

LEASE COMMENCEMENT NOTICE

This LEASE COMMENCEMENT NOTICE is entered into as of this 8th day of October, 2007, by 6849 PARTNERS, L.P. ("Landlord"), a Virginia limited partnership, and PRO MOTION PHYSICAL THERAPY, LLC ("Tenant"), a Virginia limited liability company, pursuant to the provisions of that certain Deed of Lease ("Lease") dated September 1, 2007, by and between Landlord and Tenant, pertaining to that certain office and medical space on the second floor (Suite 219 and Suite 221, the "Premises") of the office building at 6849 Old Dominion Drive, McLean, VA 22101 ("Building"). All terms used herein with their initial letter capitalized shall have the meaning assigned to such terms in the Lease.

WITNESSETH:

1. The Building, the Premises, and other improvements required to be furnished by Landlord in accordance with the terms of the Lease have been satisfactorily completed and accepted by the Tenant.
2. The Premises have been delivered to, and accepted by, the Tenant.
3. The commencement date of the Lease as it pertains to Suite 221 is August 15, 2007 ("Suite 221 Commencement Date"). The commencement date of the Lease as it pertains to Suite 219 is October 8, 2007. Suite 219 and Suite 221 are hereafter known as the "Premises". The Expiration Date for the Premises is October 31, 2012.
4. The Premises consist of Three Thousand Eight Hundred Forty Eight (3,848) square feet of Net Rentable Area.
5. The Base Rent for the Premises is One Hundred Twelve Thousand Five Hundred Fifty Four and 00/100 Dollars (\$112,554.00) per annum.
6. Remittance of monthly installments and the foregoing payments shall be made on the first day of each month in accordance with the terms and conditions of the Lease to:

6849 Partners, L.P.
P.O. Box 758795
Baltimore, MD 21275-8795

IN WITNESS WHEREOF, Landlord and Tenant have set their hands and seals hereunto and have caused this LEASE COMMENCEMENT NOTICE to be executed by duly authorized officials thereof, the day and year respectively set forth hereinabove.

LANDLORD

6849 PARTNERS, L.P.,
a Virginia limited partnership

By: 6849, Inc., General partner

By: _____
Name: Scott A. Stupay
Title: President

TENANT

PRO MOTION PHYSICAL THERAPY, LLC
a Virginia limited liability company

By: [Signature]
Name: Pravara Pehra
Title: Co-owner