

CERTIFICATE REGARDING GROUND LEASE MATTERS

May 11
~~April~~, 2022

CGI 1100 OPO MANAGEMENT, LP, a Delaware limited partnership (“**Tenant**”), hereby warrants, certifies and represents to the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services (“**Landlord**”), the following:

(i) the representations and warranties set forth in Section 37.15 of that certain Ground Lease, dated as of August 5, 2013, (as amended, the “**Ground Lease**”) by and between Landlord and Trump Old Post Office LLC, a Delaware limited liability company (“**Original Tenant**”), as applied to Tenant as successor to Original Tenant, are true, correct and complete in all material respects as of the date hereof;

(ii) Tenant hereby acknowledges and reaffirms the covenants contained in Section 37.14 of the Ground Lease, and hereby agrees to be bound by and to be performed such covenants at all times that it is the Tenant under the Ground Lease;

(iii) all information submitted in writing by Tenant to Landlord relating to Tenant’s satisfaction of the existing requirements under the Ground Lease as a potential Qualified Transferee (as defined in the Ground Lease) were true, accurate and complete when submitted and continues to be true, accurate and complete as of the date hereof; and

(iv) the organizational chart attached hereto as **Exhibit A** is true, accurate and complete as of the date hereof.

This Certificate is being submitted to Landlord in connection with the closing of the transfer of Original Tenant’s right, title and interest in and to Ground Lease to Tenant. Notwithstanding anything to the contrary in this Certificate, no direct or indirect partner, member or shareholder of Tenant (or any officer, director, agent, member, manager, personal representative, trustee or employee of any such direct or indirect partner, member or shareholder) shall be personally liable for the performance of the obligations of, or in respect of any claims against, Tenant arising under this Certificate.

[signature page follows]

TENANT:

CGI 1100 OPO MANAGEMENT, LP,
a Delaware limited partnership

By: CGI 1100 OPO Management GP, LLC, a Delaware limited liability company,
its sole general partner

By: _____

Name: Raoul Thomas

Title: Authorized Person

TENANT:

CGI 1100 OPO MANAGEMENT, LP,
a Delaware limited partnership

By: CGI 1100 OPO Management GP, LLC, a Delaware limited liability company,
its sole general partner

By: _____

Name: Raoul Thomas

Title: Authorized Person