

EXHIBIT F
TENANT COMMENCEMENT CERTIFICATE

To: PRIII SUNSET HILLS VIRGINIA LLC ("Landlord")

From: EJJ HOLDINGS LLC dba Celebree School of Reston ("Tenant")

Date: August 9, 20 22

RE: Project Address: 11109 Sunset Hills Road
Reston, VA 20190

The undersigned, as an authorized representative of the Tenant under that certain Lease (the "Lease") dated April 12, 2021, as modified (if applicable) by amendment(s) dated March 21, 20 22, hereby certifies that:

1. The undersigned has accepted possession and entered into occupancy of the Premises described in the Lease.

2. The Commencement Date of the Lease was August 6, 2022.

3. The expiration date of the Lease is August 31, 2033.

4. The Lease is in full force and effect and has not been modified or amended.

5. Landlord has performed all of its obligations to improve the Premises for occupancy by the undersigned and Tenant hereby confirms the Premises is in the condition required under the Lease.


Very truly yours,

WITNESS/ATTEST:

TENANT

EJJ HOLDINGS LLC, a Virginia limited liability company dba
Celebree School of Reston



By: 
Name: Josephine Soliman
Title: Owner & principal operator