

EXHIBIT B-1

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

THIS DECLARATION is hereby attached to and made a part of the First Amendment to Lease (the "First Amendment") dated the 14<sup>th</sup> day of September 2017 entered into by and among SIP/CREF 6849 OLD DOMINION, LLC, a Delaware limited liability company, as Landlord, MCLEAN DERMATOLOGY AND SKINCARE CENTER PLLC, a Virginia professional limited liability company, as Tenant, and Lily Talakoub, an individual, as Guarantor, which amends that certain Deed of Lease dated June 6, 2011 between Landlord and Tenant, as amended (the "Lease"). All terms used in this Declaration shall have the same meanings as they have in the Lease as modified by the First Amendment.

- (i) Landlord and Tenant do hereby declare that possession of the Relocation Space was accepted by Tenant on May 25, 2018 (the "Early Access Date");
- (ii) The Relocation Space Commencement Date is May 25, 2018;
- (iii) 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; and
- (iv) The expiration date of the Extension Period is hereby established to be December 31, 2029, unless the Lease is sooner terminated pursuant to any provision of the Lease.

WITNESS:

By: [Signature]

LANDLORD:

SIP/CREF 6849 OLD DOMINION, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: John Stewart  
Its: manager

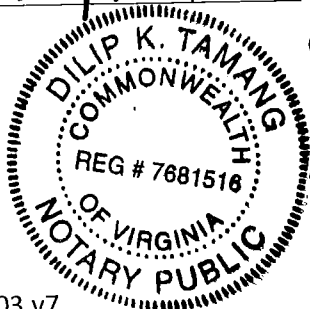
WITNESS:

By: [Signature]  
Name: Dilip K. Tamang

TENANT:

MCLEAN DERMATOLOGY AND  
SKINCARE CENTER PLLC,  
a Virginia professional limited liability company

By: [Signature]  
Name: Lily Talakoub  
Its: owner



B-1-1