

September 30, 2019

Mr. Jennifer Iverson
Prince George's Child Resource Center
Largo, Maryland

**Re: Lottsford Business Center
9475 Lottsford Road, Largo, Maryland**

Dear Jennifer:

EDGE Commercial, LLC exclusive leasing agent for Lottsford of Landover, LLC, is pleased to present the following proposal for Prince George's County Child Resource Center (Tenant) to expand their Lease at Lottsford Business Center:

Building: 9475 Lottsford Road, Largo, Maryland, comprising approximately 122,000 square feet.

Expansion Premises: Approximately 1,202 rentable square feet.

Commencement: The Commencement Date shall be on or about December 1, 2019.

Term: The lease term shall be coterminous with the Existing lease and shall expire on June 30, 2024.

Rental Rate: The Rental Rate shall be reduced to \$22.35 per s.f., full service.

Escalation: The rental rate shall be increased per the existing lease.

Tenant Improvements: Tenant shall take space in "as is" condition except that Landlord shall provide four offices as indicated on the attached plan

Brokerage Commissions: In the event a lease addendum is executed between the parties, Landlord shall be responsible for the payment of a brokerage commission to EDGE Commercial per a separate agreement.

Other terms: All other terms of the original lease and any addenda shall remain in full force and effect.

Contingency: Until a mutually agreeable lease addendum has been signed by Landlord and Tenant this proposal is nonbinding on either party. This proposal is subject to withdrawal and/or prior leasing by Landlord at any time.

We appreciate the opportunity to submit this proposal and look forward to working with you. Should you have any questions, please give us a call at 301 222-0210. This proposal shall expire on October 10, 2019.

Sincerely,



Kenneth E. Fellows
Principal

ACCEPTED AND APPROVED:

Tenant: Prince George's County Child Resource Center

By: _____

Title: _____

Date: _____

Landlord: Lottsford of Landover, LLC

By: _____

Title: _____

Date: _____

