

EXHIBIT B

DECLARATION BY LANDLORD AND TENANT
AS TO DATE OF DELIVERY AND ACCEPTANCE OF
POSSESSION, LEASE COMMENCEMENT DATE, ETC.

THIS DECLARATION made this 4th day of October, 2016 is hereby attached to and made a part of the Lease dated the 5th day of May, 2016 (the "Lease"), entered into by and between JBG/OLD DOMINION OFFICE, L.L.C., a Delaware limited liability company, as Landlord, and The Studypro, LLC., a Virginia limited liability company, as Tenant. All terms used in this Declaration have the same meaning as they have in the Lease.

- (i) Landlord and Tenant do hereby declare that Tenant accepted possession of the Premises on the 1st day of September, 2016;
- (ii) As of the date hereof, the Lease is in full force and effect, and Landlord has fulfilled all of its obligations under the Lease required to be fulfilled by Landlord on or prior to said date;
- (iii) The Lease Commencement Date is hereby established to be September 1, 2016;
- (iv) The Rent Commencement Date is hereby established to be September 1, 2016; and
- (v) The Lease Expiration Date is hereby established to be January 31, 2022, unless the Lease is sooner terminated pursuant to any provision thereof.

WITNESS:

By: [Signature]

WITNESS:

By: [Signature]

LANDLORD:

JBG/OLD DOMINION OFFICE, L.L.C., a Delaware limited liability company

By: JBG/Company Manager III, L.L.C.,
its managing member

By: [Signature]
Name: Steve Bonacci
Its: Authorized Signatory

TENANT:

THE STUDYPRO, LLC, a Virginia limited liability company

By: [Signature]
Name: Deborah Rosen
Its: Co-Owner