

## RESERVED PARKING AGREEMENT

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

This agreement (the "Reserved Parking 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, Tenant's Lease provides that Tenant shall have the right to use, on a non-exclusive, first-come first-served basis, up to twelve (12) unreserved parking spaces at the Building.

Whereas, notwithstanding any other provision of the Lease to the contrary, Landlord and Tenant have mutually agreed to allow two (2) of the Tenant's permitted parking spaces at the Building to be converted to reserved parking spaces (the "Reserved Parking Spaces") for Tenant's sole, exclusive use.

The Reserved Spaces selected by Tenant and approved by Landlord are more particularly described on Exhibit 'A'. Following execution of this Reserved Parking Agreement, Tenant shall continue to have the right to use, in addition to its two (2) Reserved Parking Spaces, its remaining ten (10) unreserved parking spaces at the Building, on a non-exclusive, first-come first-served basis in accordance with its Lease.

Upon Execution of this Reserved Parking 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 parking fee (the "Reserved Parking Fee") equal to the then-current prevailing rate reasonably charged by the Building for such Reserved Parking Spaces. As of the date of this agreement, the Reserved Parking Fee is \$100 per month per Reserved Parking Space.

AGREED AND ACCEPTED AS OF MAY 20<sup>th</sup>, 2019.

### TENANT:

THE STUDYPRO, LLC

By:

Deborah A. Rosen

Name: Deborah Rosen\_\_

Its: Founding Partner\_\_

### LANDLORD:

SIP / CREF 6849 OLD DOMINION, LLC

By:

[Signature]

Name:

John Stent

Its:

Manager

EXHIBIT 'A'

