

AUTHORIZATION LETTER


To Whom It May Concern,

Edison Kensington LLC, SFLP Kensington LLC and FFLP Kensington LLC (collectively, the "Owner"), the owner of the property located at 3827- 3833 Plyers Mill Road, Kensington, Montgomery County, Maryland (Tax Account No. 13- 01022068 &) (the "Property"), hereby authorize 10509 Summit Venture, LLC (the "LLC") to submit a site plan application incorporating the transfer of approximately 24,485 square feet of residential Floor Area Ratio ("FAR") associated with the Property for the purpose of redeveloping 10509 Summit Ave. with a mixed use project of retail, office and multi-family units. Any application, plan or document submitted to a governmental agency for review and subsequent governmental certification of approval and FAR transfer must first be submitted to the Owner for review and approval in accordance with the Purchase and Sale Agreement dated July 2, 2020 (the "Agreement"), between Owner and 3827 Plyers Mill Venture, LLC (the "Buyer").


No transfer of FAR, and no other permit, approval or governmental authorization sought or applied for by Buyer or the LLC before closing occurs under the Agreement that are related to the Property shall be binding on the Owner or the Property if such closing does not occur for any reason whatsoever. Furthermore, if closing under the Agreement does not occur for any reason whatsoever, the Owner shall have the unilateral right to withdraw the authorization set forth in this letter by written notice to you and any other appropriate governmental authorities in which case the Property shall not lose any residential or other density.

Sincerely,

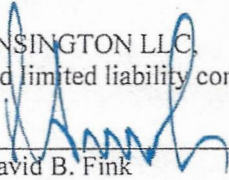
EDISON KENSINGTON LLC,
a Maryland limited liability company

By: 
Name: Marc F. Solomon
Title: Manager

SFLP KENSINGTON LLC,
a Maryland limited liability company

By: 
Name: Marc F. Solomon
Title: Manager

FFLP KENSINGTON LLC,
a Maryland limited liability company

By: 
Name: David B. Fink
Title: Manager

To Whom It May Concern,

10414 Detrick Venture, LLC, (the "Owner"), as the owner of the property located at 10414 Detrick Avenue, Kensington, Montgomery County, Maryland (Tax Account No. 13-01023930) (the "Property"), hereby authorizes 10509 Summit Venture, LLC to submit a Site Plan application and any related and necessary land use application for transferring approximately 16,782 square feet of residential Floor Area Ratio for the purpose of redeveloping the 10509 Summit Avenue Property with a mixed use project of retail, office and multi-family units.

Sincerely,

10414 Detrick Venture, LLC

By: _____

A handwritten signature in red ink, consisting of several overlapping loops and a long horizontal stroke, positioned above a solid black horizontal line.

Name: Thomas A. Brault

Title: Managing Member