

January 27, 2022

Celebree School of Reston
7708 Asterella Court
Springfield, Virginia 22152
Attn: Edward and Josephine Johnson

Re: 11109 Sunset Hills Road, Reston, Virginia - Sewer Line Work

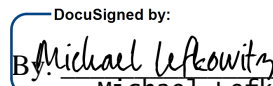
Dear Edward and Josephine:

Reference is made to that certain Lease dated as of April 12, 2021 (the "Lease") between PRIII Sunset Hills Virginia LLC ("Landlord") and EJJ Holdings LLC, a Virginia limited liability company doing business as Celebree School of Reston ("Tenant") relating to certain premises (the "Premises") located on the first (1st) floor of the building (the "Building") commonly known as Sunset Corporate Plaza II and located at 11109 Sunset Hills Road, Reston, Virginia 20190. Capitalized terms used but not defined herein have the same meaning as provided in the Lease.

This will confirm our discussions that Landlord has agreed to provide Tenant with an amount not to exceed Ten Thousand Dollars (\$10,000) (the "Sewer Line Contribution") to reimburse Tenant for costs incurred by Tenant in connection with certain sewer line work (the "Sewer Line Work") to be performed by Tenant in connection with the construction of the Tenant Improvements. Landlord shall pay the Sewer Line Contribution to Tenant upon completion of the Sewer Line Work, so long as Tenant shall have satisfied the same Allowance Conditions as provided in Section 1(b) of the Work Letter; provided, however, that, notwithstanding the provisions of clause (i) of Section 1(b) of the Work Letter, the Sewer Line Contribution shall be made as a single disbursement upon completion of the Sewer Line Work. Tenant shall be responsible for all costs of the Sewer Line Work in excess of the Sewer Line Contribution. The Sewer Line Work shall constitute Tenant Improvements and shall be subject to all terms and conditions set forth in the Lease with respect to Tenant Improvements (including approval of the Sewer Line Work).

PRIII SUNSET HILLS VIRGINIA LLC, a Delaware limited liability company

By: Penzance Management LLC, a Delaware limited liability company, property management agent for Landlord

DocuSigned by:

By: Michael Lefkowitz
Name: Michael Lefkowitz
Title: Authorized Signatory