

COMMERCIAL REAL ESTATE SERVICES

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April 19, 2019

Mark Jinks
City Manager
City of Alexandria
421 King Street, Suite 220
Alexandria, VA 22314

RE: Termination of Lease at 4401 Ford Avenue

Dear Mark:

On behalf of US Park Center Owner, LLC ("Owner") please find below proposed terms to Department of General Services ("Tenant") outlining the terms and conditions whereby Owner would terminate Tenant's lease at 4401 Ford Avenue, Alexandria, VA.

Property: 4401 Ford Avenue, Suite 300, Alexandria, VA

Landlord and US Park Center Owner, LLC
Property

Management:

Tenant: City of Alexandria

Premises: 16,893 RSF on the 1st and 12th floors

Termination The earlier of 1) December 31, 2019 or 2) the date Tenant relocates to its alternative
Effective Date: location.

Termination Landlord shall pay \$575,000 to Tenant as follows:
Payment: 1/3 upon full execution of the Termination Agreement
1/3 upon execution of the City's new lease
1/3 upon the City vacating and moving out of the spaces

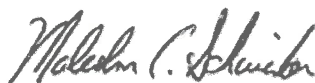
Tenant's Tenant's rental obligations shall continue through the Effective Date at the same
Obligations: rates and terms through the last month of Tenant's Lease. Tenant shall have no
obligation to restore and repair any improvements or alterations, or remove any
personal property, furniture, fixtures or equipment although Tenant reserves the
right to remove any personal property, furniture, fixtures or equipment at Tenant's
election.

The parties involved in this request agree to use the material related to this project solely for purposes of evaluating the transaction and that such material will be to the extent permitted by law kept strictly confidential by you, your officers, employees, agents, and professional advisors (collectively, your "Representatives") who must have access to the material in order to provide the material requested for this transaction.

This proposal is merely an expression of some of the basic terms that would be incorporated into a Termination Agreement between Landlord and Tenant. This letter is not a lease, offer, contract, option, or commitment and creates no legal rights or obligations of any nature whatsoever.

If these terms are acceptable, please indicate your acceptance by signing below. Other than the confidentiality requirement, the terms of this letter shall expire April 26, 2019.

Best regards,



Malcolm Schweiker
Senior Vice President

Agreed and Accepted:

City of Alexandria

By: _____



Name: Mark B. Jinks

Title: City Manager

Date: _____

5-1-19

US Park Center Owner LLC, a Delaware limited liability company

By: Lowe D.C. Services, LLC, a Delaware limited liability company, its authorized representative

By: _____



Name: _____

Mark S. River

Title: _____

Executive Vice President

Date: _____

May 3, 2019


Assistant City Attorney
Approved as to Form