

STATEMENT OF LEASE

May 6, 2022

Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue
New York, New York 10022

CGI 1100 OPO Management, LP
c/o CGI Merchant Group
801 Brickell Avenue, Suite 2500
Miami, Florida 33131

Re: Ground Lease dated August 5, 2013 between Trump Old Post Office LLC (“**Tenant**”) and United States of America, acting by and through the Administrator of General Services (“**Landlord**”), as amended by that certain First Amendment to Ground Lease dated March 3, 2014, as further amended by that certain Second Amendment to Ground Lease dated May 30, 2014, as further amended by that certain Third Amendment to Ground Lease dated August 5, 2014, as further amended by that certain Fourth Amendment to Ground Lease dated November 6, 2014, as further amended by that certain Fifth Amendment to Ground Lease dated June 15, 2016, as further amended by that certain Sixth Amendment to Ground Lease dated October 26, 2017, and as further amended by that certain Seventh Amendment to Ground Lease dated March 2, 2020 (collectively, the “**Lease**”)

Ladies and Gentlemen:

The undersigned, an authorized signatory of Landlord, hereby confirms and represents, to the best of his/her knowledge and belief, the following as of the above date:

1. The Lease is in full force and effect and has not been modified, supplemented, canceled, or amended, except as stated herein.
2. The term of the Lease commenced on August 5, 2013, and will expire on October 26, 2076.
3. Neither Landlord nor Tenant is in default in the performance of any of the obligations, terms, covenants, or conditions of the Lease.
4. The current Monthly Base Rent paid, in advance, by Tenant under the Lease is \$278,407.48.
5. No advance payments by Tenant under the Lease have been, or will be, paid. Tenant has no current rights to any free rent, rent abatement, rent credit or other concessions, except as stated herein.

6. The statements in this letter are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance. An inspection of the Premises has not been conducted for the purposes of this letter, nor has any applicable agency of the General Services Administration's been contacted concerning Landlord's performance under the lease. Tenant and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and by inquiry to appropriate Governmental Authorities. This document shall not be construed as a waiver of any rights, benefits, or interests, which Landlord has under the above referenced lease.

The undersigned is authorized to execute this statement of lease on behalf of Landlord.

Sincerely,

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

By: _____

Name: Kevin M. Terry

Title: Senior Contracting Officer

