

MONUMENT SIGNAGE AGREEMENT

The StudyPro, LLC
6849 Old Dominion Drive, Suite 200
McLean, VA 22101

This agreement (the "Monument Signage Agreement") is being executed as of the date written below, by and between SIP / CREF 6849 OLD DOMINION, LLC ("Landlord") and THE STUDYPRO, LLC ("Tenant").

Whereas, Tenant is the tenant under an executed lease (the "Lease") with Landlord for leased premises located at 6849 Old Dominion Drive, McLean, Virginia (the "Building").

Whereas, Landlord is currently constructing an exterior, monument-style sign (the "Monument Sign"), such sign being more fully described in Exhibit 'A', at the Building in the location as more fully described on Exhibit 'B'.

Whereas, notwithstanding any other provision of the Lease to the contrary, Landlord hereby agrees to allow Tenant the opportunity to display its business name and/or logo on the Monument Sign in one (1) of the available panels designed for use by Building tenants.

Tenant's business name and/or logo shall be installed on the Monument Sign by Landlord, at its sole cost and expense. Tenant's business name and/or logo shall appear on the Monument sign in the style of and in the location depicted on Exhibit 'C' in all material respects.

Upon Execution of this Monument Signage Agreement, Tenant agrees to pay to Landlord on a monthly basis, in advance, together with payment of all other rental obligations under its Lease, a signage fee (the "Monument Signage Fee") equal to the then-current prevailing rate reasonably charged by the Building for such signage. As of the date of this agreement, the Monument Signage Fee is \$300 per month. Notwithstanding the forgoing, Landlord agrees that Tenant shall not be obligated to pay the monthly Monument Signage Fee until April 1, 2021. The term of this agreement shall survive indefinitely unless cancelled by either party on thirty-days written notice to the other.

AGREED AND ACCEPTED AS OF October 8, 2020.

TENANT:

THE STUDYPRO, LLC

By:

Deborah A Rosen

Name:

Deborah Rosen

Its:

Owner

LANDLORD:

SIP / CREF 6849 OLD DOMINION, LLC

By:

Mike Simmons

Name:

Mike Simmons

Its:

Principal

EXHIBIT 'A'

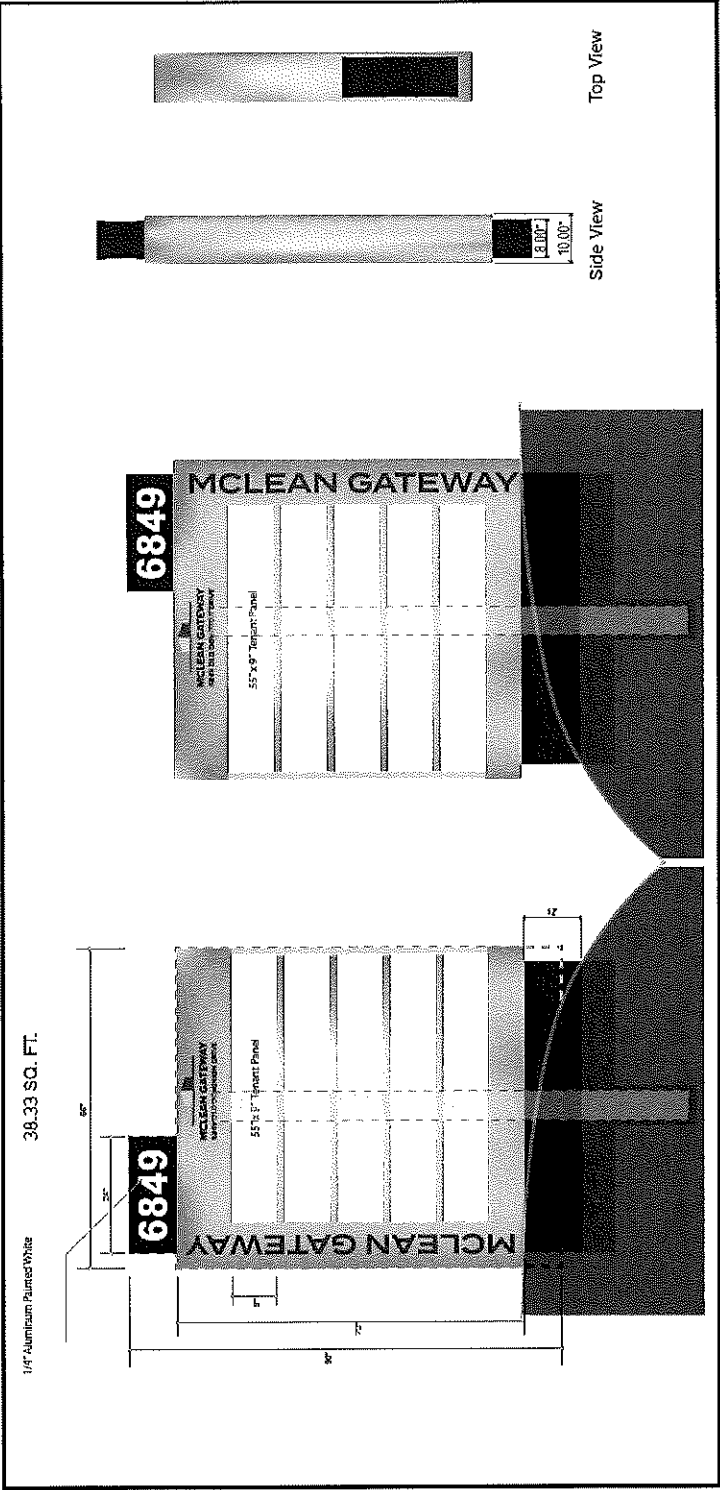


EXHIBIT 'B'

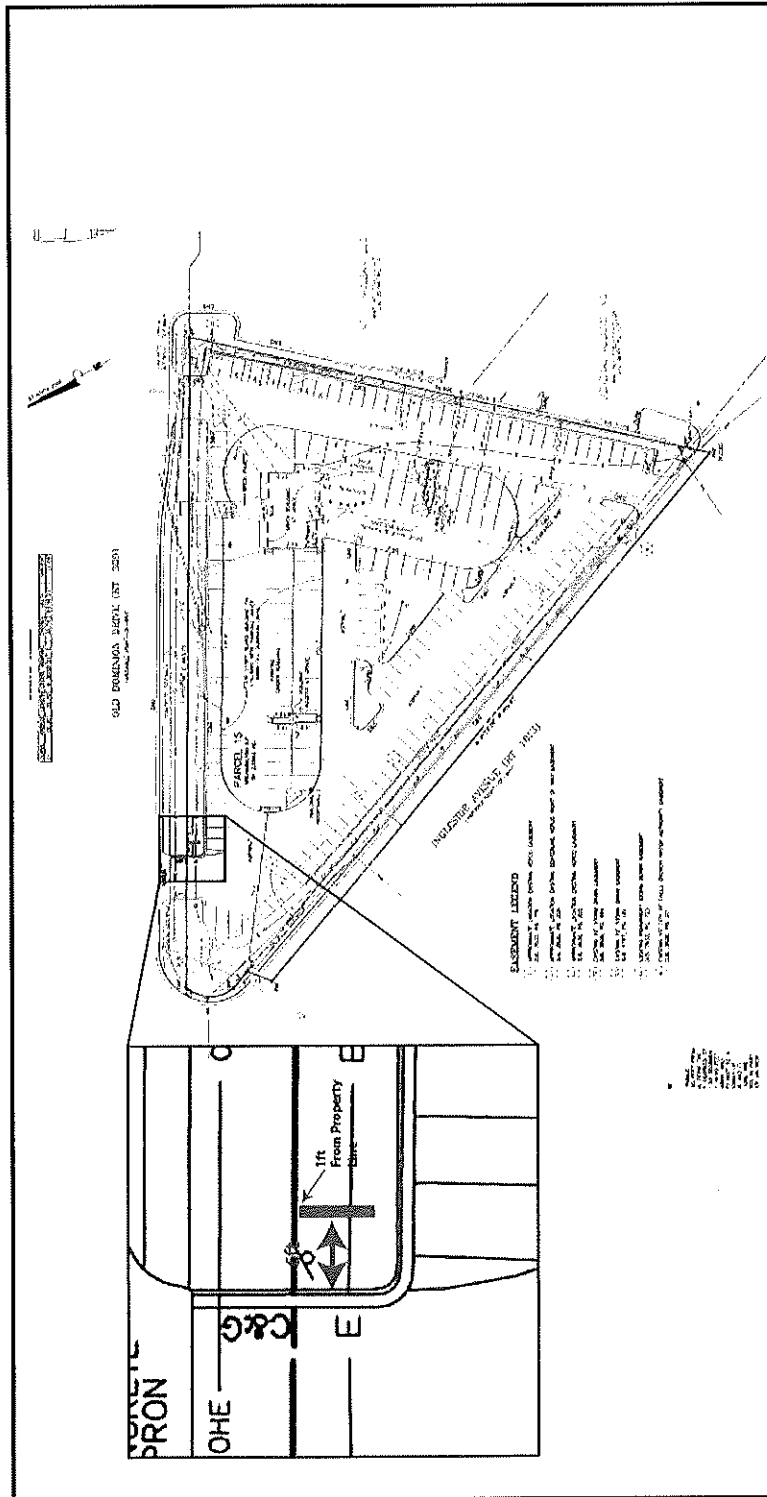


EXHIBIT 'C'

Tenant's name / logo as it will appear on the Monument Sign:

6849

