

SECOND AMENDMENT TO DEED OF LEASE

THIS SECOND AMENDMENT TO DEED OF LEASE ("Second Amendment") is made as of the 13th day of MARCH 2019, by and among SIP/CREF 6849 OLD DOMINION LLC, a Delaware limited liability company ("Landlord"), successor to JBG/OLD DOMINION OFFICE, L.L.C., and LANGE, THOMAS & ASSOCIATES, LLP, a District of Columbia limited liability partnership ("Tenant") formerly known as Lange, Thomas & McMullen LLP.

WITNESSETH:

WHEREAS, Landlord and Tenant are parties to that certain Deed of Lease dated June 7, 2011, as amended by that certain First Amendment to Deed of Lease dated April 14, 2016, (collectively referred to as the "Lease"), whereby Tenant leased approximately 2,488 rentable square feet of space (the "Premises") known as Suite 225, on the second (2nd) floor of the building located at 6849 Old Dominion Drive, McLean, Virginia (the "Building"), upon the terms and conditions set forth in the Lease;

WHEREAS, the lease term expires on August 31, 2019 and Landlord and Tenant wish to extend the Term of the Lease for an additional six (6) month period, upon the terms and conditions set forth in this Second Amendment, as more particularly set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord, Landlord and Tenant do hereby agree as follows:

1. Capitalized Terms. Capitalized terms used in this Second Amendment and not otherwise defined herein shall have the meanings ascribed to them in the Lease.
2. Extension of Term. The Term of the Lease is hereby extended for a period of six (6) months (such period being hereinafter referred to as the "Extension Period"), which Extension Period shall commence on September 1, 2019 (the "Extension Period Commencement Date"), and which Extension Period and the Term of the Lease shall expire at 11:59 p.m. on February 29, 2020 (the "Expiration Date"), unless earlier terminated pursuant to the provisions of the Lease, as modified by the provisions of this Second Amendment, or pursuant to law.
3. Monthly Base Rent. The Lease is hereby amended to provide that during the Extension Period, Tenant covenants and agrees to pay to Landlord Base Rent for the Premises, in advance, without setoff, deduction or demand, on the first (1st) day of each calendar month during the Extension Period, the sum of \$6,797.40 per month as Monthly Base Rent.
4. Condition. Tenant acknowledges that it has been in occupancy of the Premises prior to the Extension Period Commencement Date and accepts the Premises in its "as-is" condition as of the Extension Period Commencement Date. Landlord shall have no obligation to make any improvements or alterations in the Premises.

5. Operating Costs. During the Extension Period, Tenant shall continue to pay to Landlord Tenant's Pro Rata Share of Increased Operating Expenses and Tenant's Pro Rata Share of Increased Real Estate Tax Expenses as provided in the Lease.

6. Brokers. Landlord's Broker is Avison Young and Tenant's Broker is Tartan Properties (collectively, "Broker(s)"). Landlord and Tenant respectively represent and warrant to each other that neither party has consulted or negotiated with any broker or finder with regard to this Second Amendment except the Broker(s) outlined in this Section 6. Landlord and Tenant will indemnify the other against and hold the other harmless from any claims for fees or commissions from anyone with whom either party has consulted or negotiated with regard to this Second Amendment Premises except the Broker(s) named herein.


7. Ratification. Except as expressly modified by this Second Amendment, all terms and provisions of the Lease shall remain in full force and effect.

8. Due Authority. Landlord and Tenant represent and warrant to each other that the person signing this Second Amendment on its behalf has the requisite authority and power to execute this Second Amendment and to thereby bind the party on whose behalf it is being signed.

[Signature Page Follows]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Second Amendment to Deed of Lease as of the day and year first hereinabove written.

WITNESS:



LANDLORD:

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

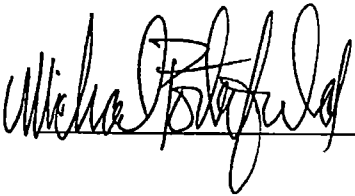
By: SIP 6849 Old Dominion, LLC, its Manager

By: _____

Name: John H. Stewart

Title: Manager

WITNESS:



TENANT:

LANGE, THOMAS & ASSOCIATES, LLP,
a District of Columbia limited liability partnership

By: _____

Name: _____

Its: _____