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April 10, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 APR 11 PM 3:52

HAND-DELIVERED

Jerrily R. Kress, FAIA, Director,
D.C. Office of Zoning
441 Fourth Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: BZA Application No. 16836 - The Washington Home

Dear Ms. Kress:

In response to your letter dated April 8, 2002, we enclose copies of the relevant pages of the Ground Lease, dated June 6, 1974, by and between The Washington Home for Incurables and The United States of America, acting by and through the Postal Service (the "Lease"). The initial term of the lease was 20 years from the acceptance of the completed postal facility, which occurred on September 30, 1978, with seven (7) five-year renewal options at the election of the Postal Service. The Lease, if renewed to its full extent by the Postal Service, terminates in 2033.

I trust the enclosure responds fully to the Board's inquiry.

Very truly yours,

George R. Keys, Jr.

Enclosures

cc: Lynn C. O'Connor (w/o encl.)
Richard Nero (w/o encl.)

BZA
Case No. 16836
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.41

RECEIVED SEP 3 0 1974

GROUND LEASE

1. THIS LEASE is made and entered into on this 6th day of June, A.D. 1974, by and between

THE WASHINGTON HOME FOR INCURABLES
A District of Columbia Corporation

hereinafter, whether one or more, called "owner", and owner's heirs, personal representatives, successors, and assigns, and THE UNITED STATES OF AMERICA, acting by and through the Postal Service, hereinafter called the "Government".

2. WITNESSETH: That the owner, for and in the consideration of the rent hereinafter stipulated to be paid by the Government to the owner and the covenants and agreements hereinafter contained to be performed by the tenant, demises, leases and rents to the Government those certain premises in the District of Columbia, and more specifically described as follows, viz:

SEE ATTACHMENT "A" and "B"

3. TO HAVE AND TO HOLD said premises, together with the tenements, hereditaments, appurtenance, and easements thereunto belonging, for the primary term of twenty (20) years, commencing with the first day of the basic term of the lease hereinafter mentioned in Paragraph 9.

4. The Government covenants and agrees to pay owner as rent for the demised premises during the above mentioned primary term the sum of One hundred eighty three thousand six hundred and 00/100 dollars ($183,600*) per annum payable in equal installments at the end of each calendar month. Rent for parts of a month shall be prorated. *SEE PARAGRAPH 21.

5. The Government shall have the privilege of renewing this lease for the following terms and rentals with the first of such renewal terms commencing on the day following the expiration of the primary term and with all other terms and conditions of the basic lease to remain the same during said renewal terms, viz:

6-1-94	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.
"	Five (5)	years at $	SEE PARAGRAPH 21	per annum.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEAL

(Company, Corporate or Partnership Name)
The Washington Home for Incurables, Inc.

THE WASHINGTON HOME FOR INCURABLES

(A District of Columbia Corporation)

By Thos F. Hume

Its President
(Title)

WITNESSES:

Captain, USN (Ret)
Executive Director

By Julest-P Balch

Its Secretary
(Title)

UNITED STATES POSTAL SERVICE

WITNESSES:

M. F. Clare

By

Title General Manager, Area Real Estate and Buildings
(Contracting Officer)