FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT TO GROUND LEASE (this "Amendment") is executed and effective as of the 3rd day of March, 2014, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services (together with its permitted successors under the Lease, "Landlord"), and TRUMP OLD POST OFFICE LLC, a Delaware limited liability company (together with its permitted successors under the Lease, "Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into a Ground Lease, dated as of August 5, 2013 (the "Lease");

WHEREAS, pursuant to the Lease, Landlord and Tenant have agreed that Exhibit D and Exhibit E-1 shall be modified upon the transfer to Landlord of Pennsylvania Avenue jurisdiction and rights in connection therewith as shown on Exhibit P (the "Jurisdiction Transfer"); and

WHEREAS, the Jurisdiction Transfer has been effectuated.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and promises of the parties, the parties hereto agree to amend the Lease as follows:

1. Capitalized Terms. Capitalized terms used but not defined herein shall have the meanings set forth in the Lease and references to "Exhibits" shall be to the corresponding Lease exhibits.

2. Definition of "Jurisdiction Transfers".

The definition of "Jurisdiction Transfers" is hereby deleted in its entirety.

3. Definition of "Land".

The definition of "Land" is hereby deleted in its entirety and replaced with the following:

"Land" shall mean the parcels of land owned by Landlord which are the subject of this Lease, located in the District of Columbia, at 1100 Pennsylvania Avenue, N.W., a legal description of which is attached as Exhibit D, together with Landlord's right, title and interest in and to all appurtenant real property rights and hereditaments such as all easements, air rights, covenants, conditions, and restrictions as necessary in connection with the use or improvement of the Land and the Vault Space, including the Permitted Use.

4. Exhibits D and Exhibit E-1

Exhibit D and Exhibit E-1 of the Lease are hereby deleted in their entirety and replaced with the versions of Exhibit D and Exhibit E-1 attached hereto.

5. Benjamin Franklin Statue.

Landlord shall be solely responsible for all maintenance, repair, protection and preservation of the Benjamin Franklin Statue (as defined in, and consistent with, the Programmatic Agreement) including all costs and expenses in connection therewith and Tenant shall not be required to pay such costs or reimburse Landlord for such costs (unless damage to the Benjamin Franklin Statue is caused by Tenant or its Affiliates, contractors, agents or employees). To the extent Tenant performs work inside the triangular area described on Exhibit P, then to the extent Landlord or NPS reasonably require, Tenant shall protect and pay for the protection of the Benjamin Franklin Statue from such work performed by Tenant.

6. Counterparts and Signature Pages.

This Amendment may be executed in two or more counterpart copies, all of which counterparts shall have the same force and effect as if all parties hereto had executed a single copy of this Amendment.

7. Effectiveness.

Except as hereinabove otherwise provided, the Lease is in full force and effect and unmodified and all of its terms, covenants and conditions shall continue in full force and effect.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Amendment as of the day and year first above written.

LANDLORD

UNITED STATES OF AMERICA, acting by and through the Administrator of General Services

TENANT

TRUMP OLD POST OFFICE LLC,
a Delaware limited liability company

EXHIBIT D

LEGAL DESCRIPTION OF LAND

[FOLLOWS THIS COVER PAGE]

LEGAL DESCRIPTION - PART A
A&T LOT 802 - SQUARE 323
A&T LOTS 808 & 809 - SQUARE 324

BEING ALL OF ASSESSMENT AND TAXATION (A&T) LOT 802 IN SQUARE 323 AS ASSIGNED BY THE DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE ON SEPTEMBER 6, 2013, SAID LOT 802 HAVING BEEN CREATED BY COMBINING FORMER A&T LOT 800 AS SHOWN ON A & T TRADING 829 AND PART OF D STREET, N.W. CLOSED AS SHOWN ON A PLAT OF SUBDIVISION RECORDED JULY 2, 2013 AND REVISED JULY 19, 2013 IN SUBDIVISION BOOK 207 AT PAGE 186, BOTH ON FILE IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND A&T LOTS 808 AND 809 IN SQUARE 324 AS ASSIGNED BY THE DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE ON SEPTEMBER 6, 2013; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THE MERIDIAN OF THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF SQUARE 323 AS SHOWN IN ORIGINAL RECORD OF SQUARES BOOK 2 AT PAGE 323 RECORDED IN THE SAID RECORDS OF THE OFFICE OF THE SURVEYOR, SAID POINT ALSO BEING AT THE INTERSECTION OF THE EASTERLY LINE OF 12TH STREET, N.W. (85 FEET WIDE) AND THE SOUTHERLY LINE OF D STREET, N.W. (70 FEET WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID A&T LOT 802; THENCE BINDING ON AND RUNNING WITH SAID SOUTHERLY LINE OF D STREET, N.W., THE NORTHERLY LINE OF SQUARE 323 AND THE NORTHERLY LINE OF A&T LOT 802

1) DUE EAST, 200.17 FEET (RECORD AND SURVEY) TO A POINT AT THE NORTHEAST CORNER OF SQUARE 323, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID A&T LOT 809 IN SQUARE 324; THENCE LEAVING SQUARE 323 AND BINDING ON AND RUNNING WITH THE SOUTHERLY LINE OF PENNSYLVANIA AVENUE, N.W. (100 FEET WIDE), THE NORTHERLY LINE OF 11TH STREET, N.W. CLOSED AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 99 AT PAGE 100 AMONG THE SAID RECORDS OF THE OFFICE OF THE SURVEYOR AND THE NORTHERLY LINE OF SAID A&T LOT 809

2) SOUTH 70° 16' 17" EAST, 100.50 FEET (RECORD AND SURVEY) TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A&T LOT 811 IN SQUARE 324 AS ASSIGNED BY THE DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE ON SEPTEMBER 6, 2013; THENCE RUNNING AT A RIGHT ANGLE TO PENNSYLVANIA AVENUE, N.W. AND BEING COLLINEAR WITH THE NORTHWESTERLY LINE OF A GRANITE WALL ENCLOSING AN AREAWAY OF THE ADJACENT INTERNAL REVENUE SERVICE (IRS) BUILDING LOCATED AT 1100 CONSTITUTION AVENUE, N.W. AND ALSO RUNNING IN, THROUGH, OVER AND ACROSS SAID 11TH STREET, N.W. CLOSED THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES AND ALSO BINDING ON AND RUNNING WITH COMMON LINES BETWEEN SAID A&T LOTS 809 AND 811 THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES

3) SOUTH 10° 43' 43" WEST, 14.82 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING PARALLEL TO AND APPROXIMATELY 0.17 FEET OFF OF THE WATER TABLE OF SAID IRS BUILDING THE FOLLOWING SIX (6) COURSES AND DISTANCES

4) NORTH 70° 50' 05" WEST, 3.68 FEET (RECORD AND SURVEY) TO A POINT; THENCE

5) SOUTH 19° 01' 05" WEST, 10.11 FEET (RECORD AND SURVEY) TO A POINT; THENCE

6) NORTH 89° 50' 16" WEST, 10.61 FEET (RECORD AND SURVEY) TO A POINT; THENCE

7) SOUTH 00° 03' 42" WEST, 20.17 FEET (RECORD AND SURVEY) TO A POINT; THENCE

8) NORTH 89° 56' 18" WEST, 1.63 FEET (RECORD AND SURVEY) TO A POINT; THENCE

9) SOUTH 00° 03' 42" WEST, 15.84 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING WITH THE BASE OF A GRANITE WALL AT A WESTERN ENTRANCE TO SAID IRS BUILDING

10) NORTH 89° 56' 18" WEST, 5.40 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING THROUGH GRANITE WALLS AND PARALLEL TO SAID IRS BUILDING

11) SOUTH 00° 03' 42" WEST, 20.40 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING WITH THE BASE OF A GRANITE WALL AT A WESTERN ENTRANCE TO SAID IRS BUILDING

12) SOUTH 00° 56' 18" EAST, 5.40 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING PARALLEL TO AND APPROXIMATELY 0.17 FEET OFF OF THE WATER TABLE OF SAID IRS BUILDING THE FOLLOWING SIX (6) COURSES AND DISTANCES

13) SOUTH 00° 03' 42" WEST, 16.83 FEET (RECORD AND SURVEY) TO A POINT; THENCE

14) SOUTH 89° 56' 18" EAST, 1.63 FEET (RECORD AND SURVEY) TO A POINT; THENCE

15) SOUTH 00° 03' 42" WEST, 20.10 FEET (RECORD AND SURVEY) TO A POINT; THENCE

16) SOUTH 89° 56' 18" EAST, 1.87 FEET (RECORD AND SURVEY) TO A POINT; THENCE

17) SOUTH 00° 03' 42" WEST, 6.20 FEET (RECORD AND SURVEY) TO A POINT; THENCE

18) SOUTH 84° 35' 30" EAST, 149.00 FEET (RECORD AND SURVEY) TO A POINT, CROSSING THE EAST LINE OF SAID 11TH STREET, N.W. CLOSED AND THE WEST LINE OF FORMER SQUARE 349 AS SHOWN IN ORIGINAL RECORD OF SQUARES BOOK 2 AT PAGE 340 RECORDED IN THE SAID RECORDS OF THE OFFICE OF THE SURVEYOR AT A DISTANCE OF 42.73 FEET (RECORD AND SURVEY) FROM THE BEGINNING OF THIS COURSE; THENCE BINDING ON AND RUNNING WITH THE WATER TABLE OF SAID IRS BUILDING

19) SOUTH 00° 10' 31" WEST, 208.35 FEET (RECORD AND SURVEY) TO A POINT, CROSSING THE SOUTH LINE OF SAID FORMER SQUARE 349 AND THE NORTH LINE OF G STREET, N.W. CLOSED PER SAID PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 99 AT PAGE 130 AT A DISTANCE OF 69.94 FEET (RECORD AND SURVEY) FROM THE END OF THIS COURSE; THENCE RUNNING PARALLEL TO AND APPROXIMATELY 0.5 FEET NORTH OF THE NORTH FACE OF SAID IRS BUILDING

20) NORTH 89° 49' 29" WEST, 165.24 FEET (RECORD AND SURVEY) TO A POINT INTERSECTING THE GRANITE WALL SURROUNDING THE AREAWAY FOR THE IRS BUILDING; THENCE RUNNING WITH THE OUTSIDE FACE OF THE GRANITE WALL THE FOLLOWING THREE (3) COURSES AND DISTANCES

21) NORTH 00° 10' 31" EAST, 0.00 FEET (RECORD AND SURVEY) TO A POINT; THENCE

22) NORTH 89° 49' 29" WEST, 76.57 FEET (RECORD AND SURVEY) TO A POINT, CROSSING THE WEST LINE OF SAID A&T LOT 808 IN SQUARE 324, THE WEST LINE OF SAID C STREET, N.W. CLOSED PER SAID SUBDIVISION BOOK 99 AT PAGE 130 AND THE EAST LINE OF C STREET, N.W. CLOSED AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 207 AT PAGE 130 AT A DISTANCE 20.22 FEET (RECORD AND SURVEY) FROM THE END OF THIS COURSE; THENCE BINDING ON AND RUNNING WITH COMMON LINES BETWEEN A&T LOT 802 IN SQUARE 323 AND A&T LOT 811 IN SQUARE 324 THE FOLLOWING THE FOLLOWING TEN (10) COURSES AND DISTANCES

23) SOUTH 00° 10' 31" WEST, 6.00 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING PARALLEL TO AND APPROXIMATELY 0.5 FEET NORTH OF THE NORTH FACE OF SAID IRS BUILDING

24) NORTH 89° 49' 29" WEST, 46.47 FEET (RECORD AND SURVEY) TO A POINT INTERSECTING A GRANITE WALL; THENCE RUNNING WITH THE OUTSIDE FACE OF THE GRANITE WALL THE FOLLOWING THREE (3) COURSES AND DISTANCES

25) NORTH 00° 10' 31" EAST, 10.07 FEET (RECORD AND SURVEY) TO A POINT; THENCE

26) NORTH 89° 49' 29" WEST, 1.18 FEET (RECORD AND SURVEY) TO A POINT; THENCE

27) SOUTH 00° 10' 31" WEST, 0.32 FEET (RECORD AND SURVEY) TO A POINT; THENCE BINDING ON AND RUNNING WITH THE EDGE OF THE BOTTOM GRANITE STEP THE FOLLOWING TWO (2) COURSES AND DISTANCES

28) NORTH 89° 49' 29" WEST, 20.64 FEET (RECORD AND SURVEY) TO A POINT; THENCE

29) 9.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 0.92 FEET, A DELTA ANGLE OF 60° 58' 13" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 41' 26" WEST, 9.05 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING WITH THE FACE OF THE BUILDING COLUMN THE FOLLOWING TWO (2) COURSES AND DISTANCES

30) NORTH 53° 37' 37" WEST, 1.73 FEET (RECORD AND SURVEY) TO A POINT; THENCE

31) SOUTH 36° 22' 23" WEST, 1.46 FEET (RECORD AND SURVEY) TO A POINT; THENCE RUNNING WITH AND BINDING ON THE EDGE OF A GRANITE BORDER THE FOLLOWING FIVE (5) COURSES AND DISTANCES

32) NORTH 53° 37' 37" WEST, 2.16 FEET (RECORD AND SURVEY) TO A POINT; THENCE

33) 87.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 183.60 FEET, A DELTA ANGLE OF 27° 21' 18" AND A CHORD BEARING AND DISTANCE OF SOUTH 50° 15' 14" WEST, 86.78 FEET (RECORD AND SURVEY) TO A POINT, CROSSING THE SOUTH LINE OF SAID A&T LOT 802 IN SQUARE 323, THE SOUTH LINE OF SAID C STREET, N.W. CLOSED PER SAID SUBDIVISION BOOK 207 AT PAGE 130, THE FORMER NORTHERLY LINE OF SQUARE 324 AS SHOWN IN ORIGINAL RECORD OF SQUARES BOOK 2 AT PAGE 324 AT A DISTANCE 23.77 FEET (RECORD AND SURVEY) ALONG SAID ARC FROM THE BEGINNING OF THIS COURSE; THENCE BINDING ON AND RUNNING WITH COMMON LINES BETWEEN A&T LOTS 809 AND 811 THE FOLLOWING THREE (3) COURSES AND DISTANCES

34) NORTH 42° 36' 13" WEST, 0.06 FEET (RECORD AND SURVEY) TO A POINT; THENCE

35) 6.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6.14 FEET, A DELTA ANGLE OF 71° 17' 26" AND A CHORD BEARING AND DISTANCE OF NORTH 78° 14' 55" WEST, 5.99 FEET (RECORD AND SURVEY) TO A POINT; THENCE

36) 16.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 204.33 FEET, A DELTA ANGLE OF 4° 43' 52" AND A CHORD BEARING AND DISTANCE OF SOUTH 88° 28' 18" WEST, 16.07 FEET (RECORD AND SURVEY) TO A POINT ON THE SAID EAST LINE OF 12TH STREET, N.W.; THENCE RUNNING WITH AND BINDING ON SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES

37) DUE NORTH, 41.01 FEET (RECORD AND SURVEY) TO A POINT ON THE NORTHWEST CORNER OF SAID A&T LOT 800, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID C STREET, N.W. CLOSED AND A&T LOT 802 IN SQUARE 323; THENCE RUNNING WITH AND BINDING ON THE WEST LINE OF SAID A&T LOT 802

38) DUE NORTH, 356.02 FEET (RECORD AND SURVEY) TO THE POINT OF BEGINNING.

CONTAINING AN AREA FOR PART A OF 133,240 SQUARE FEET OR 3.05888 ACRES OF LAND (RECORD AND SURVEY), MORE OR LESS.

NOTE: AS OF THE DATE OF CERTIFICATION, THE LAND HEREIN DESCRIBED (THE "LAND") IS DESIGNATED AMONG THE RECORDS OF THE ASSESSOR OF THE DISTRICT OF COLUMBIA, FOR ASSESSMENT AND TAXATION PURPOSES, AS A&T LOT 802 IN SQUARE 323 AND A&T LOTS 808 AND 809 IN SQUARE 324.

LEGAL DESCRIPTION

AIR RIGHT LOTS 7000, 7001 & 7002 - SQUARE 324

BEING 3 STRIPS OR PARCELS OF LAND HEREINAFTER DESCRIBED AS BEING SURROUNDED BY AND ADJACENT TO ASSESSMENT AND TAXATION (A&T) LOT 811 IN SQUARE 324 AS ASSIGNED BY THE DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE ON SEPTEMBER 6, 2013 AND BEING MORE PARTICULARLY DESCRIBED IN THE MERIDIAN OF THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE AS FOLLOWS:

AIR RIGHT LOT 7000

BEGINNING AT A POINT ON THE WATER TABLE OF THE WESTERLY FACE OF THE INTERNAL REVENUE SERVICE (IRS) BUILDING LOCATED AT 1100 CONSTITUTION AVENUE, N.W., SAID POINT LYING 231.67 FEET DUE SOUTH AND 412.16 FEET DUE EAST FROM THE NORTHWEST CORNER OF SQUARE 323, SAID CORNER ALSO BEING AT THE INTERSECTION OF THE EAST LINE OF 12TH STREET, N.W. (86 FT. WIDE) AND THE SOUTH LINE OF D STREET, N.W. (70 FT. WIDE); THENCE BINDING ON AND RUNNING WITH SAID A&T LOT 811 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 89° 49' 29" EAST, 7.16 FEET TO A POINT; THENCE

2) SOUTH 00° 10' 31" WEST, 12.60 FEET TO A POINT; THENCE

3) NORTH 89° 49' 29" WEST, 7.16 FEET TO A POINT ON SAID WATER TABLE OF THE IRS BUILDING; THENCE RUNNING WITH THE WATER TABLE ALONG THE FACE OF SAID IRS BUILDING

4) NORTH 00° 10' 31" EAST, 12.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 91 SQUARE FEET OR 0.00209 OF AN ACRE OF LAND.

AIR RIGHT LOT 7001

BEGINNING AT A POINT ON THE WATER TABLE OF THE WESTERLY FACE OF THE INTERNAL REVENUE SERVICE (IRS) BUILDING LOCATED AT 1100 CONSTITUTION AVENUE, N.W., SAID POINT LYING 231.88 FEET DUE SOUTH AND 412.12 FEET DUE EAST FROM THE NORTHWEST CORNER OF SQUARE 323, SAID CORNER ALSO BEING AT THE INTERSECTION OF THE EAST LINE OF 12TH STREET, N.W. (86 FT. WIDE) AND THE SOUTH LINE OF D STREET, N.W. (70 FT. WIDE); THENCE BINDING ON AND RUNNING WITH SAID A&T LOT 811 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 89° 49' 29" EAST, 7.16 FEET TO A POINT; THENCE

2) SOUTH 00° 10' 31" WEST, 12.65 FEET TO A POINT; THENCE

3) NORTH 89° 49' 29" WEST, 7.16 FEET TO A POINT ON SAID WATER TABLE OF THE IRS BUILDING; THENCE RUNNING WITH THE WATER TABLE ALONG THE FACE OF SAID IRS BUILDING

4) NORTH 00° 10' 31" EAST, 12.65 FEET TO THE POINT OF BEGINNING;

CONTAINING 90 SQUARE FEET OR 0.00207 OF AN ACRE OF LAND.

AIR RIGHT LOT 7002

BEGINNING AT A POINT ON THE WATER TABLE OF THE WESTERLY FACE OF THE INTERNAL REVENUE SERVICE (IRS) BUILDING LOCATED AT 1100 CONSTITUTION AVENUE, N.W., SAID POINT LYING 271.60 FEET DUE SOUTH AND 112.08 FEET DUE EAST FROM THE NORTHWEST CORNER OF SQUARE 323, SAID CORNER ALSO BEING AT THE INTERSECTION OF THE EAST LINE OF 12TH STREET, N.W. (86 FT. WIDE) AND THE SOUTH LINE OF D STREET, N.W. (70 FT. WIDE), THENCE BINDING ON AND RUNNING WITH SAID A&T LOT 611 THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1) SOUTH 89° 49' 29" EAST, 7.16 FEET TO A POINT; THENCE

2) SOUTH 00° 10' 31" WEST, 12.64 FEET TO A POINT; THENCE

3) NORTH 89° 49' 29" WEST, 7.16 FEET TO A POINT ON SAID WATER TABLE OF THE IRS BUILDING THENCE RUNNING WITH THE WATER TABLE ALONG THE FACE OF SAID IRS BUILDING

4) NORTH 00° 10' 31" EAST, 12.64 FEET TO THE POINT OF BEGINNING;

CONTAINING 90 SQUARE FEET OR 0.00207 OF AN ACRE OF LAND.

SAID LOTS 7000, 7001 AND 7002 HAVING A LOWER LIMIT OF ELEVATION OF 11.30 FEET AND AN UPPER LIMIT OF ELEVATION OF 36.21 FEET IN THE DATUM OF THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.

NOTE: AS OF THE DATE OF CERTIFICATION, THE LAND HEREIN DESCRIBED (THE "LAND") IS DESIGNATED AMONG THE RECORDS OF THE ASSESSOR OF THE DISTRICT OF COLUMBIA, FOR ASSESSMENT AND TAXATION PURPOSES, AS LOTS 7000, 7001 AND 7002 IN SQUARE 324.

DESCRIPTION OF
PARTS OF
PENNSYLVANIA AVENUE, N.W.
(160 FEET WIDE)
&
D STREET, N.W.
(70 FEET WIDE)

DISTRICT OF COLUMBIA
MAY 9, 2013

Being two (2) strips or parcels of land hereinafter described as lying in, through, over and across Pennsylvania Avenue, N.W. (160 feet wide) and D Street, N.W. (70 feet wide) in the District of Columbia; said land being under the jurisdiction of the National Park Service by virtue of Public Law 104-134, Section 310(d), and being depicted as National Park Service Map 160-02441 and on a drawing entitled "12th Street to 15th Street, Jurisdictional Maintenance Boundaries", sheet number 2 of 38, dated 02-26-1998, by the Pennsylvania Avenue Development Corporation and being more particularly described in the bearing meridian of the District of Columbia Surveyor's Office as follows:

PART 1

Beginning at a point on the southerly line of Pennsylvania Avenue, N.W. (160 feet wide); said point being South 70° 10' 17" East, 20.22 feet from the northwest corner of Square 328; said corner also being the northeast corner of Assessment and Taxation (A&T) Lot 800 in Square 325 as shown on A&V Tracing 325 on file in the Records of the Office of the Surveyor of the District of Columbia; thence running in, through, over and across Pennsylvania Avenue, N.W. the following five (5) courses and distances:

1) Due North, 30.02 feet to a point; thence

2) 3.71 feet along the arc of a curve to the left having a radius of 6.00 feet, a delta angle of 35° 26' 00" and a chord bearing and distance of North 17° 44' 03" West, 3.65 feet to a point along the southerly back of curb of Pennsylvania Avenue, N.W.; thence running with and bounding on said back of curb

3) South 70° 29' 27" East, 41.46 feet to a point; thence

4) 7.60 feet along the arc of a curve to the left having a radius of 8.00 feet, a delta angle of 74° 29' 07" and a chord bearing and distance South 37° 13' 20" West, 7.20 feet to a point; thence

5) Due South, 20.40 feet to a point on the southerly line of said Pennsylvania Avenue, N.W. and the northerly line of Lot 803 in Square 324 as shown on

A&T Plat 3532-3 on file in the and Records of the Office of the Surveyor; thence running with and binding on said line

8) North 70° 10' 12" West, 35.70 feet to the Point of Beginning;

Containing an area of 1,169 Square Feet or 0.02683 of an acre of land, more or less.

PART 2

Beginning at a point at the intersection of the easterly line of 12th Street, N.W. (86 feet wide) and the southerly line of G Street, N.W. (70 feet wide); said point being the northwest corner of Square 323; said corner also being the northwest corner of said A&T Lot 800 in Square 323; thence running to, through, over and across G Street, N.W. the following two (2) courses and distances

1) One North, 70.22 feet to a point; thence

2) South 70° 32' 34" East, 212.20 feet to a point at the northwest corner of Square 323; thence binding on and meeting with the north line of said Square 323

3) Due West, 200.17 feet to the Point of Beginning;

Containing an area of 7,075 square feet or 0.16239 of an acre of land, more or less.

Parts 1 and 2 containing a total area of 8,220 square feet or 0.18866 of an acre of land, more or less, are shown on the attached sketch and made a part of by this reference.

Daniel R. Schulman
Licensed Surveyor
District of Columbia No. LS 900000
For A. Morton Thomas and Associates, Inc.

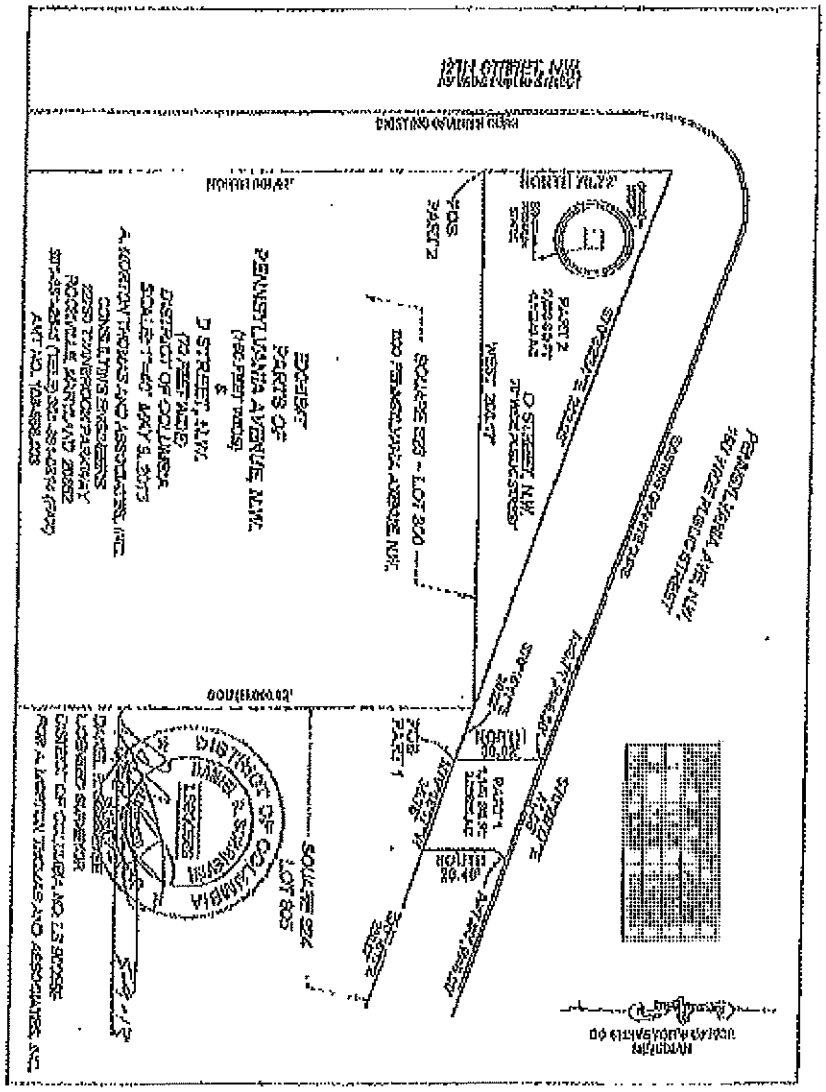
PENNSYLVANIA AVENUE, N.W.
D STREET, N.W.
DISTRICT OF COLUMBIA
SQUARE 253 - LOT 800
SQUARE 254
LOT 805
PART 1
PART 2
PART 3
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EXHIBIT E-1

TITLE EXCEPTIONS

1. For the entire Premises (except the Pennsylvania Avenue Parcels (as defined below)):

   1. Rights of Government Antennae Tenants under the Antennae Agreements.

   2. Taxes subsequent to the Commencement Date, which is a lien not yet due and payable.

   3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by A. Morton Thomas and Associates, Inc. on July 25, 2013, designated Drawing Number V 101 00: The following all affect Part A only.

      a. Gas lines in the Closed C Street
      b. Sewer lines and sanitary sewer manholes in Closed C Street and in Lot 806 in Square 324
      c. Storm drain lines and storm drain manholes in Closed 11th Street, and in Lot 806 in Square 324
      d. Electric lines and unidentified electric structures in Closed C Street and in Lot 806 in Square 324
      e. 18" and 12" RCPs, 10", 6" and 4" PVCs in Closed 11th Street, and 8" PVCs in Closed 11th Street and in Closed C Street
      f. Water lines, manholes and meters in Closed C street and in Closed 11th Street
      g. Communication manholes and telecommunications lines in Closed C Street and in Lot 806 in Square 324

   4. Utility lines and structures lying within the bed of C Street, closed per plat recording in Subdivision Book 207 at page 138 among the records of the Surveyor's Office at the District of Columbia, and rights of the owners thereto. (Affects Part A only).

   5. Covenants, conditions, terms and easements in that certain Declaration of Covenants dated May 9, 2013, by the United States of America, acting by and through the Administrator of General Services and authorized representatives, for the benefit of the District of Columbia, a municipal corporation, recorded May 29, 2013 as Instrument No. 2013061879.

   6. Tenant's performance of the obligations, covenants, restrictions, conditions, rent and lease term affecting the Tenant's right to use and occupancy of the Land, and Landlord's reserved rights in and to the reversionary estate in the Title to the Land all as expressly set forth in the Lease and subject to the terms thereof, and

      Access rights of the public and the GSA in the leased premises, and retained rights of the National Park Service in the Clock Tower, all as expressly set forth in the Lease and subject to the terms thereof.

For the avoidance of doubt, the following title exceptions that may be listed on Tenant's title insurance policy shall not be considered Title Exceptions and Landlord shall not be in default under this Lease and shall have no obligations hereunder for failing to remove any of the following from Tenant's title policy as of Exclusive Possession:

A. Loss or damage which may be sustained by reason of the failure of a Memorandum of Lease to be property recorded among the Land Records of the District of Columbia, including but not limited to liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Commencement Date but prior to the date the Lease or Memorandum thereof conveying a leasehold estate to Tenant is recorded in the Land Records of the District of Columbia; unless caused by Landlord, in which case this exception would fall under Exhibit E-2.

II. For the parcels described on Exhibit P (the "Pennsylvania Avenue Parcels"):

1. Taxes subsequent to March 3, 2014, which is a lien not yet due and payable.

2. Tenant's performance of the obligations, covenants, restrictions, conditions, rent and lease term affecting the Tenant's right to use and occupancy of the Land, and Landlord's reserved rights in and to the reversionary estate in the Title to the Land all as expressly set forth in the Lease, and subject to the terms thereof, and

   Access rights of the public and the GSA in the leased premises, all as expressly set forth in the Lease and subject to the terms thereof.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by A. Morton Thomas and Associates, Inc. on December 23, 2013 designated Drawing Number V 101 00:

   a. Vaults (as to Part 2)
   b. Unknown manhole and unknown valve (as to Part 2)
   c. Electric manholes (as to Part 2) and electric lines (as to Part 1)
   d. 8" water lines (as to Part 2)
   e. Siamese connection (as to Part 2)
   f. Storm drain manhole and inlet (as to Part 1)
   g. 8" sanitary lines (as to Part 2)
   h. Traffic signal pole (as to Part 1)
   i. Clean outs (as to Part 1)
   j. Light pole with arm (as to Part 1) and lamp posts (as to Parts 1 and 2)
   k. Fire hydrants (as to Part 2)

4. Rights of the public to access the sidewalk located on the Land.

5. Provisions set forth in paragraphs 1, 2 and 3, and the final paragraph, in each case, on page 3, of the Statement of Jurisdiction and Declaration of Covenants Regarding Exercise of Jurisdiction

Over Two Parcels of Land Generally Bordered by Pennsylvania Avenue and Adjacent to the Old Post Office, Washington, DC.