DISTRICT OF COLUMBIA January 30, 1998

DEED OF LEASE AGREEMENT FOR IMPROVED REAL PROPERTY

THIS DEED OF LEASE AGREEMENT FOR IMPROVED REAL PROPERTY (the "Lease") is made and entered into as of this date by and between **THE DISTRICT OF COLUMBIA PUBLIC SCHOOLS** ("Landlord"), and **ROCK CREEK INTERNATIONAL SCHOOL**, a District of Columbia non-profit corporation ("Tenant") whose address is 2200 California Street, N.W, Washington, D.C. 20008 Attention: Head of School.

WITNESSETH:

NOW, THEREFORE, in consideration of Ten and No/One Hundredths Dollars (US$10.00) in hand paid and the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant, intending to be legally bound, hereby agree as follows:

1. PREMISES

Landlord hereby leases unto Tenant and Tenant hereby leases from Landlord the northeast portion containing approximately Fifty Thousand One Hundred Sixty (50,160) square feet of that certain parcel of land designated on the Records of the Assessor for the District of Columbia as Lot 977, in Square 1363 known as The Hardy School at 4470 Q Street, N.W., Washington, D.C. 20007 (the "Land"), together with all improvements thereon (the "Building") (collectively, the "Premises"). The Premises shall include all walkways, parking lots, driveways, and those portions of Land contiguous to the Building, and all of Landlord's right, title, and interest in and to certain property rights, tangible or otherwise, arising out of or connected with Landlord's ownership of such Land. Tenant shall not use or allow to be used the Premises or any part thereof for any illegal purpose or for any activity which will constitute a nuisance to adjacent properties or the adjacent neighborhood.

#43
Board of Zoning Adjustment
District of Columbia
CASE NO.16855
EXHIBIT NO.43