

Lease Amending Agreement

THIS LEASE AMENDING AGREEMENT dated this 31st day of March 2014

BETWEEN:

Board of Supervisors of Mathews County
(the "Landlord")

OF THE FIRST PART

-AND-

Gary Galluzzi and Noelle Galluzzi
(collectively the "Tenant")

OF THE SECOND PART

Background

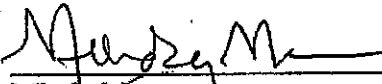
- A. The Landlord and the Tenant entered into the lease (the "Lease") dated October 23, 2013 for the premises (the "Premises") located at 384 Old Ferry Road, Mathews, VA 23109.
- B. The Landlord and the Tenant desire to amend the lease on the terms and conditions set forth in this lease amending agreement (the "Agreement").
- C. This Agreement is the first amendment to the Lease.

IN CONSIDERATION OF the Landlord and Tenant agreeing to amend their existing Lease, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties agree to keep, perform, and fulfill the promises, conditions and agreements below:

Amendments

The Lease is amended as follows:

- a. The Landlord hereby recognizes Gary Galluzzi and Noelle Galluzzi As the S-Corporation "NLG Investments Inc."
- b. NLG Investments Inc. shall hereinafter be referred to as "Tenant" and shall assume the existing Seabreeze Lease in its entirety.



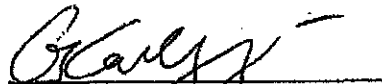
Mindy Moran
County Administrator

3/31/14
Date



Noelle Galluzzi
NLG Investments Inc., President

3-31-14
Date



Gary Galluzzi
NLG Investments Inc., Secretary

3-31-14
Date



County of Mathews
Mathews County Board of Supervisors
Office of the County Administrator

FILE
COPY

October 23, 2013

Mr. Ralph Valdrighi
Mrs. Mary Valdrighi
334 Bendall Lane
Mathews, VA 23109

Re: Approval of the Assignment of the Seabreeze Restaurant Lease to Mr. Gary Galluzzi and Mrs. Noel Galluzi


Dear Mr. Valdrighi:

Please see the enclosed Board Order regarding the Mathews County Board of Supervisor's unanimous approval of the transfer of the Seabreeze Lease to Mr. and Mrs. Galluzi. The lease will be assumed in its entirety by the Galuzzi's upon the closing for the sale of the business. Please notify me the date once the closing has transpired.

On behalf of the Board of Supervisor, I wish you a happy retirement.

Thanks and if you have any questions, please feel free to call.

Sincerely,


Melinda Moran
County Administrator

Enclosures

Date: October 23, 2013

To: Mr. Gary Galluzzi
Mrs. Noel Galluzzi

Address: 32 GROVE ST
BOONTON, NJ, 07005


From: Mindy Moran, County Administrator

Re: **Assignment of the Seabreeze Restaurant Lease**

By your signatures below, you agree to assume the existing Seabreeze Lease in its entirety upon your purchase of the business from Ralph and Mary Valdrighi.

Please return a signed copy to my office to be attached to the lease.

Thanks for your investment in Mathews. Please let me know if I can be of any assistance.



Mindy Moran

10/23/13
Date

Signatures:



Gary Galluzzi

10/26/13
Date



Noel Galluzzi


10/26/13
Date

Noelle

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF
MATHEWS COUNTY, VIRGINIA, HELD IN THE HISTORIC COURTROOM OF THE
MATHEWS COUNTY COURTHOUSE THEREOF ON TUESDAY, OCTOBER 22, 2013 AT
1:00 P.M.

IN RE: COUNTY ADMINISTRATOR'S REPORT ORDER
SEABREEZE LEASE AGREEMENT

On motion of Ms. Putt, seconded by Ms. Burns, the Mathews County Board of Supervisors voted 5-0-0 as follows: Ms. Casey - aye; Ms. Putt - aye; Mr. Ingram - aye; Mr. Cole - aye; Ms. Burns - aye; to approve the transfer of the current lease agreement between the Mathews County Board of Supervisors and Ralph and Mary Valdrighi to the purchasers, Mr. and Mrs. Gary Galluzzi, effective the date of the sale of the business.



Melinda Moran, Clerk and County Administrator

Cc: Mr. and Mrs. Ralph Valdrighi, Seabreeze Restaurant
Ms. Deb Rhodes, Accounts Payable Administrative Assistant

**AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF
MATHEWS COUNTY, VIRGINIA, HELD IN THE HISTORIC
COURTROOM OF THE MATHEWS COUNTY COURTHOUSE THEREOF
ON TUESDAY, OCTOBER 22, 2013 AT 1:00 P.M.**

**IN RE: COUNTY ADMINISTRATOR'S REPORT/ ASSIGNMENT OF
SEABREEZE RESTAURANT LEASE TO GARY AND NOEL
GALLUZZI. ORDER**

On motion by Ms. Putt, seconded by Ms. Burns, the Mathews County Board of Supervisors voted 5-0-0 as follows, Ms. Burns – aye; Ms. Casey – aye; Mr. Cole – aye; Mr. Ingram – aye; Ms. Putt-aye; to approve the assignment of the lease for the Seabreeze Restaurant from Ralph and Mary Valdrighi to Gary and Noel Galluzzi, Inc.



Melinda Moran
County Administrator

Cc: Ralph and Mary Valdrighi
Gary and Noel Galluzzi
Julie Kaylor, Assistant to County Administrator, County of Mathews