up of debris from the Parking Lot, snow and ice removal, restriping and repaving as needed.
4. THIS AGREEMENT shall expire at the end of twenty (20) years or at the expiration or revocation of the Use Permit for Bed and Breakfast II located at 232 South Armistead Avenue, whichever is earlier.

THIS AGREEMENT shall be governed by the laws of the Commonwealth of Virginia.

WITNESS the following signatures this 12<sup>th</sup> day of June, 2018.

  
Lankford L. Blair, Owner  
Magnolia House Inn

COMMONWEALTH OF VIRGINIA  
CITY OF HAMPTON, to-wit:

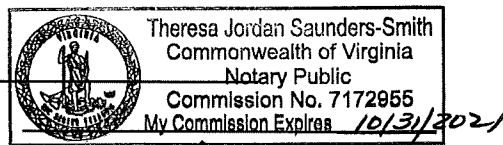
I, Theresa Saunders-Smith, a Notary Public in and for the City and State aforesaid do hereby certify that Lankford L. Blair, whose name is signed to the foregoing writing, has this day

acknowledged the same before me in my City and State aforesaid.  
He is personally known to me or has provided  
VIRGINIA DRIVER'S LICENSE as identification.

Given under my hand this 12<sup>th</sup> day of JUNE, 2018.

Theresa Jordan Saunders-Smith  
Notary Public

My commission expires: \_\_\_\_\_  
Notary Registration Number: \_\_\_\_\_



Joyce A. Hill-Blair  
Joyce A. Hill-Blair, Owner  
Magnolia House Inn

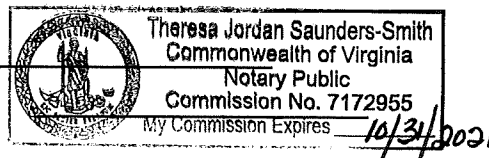
COMMONWEALTH OF VIRGINIA  
CITY OF HAMPTON, to-wit:

I, THERESA SAUNDERS-SMITH, a Notary Public in and for  
the City and State aforesaid do hereby certify that Joyce A. Hill-Blair,  
whose name is signed to the foregoing writing, has this day  
acknowledged the same before me in my City and State aforesaid.  
She is personally known to me or has provided  
VIRGINIA DRIVER'S LICENSE as identification.

Given under my hand this 12<sup>th</sup> day of JUNE, 2018.

Theresa Jordan Saunders-Smith  
Notary Public

My commission expires: \_\_\_\_\_  
Notary Registration Number: \_\_\_\_\_



Charles W. Tweedy Trustee  
Representative  
Central United Methodist  
Church, Hampton, Va.

COMMONWEALTH OF VIRGINIA  
CITY OF HAMPTON, to-wit:

I, THERESA SAUNDERS-SMITH, a Notary Public in and for  
the City and State aforesaid do hereby certify that  
x Charles W. Tweedy, whose name is signed to the foregoing  
writing, has this day acknowledged the same before me in my City  
and State aforesaid. She/he is personally known to me or has  
provided VA DRIVER'S LICENSE as identification.

Given under my hand this 27<sup>th</sup> day of July, 2018.

Theresa Jordan Saunders-Smith  
Notary Public

My commission expires: 10/31/2021

Notary Registration Number: 7172955

