

PARKING SPACE LEASE AGREEMENT

Masijid Muhammad, a legally appointed officer acting on behalf of 2323 Martin Luther King Avenue Corporation ("Lessor"), does hereby agree to lease to Dr. Jason H. Yoon ("Lessee") parking spaces located at 2323 Martin Luther King Jr. Avenue, S.E., Washington, District of Columbia 20020, also known for tax and assessment purposes as Square 5790 Lot 0039 ("Premises"). Five parking spaces ("Spaces") on the Premises are to be used and managed exclusively by Lessee in conjunction with Lessee's property and tenants at 2345 Martin Luther King Jr. Avenue, S.E., Washington, District of Columbia 20020, also known for tax and assessment purposes as Square 5790 Lot 0040 ("Lessee Property"). The Space shall be located along the easterly wall of Lessee Property and shall be managed in accordance with the following terms and conditions of this Parking Space Lease Agreement ("Agreement"):

Terms and Condition

1. Lease Term. Lessor hereby leases to Lessee five (5) parking spaces at the Premises described above, for three annual terms beginning January 1, 2015 and ending December 31, 2017.

2. Payments by Lessee .Lessee agrees to pay Four Thousand Five Hundred Dollars and no cents (\$4,500.00) annually, or \$75 per each space per month for the year 2015. Lessee also agrees to pay \$82.50 per each space per month for the year 2016 and \$100 per each space per month for the 3rd. year, to be paid in two equal annual installments. The installments of each year of the Lease Term and this Agreement shall be paid before the 1st calendar day of January each year and the 1st calendar day of July each year. Lessee is to pay said installments to Lessor in person or by mail at 2323 Martin Luther King, Jr. Avenue, S.E., Washington, District of Columbia 20020.

3. Damages and Items Left in Vehicle. Lessor shall not be responsible for damage to vehicles or the loss of possessions or items left in Lessee's vehicle or other vehicles in the Spaces. Lessee shall cause signage to be placed along the easterly wall of Lessee's Property that states "NOTICE: We Are Not Responsible for Theft or Damage to Vehicles or Contents Left Parked in These Spaces."

4. Parking Lot Attendants. Lessor shall not provide parking lot attendants. In the event that Lessor provides such attendants, any use of such attendant by Lessee to park or drive Lessee's vehicle shall be at Lessee's request, direction and sole risk of any resulting loss and Lessee shall indemnify Lessor for any loss resulting from such use.

5. Receipts by Lessor. Lessor agrees to provide a receipt to Lessee for each payment received. Such receipt shall show the amount paid and number of the leased parking space.

6. Termination. Either party to this Agreement may terminate this Agreement by providing thirty (30) days written notice to the other party. Any such notice shall be directed to a party at the party's

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EXHIBIT NO.12

address as listed above in this Agreement. In the event of a termination prior to the completion of a period for which an installment has previously been paid in accordance with this Agreement, Lessor agrees to refund on a prorate basis the balance of funds back to Lessee. In the event of termination due to due diligence studies and redevelopment of the Premises, Lessor shall work with Lessee to locate and secure an equal number of spaces on a property within the legally required location and distance from Lessee Property.

7. Damages to Premises. Lessee is responsible solely for any and all damages beyond normal wear and term to the Spaces provided this this Agreement. Lessor is responsible for any damages to the balance of the land and improvements on the Premises. Lessee and Lessor anticipate that there will be no equipment provided or needed under this Agreement

EXECUTED AND AGREED by the parties hereto, this the 10th day of December, 2014

2323 Martin Luther King Avenue Corporation ("Lessor")

Masjid Muhammad

Ahmad S. Saleem
[Signature]

Jason H Yoon, MD ("Lessee")

Jason H Yoon

2323 Martin Luther King Jr. Ave., SE

Washington, DC 20020 (Lessor's Address)

2345 Martin Luther King Jr. Ave., SE

Washington, DC 20020 (Lessee's Address)