



LANDLORD: TA WASHINGTON 4401 81H LLC,

a Delaware limited liability company

TENANT: MUNDO VERDE BILINGUAL PUBLIC CHARTER SCHOOL,  
a District of Columbia nonprofit corporation

DATE OF EXECUTION: June 23, 2017

COMMENCEMENT DATE: June 1, 2018.

BASE RENT COMMENCEMENT DATE: As determined under Section 2.1 of the Lease, which date shall not be earlier than July 1, 2019.

DESCRIPTION OF LEASED PREMISES: Land, building(s) and improvements located at 4401 8th Street, NE in the District of Columbia, as more particularly shown on Attachment I attached hereto.

TERM: June 1, 2018 to June 15, 2047.

OPTION: Option to purchase the property during a defined period specified in the Lease, for a Purchase Price calculated according to the terms of