

October 9, 2017

Ms. Rachel Hardwick
President of the Board
Takoma Park Silver Spring Co-op
via email

Dear Rachel:

Thank you for you for reaching out to me to inform me of your management changes this summer, and for taking the time to meet with me on September 15th. I know that we covered many areas in our discussions, so I thought it would be useful to set down in writing NDC's position on the Takoma Junction project and your potential expansion.

- TPSS is a popular, long-time member of the Takoma Park community, and a thriving, well capitalized and profitable business. We would be thrilled to have you as a tenant.
- At the request of TPSS, and after a number of face to face meetings with your team to discuss your requirements, NDC delivered a signed Letter of Intent earlier this year, specifying a lengthy list of terms and conditions for leasing space in the project. TPSS has never responded to this LOI. If TPSS is interested in leasing space in the project we request that you provide a written response, either as a "redline" against the LOI or in another commercially reasonable form.
- NDC has made a commitment to move forward expeditiously on the development schedule we have agreed to with the City, which calls for groundbreaking in 3Q 2019.
- NDC has had informal discussions with prospective tenants for the project over the past year, and we will intensify our leasing efforts now that we have completed our work on the Preliminary Site Plan.
- Until such time as leases are entered into with other tenant(s), NDC remains interested in leasing space to any tenant like TPSS that fits the exciting vision we have for Takoma Junction. However, NDC will not "hold open" space in the project or delay the project schedule in an effort to reach an agreement with TPSS.
- If we are unable to reach an agreement, we, of course, will adhere to the letter and spirit of our agreement with the City to provide "reasonable accommodation to the Co-op's operation of its business in the Co-op Existing Premises." Towards this end, we will soon provide you with a detailed list of questions to better understand your requirements for parking, loading access and schedules, and other matters.

We look forward to continued discussions with TPSS. Please let me know if you have any questions re any of the above.

Sincerely,



Adrian G. Washington
CEO & Founder