

#### GUARANTY OF LEASE

THIS GUARANTY OF LEASE (this "Guaranty") is made as of Jan 24, 2020, by MCLEAN DERMATOLOGY AND SKINCARE CENTER PLLC, a Virginia professional limited liability company ("Guarantor"), having an address at 7024 Old Dominion Drive, McLean, Virginia 22101, to SIP/CREF 6849 Old Dominion, LLC, a Delaware limited liability company ("Landlord"), having an address at 1401 New York Avenue, Suite 440, Washington, DC, 20005, Attention: Property Management.

WHEREAS, Landlord has agreed to an Assignment and Assumption of Lease dated Jan 24, 2020 (the "Assignment") by Guarantor to Dell Management, LLC, a limited liability company duly authorized to transact business in the Commonwealth of Virginia, (as "Assignee"), of that certain written Deed of Lease dated June 6, 2011, as amended by that certain First Amendment to Lease dated September 11, 2017 and that certain Second Amendment to Deed of Lease dated November 9, 2017, (as amended, the "Lease"); and

WHEREAS, Guarantor is materially benefited by the Assignment and the undertaking by Guarantor to execute and deliver this Guaranty is a material inducement to Landlord to approve and consent to the Assignment.

NOW, THEREFORE, Guarantor agrees with Landlord as follows:

1. Guarantor guarantees that all sums stated in the Lease to be payable by Assignee shall be promptly paid in full when due in accordance with the Lease and that Assignee shall perform and observe all of its obligations under the Lease. If any such sum or obligation is not timely paid, performed or observed for any reason whatsoever, then Guarantor shall, promptly after notice thereof and prior to the expiration of any applicable grace period granted to Assignee under the Lease, pay or perform the same in full regardless of (a) any defense or right of offset or counterclaim which Assignee or Guarantor may have or assert against Landlord, (b) whether Landlord shall have taken any steps to enforce any rights against Assignee or any other person, (c) termination of the Lease as a result of Assignee's default or any other reason (including Bankruptcy), or (d) any other condition or contingency. Guarantor shall also pay all expenses of collecting any such sum or of otherwise enforcing this Guaranty, including reasonable attorneys' fees. This Guaranty is a guaranty of full performance and payment and not merely collection.
2. This Guaranty is a continuing guaranty and the obligations of Guarantor hereunder are absolute, irrevocable and unconditional. Except to the extent the obligations of Assignee under the Lease are performed in full, there is no circumstance under which Guarantor shall be discharged from any of its obligations under, or have any defense to the enforcement of, this Guaranty. Without limiting the generality of the foregoing, Guarantor's obligations and covenants under this Guaranty shall in no way be affected or impaired by reason of the happening from time to time of any of the following, whether or not Guarantor has been notified thereof or consented thereto: (a) any invalidity, illegality or unenforceability of the Lease, or any termination of the Lease for any reason whatsoever (including a Bankruptcy); (b) any defenses or rights of set-off or counterclaim of Assignee or Guarantor; (c) Landlord's waiver of the performance or observance by Assignee, Guarantor or any other party of any covenant or condition contained in the Lease or this Guaranty; (d) any extension, in whole or in part, of the time for payment by Assignee or Guarantor of any sums owing or payable under the Lease or this Guaranty, or of any other sums or obligations under or arising out of or on account of the Lease or this Guaranty, or the renewal of the Lease or this Guaranty; (e) any full or partial assignment of the Lease or subletting of the Premises; (f) any modification or amendment (whether material or otherwise) of any of the obligations of Assignee or Guarantor under the Lease or this Guaranty; (g) the doing or the omission of any act referred to in the Lease or this Guaranty (including the giving of any consent referred to in the Lease or this Guaranty); (h) Landlord's failure or delay to exercise any right or remedy available to Landlord or any action on the part of Landlord granting indulgence or extension in any form whatsoever; (i) the voluntary or involuntary liquidation, dissolution, sale of any or all of the assets, marshaling of assets and liabilities, receivership, conservatorship, insolvency, bankruptcy, assignment for the benefit of creditors, trusteeship, reorganization, arrangement, composition or readjustment of, or other similar proceeding affecting, Assignee or Guarantor or any of Assignee's or Guarantor's assets (a "Bankruptcy"); (j) the release of Assignee or Guarantor from the performance or observance of any covenant or condition contained in the Lease or this Guaranty by operation of law; or (k) any other matters whatsoever, whether or not similar to those specifically mentioned herein, other than the full performance of all obligations of Assignee under the Lease.
3. Guarantor shall notify Landlord in writing whenever Guarantor makes any payment to Landlord on account of the liability of Guarantor under this Guaranty. No such payment by Guarantor pursuant to any provision of this Guaranty shall entitle Guarantor, by subrogation, indemnification or otherwise, to the rights of Landlord, to any payment by Assignee, or to any recovery from any property of Assignee. Guarantor waives any right Guarantor may now or hereafter have against Assignee (and/or any other guarantor of Assignee's obligations under the Lease) with respect to this Guaranty (including, without limitation, any right of subrogation, reimbursement, exoneration, contribution, indemnification or similar right, and any right to participate in any claim, right or remedy of Landlord against Assignee or any security which Landlord now or hereafter has with respect to the Lease), whether such right arises under an express or implied contract, by operation of law, or otherwise. Guarantor shall be deemed not to be a "creditor" [as defined in 11 U.S.C. §101 et seq. (the "Bankruptcy Code")] of Assignee by reason of the existence of this Guaranty in the event that Assignee becomes a debtor in any proceeding under the Bankruptcy Code. Should Landlord repay to Assignee or Guarantor, or be obligated by applicable law to repay to Assignee or Guarantor, any amounts previously paid, then this Guaranty shall be reinstated in the amount Landlord repays or is so obligated to repay.
4. If all or any part of the Lease is rejected, disaffirmed or otherwise avoided pursuant to applicable law affecting creditors' rights, then Guarantor shall, and does hereby (without the necessity of any further agreement or act), assume all obligations and liabilities of Assignee under the Lease to the same extent as if Guarantor were originally named Assignee under the Lease and there had been no such rejection, disaffirmance or avoidance. Guarantor shall upon Landlord's request promptly confirm in writing such assumption.
5. Guarantor waives presentment, notice of, dishonor, protest, and notice of non-payment, non-performance or non-observance, notice of acceptance of this Guaranty and notice of any obligations or liabilities contracted or incurred by Assignee. To the extent not prohibited by applicable law, Guarantor waives any right Guarantor may now or hereafter have to any hearing prior to the attachment of any real or personal property to satisfy Guarantor's
- 6.

- Guarantor shall upon Landlord's request promptly commit in writing such assumption.
6. Guarantor waives presentment, notice of dishonor, protest, and notice of non-payment, non-performance or non-observance, notice of acceptance of this Guaranty and notice of any obligations or liabilities contracted or incurred by Assignee. To the extent not prohibited by applicable law, Guarantor waives any right Guarantor may now or hereafter have to any hearing prior to the attachment of any real or personal property to satisfy Guarantor's obligations and the benefits of any present or future constitution, statute or rule of law which exempts property from liability for debt.
  7. This Guaranty shall be governed by the laws of the jurisdiction in which the Building is located, may not be modified or amended except by a written agreement duly executed by the parties, and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns. Any references in this Guaranty to "Assignee" shall include the named Assignee and its trustee in bankruptcy, receiver, conservator, and other successors and assigns.
  8. Guarantor's liability under this Guaranty is direct and primary, and not secondary, and shall be joint and several with that of Assignee. Landlord may proceed against Guarantor under this Guaranty without initiating or exhausting any remedy against Assignee, and may proceed against Assignee and Guarantor separately or concurrently. All remedies afforded to Landlord by reason of this Guaranty are separate and cumulative. Guarantor waives any right it may have to require Landlord to institute or prosecute an action against Assignee or any other person before proceeding against Guarantor, including the provisions of Sections 49-25 and 49-26 of the Code of Virginia. If more than one natural person and/or entity shall constitute Guarantor, then the liability of each such person or entity shall be joint and several. If Guarantor is a general partnership or other entity the partners or members of which are subject to personal liability, then the liability of each such partner or member shall be joint and several. No waiver, release or modification of the obligations of any such person or entity shall affect the obligations of any other such person or entity. Guarantor shall not transfer all or substantially all of its assets or convert into any other type of entity without Landlord's prior written consent.
  9. Within five (5) days after Landlord's written request, Guarantor shall execute and deliver to Landlord a written statement certifying any matter concerning this Guaranty or the Lease as Landlord may request. From time to time upon not less than five (5) days' prior written notice, Guarantor shall submit such information regarding Guarantor's and Assignee's financial condition as Landlord may request which information shall be certified as true, complete and correct by Guarantor's chief financial officer.
  10. Any notice which Landlord may elect to send shall be binding upon Guarantor if mailed to Guarantor's address set forth above or to the last address known to Landlord, by United States certified or registered mail, return receipt requested, or by Federal Express or other overnight courier.
  11. GUARANTOR AND LANDLORD EACH HEREBY WAIVES TRIAL BY JURY IN ANY ACTION OR PROCEEDING AT LAW, IN EQUITY OR OTHERWISE, BROUGHT ON, UNDER OR BY VIRTUE OF THIS GUARANTY. GUARANTOR WAIVES ANY OBJECTION TO THE VENUE OF ANY ACTION FILED IN ANY COURT IN THE JURISDICTION IN WHICH THE PREMISES ARE LOCATED AND WAIVES ANY RIGHT UNDER THE DOCTRINE OF FORUM NON CONVENIENS OR OTHERWISE TO TRANSFER ANY SUCH ACTION TO ANY OTHER COURT.
  12. Guarantor hereby consents to the exercise of personal jurisdiction over Guarantor by any federal or local court in the jurisdiction in which the Building is located. Service shall be effected by any means permitted by the court in which any action is filed, or, at Landlord's option, by mailing process, postage prepaid, by certified mail, return receipt requested, to Guarantor at Guarantor's address set forth on the first page of this Guaranty. Service shall be deemed effective upon receipt. Guarantor shall designate a change of address or agent by written notice given by certified mail, return receipt requested, at least ten (10) days before such change is to become effective.
  13. Guarantor represents and warrants that Landlord's execution of the Lease is a material and direct economic benefit to Guarantor and constitutes good, valuable and sufficient consideration for Guarantor's execution of this Guaranty, notwithstanding any future rejection or other termination of all or any part of the Lease. Guarantor represents and warrants that all financial statements and information regarding Guarantor that have been or will be delivered to Landlord are true, correct and complete. Each individual signing this Guaranty warrants and represents that he or she is duly authorized to execute and deliver this Guaranty, and that, if Guarantor is a corporation, Guarantor is a duly organized corporation in good standing under the laws of the state of its incorporation, is qualified to do business and is in good standing in the jurisdiction in which the Building is located, and has the power and authority to enter into this Guaranty, and that all corporate action requisite to authorize Guarantor to enter into this Guaranty has been duly taken.

WITNESS the execution hereof by the Guarantor on this 24 day of January 2020.

GUARANTOR:

WITNESS:

*[Signature]*

McLean Dermatology and Skincare Center PLLC

By: *[Signature]* [SEAL]

Lily Talakoub

Title: *[Signature]*

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 2020

*Nermine Sabri Fahim Saad*  
Notary Public

**NERMINE SABRI FAHIM SAAD**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES FEB. 28, 2022  
COMMISSION # 7832493

My commission expires: