

EXHIBIT B

FORM OF SUPPLEMENT TO LEASE
(EXPANSION SPACE)

This SUPPLEMENT TO LEASE (EXPANSION SPACE) (this "Supplement") made as of this 9th day of May, 2023, by STEWART CHESTNUT SUNSET HILLS, LLC, a Delaware limited liability company ("Landlord"), and CLEARLOGIC FINANCIAL, INC., a Virginia corporation ("Tenant").

WITNESSETH

A. Landlord is the landlord and Tenant is the tenant under that certain, for certain premises deemed to currently comprise 2,052 rentable square feet (the "Existing Premises") located on

Landlord and Tenant have entered into that certain Office Lease Agreement dated as of May 31, 2012 (the "Original Lease"), as amended by that certain First Amendment to Office Lease Agreement dated as of November 19, 2018 (the "First Amendment"), and that certain Second Amendment to Office Lease Agreement dated as of October 19th, 2021 (the "Second Amendment" and, collectively with the Original Lease and the First Amendment, the "Lease"), which demised to Tenant certain office space located the second (2nd) floor of the building (the "Building") commonly known as Sunset Corporate Plaza I and located at 11107 Sunset Hills Road, Reston, Virginia. Any capitalized term not otherwise defined herein shall have the meaning given to such term in the Lease.

B. Tenant and Landlord desire to supplement the Lease to reflect the Expansion Date, the rentable area of the Premises (inclusive of the Expansion Space), the Monthly Base Rent schedule and certain other matters as contemplated in Section 3(c) of the Second Amendment.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Expansion Date.** The Expansion Date under Section 3(b) of the Second Amendment shall be and is hereby established and confirmed as March 28th, 2023.

2. **Rentable Area.** The determination of the rentable area of the Expansion Space as contemplated by Section 3(c) of the Second Amendment has been completed in accordance with the terms thereof. Landlord and Tenant hereby acknowledge and agree that, effective as of the Expansion Date:

- a. the Expansion Space is deemed to contain 659 rentable square feet;
- b. the Premises (inclusive of the Expansion Space) are deemed to contain 2,711 rentable square feet; and
- c. Tenant's Proportionate Share is 2.69% for Operating Charges and 2.69% for Real Estate Taxes.

3. **Base Rent.** Effective as of the Expansion Date, the Base Rent schedule set forth in the Second Amendment shall be deleted in its entirety and substituted with the Base Rent schedule set forth below:

BASE RENT SCHEDULE
(2,711 Rentable Square Feet)

Period*	Annual Base Rent Per Sq. Ft.	Annual Base Rent	Monthly Base Rent
1/1/22 - 12/31/22	\$28.50	\$77,263.50	\$6,438.63
1/1/23 - 12/31/23	\$29.36	\$79,581.41	\$6,631.78
1/1/24 - 12/31/24	\$30.24	\$81,968.85	\$6,830.74
1/1/25 - 12/31/25	\$31.15	\$84,427.91	\$7,035.66
1/1/26 - 12/31/26	\$32.08	\$86,960.75	\$7,246.73
1/1/27 - 5/31/27	\$33.04	\$89,569.57	\$7,464.13

*any inapplicable time periods to be adjusted upon commencement of expansion space

4. **Post-Expansion Free Rent Period.** The Post-Expansion Free Rent Period under Section 4(d) of the Second Amendment shall be and is hereby established and confirmed as commencing on March 28th, 2023 and ending on June 30th, 2023.

5. **Acceptance of Expansion Space.** Tenant has inspected the Expansion Space and affirms that the Expansion Improvements have been Substantially Completed.

6. **Authority.** Each of Landlord and Tenant represents and warrants to the other that this Supplement has been duly authorized, executed and delivered by such representing party and constitutes the valid and binding agreement of such representing party in accordance with its terms and no consent (other than any such consent that has been obtained) of any third party is required for the execution, delivery and/or performance of this Supplement.

7. **Full Force and Effect; Inconsistency.** Except as set forth in this Supplement, the terms, covenants and agreements of the Lease shall remain unmodified and otherwise in full force and effect. All references in the Lease to the term "Lease" shall mean the Lease as amended by this Supplement. In the event of any inconsistency between the terms of the Lease and the terms of this Supplement, the terms of this Supplement shall control.

8. **Counterparts.** As expressly amended hereby, the Lease shall continue in full force and effect. This Supplement may be executed in counterparts and, if so executed, shall constitute a single, binding document as if each counterpart copy were fully executed by the parties. This Supplement constitutes the complete understanding of the parties with respect to the matters addressed herein.

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[Signature page to Supplement to Lease]


LANDLORD:

STEWART CHESTNUT SUNSET HILLS, LLC

a Delaware limited liability company


By: Stewart Chestnut Manager, LLC

a Delaware limited liability company, its Manager

By: 
Name: John Stewart
Title: Manager

TENANT:

CLEARLOGIC FINANCIAL, INC., a Virginia corporation

By: 
Name: S. MARK ATHERTON
Title: PRESIDENT