LICENSE AGREEMENT

Agreement made and effective as of July 1, 2004, by and between Shenandoah Corporation, of 1489 Chain Bridge Road, Suite 202, McLean, Virginia, ("Licensor") and Euphemia L. Haynes Public Charter School, Inc., of 3029 14th Street, N.W., Washington, D.C., ("Licensee").

In consideration of the mutual promises contained in this Agreement, the parties hereto do hereby agree as follows:

SECTION ONE

GRANT OF LICENSE; DESCRIPTION OF PREMISES

Licensor grants to Licensee an exclusive license to occupy and use, subject to all of the terms and conditions of this Agreement and in its "AS IS" condition, certain undeveloped real property located in the District of Columbia at Square 2849, Lot 98, and commonly known as 1366 Irving Street, N.W. ("the Property").

SECTION TWO

LIMITATION TO DESCRIBED PURPOSES

The Property currently has no building(s) on it and is covered primarily by crushed stone. The Property may be occupied and used by Licensee for any lawful noncommercial purpose, including, but not limited to, vehicle parking, playground and other school-related activities and for incidental purposes related to such lawful noncommercial purposes during the period beginning July 1, 2004, and continuing until this Agreement is terminated as provided herein. Licensee may not erect any permanent building(s) or other permanent fixtures or structures on the Property without the prior written approval of Licensor, except for and in accordance with

BZA
Case No. 17376
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17376
EXHIBIT NO. 10

applicable law the following: remove the crushed stone ground cover, erect fencing and install playground equipment, install pavement or concrete cover over all or a portion of the Property, and grow grass, shrubs or other plants. Upon the termination of this Agreement, Licensee shall, at Licensee's expense, remove from the Property any such buildings, fixtures, equipment, pavement and cover, and Licensee shall re-cover the Property with crushed stone, unless otherwise agreed in writing by the parties.

SECTION THREE

MAINTENANCE AND INSURANCE

Licensee agrees to keep the Property reasonably clean and maintain the Property in good condition at all times. Licensee shall thoroughly inspect the Property before allowing any children access to the Property. Licensee shall include the Licensor as an additional insured on Licensee's liability and umbrella insurance coverage. Licensee shall not use and occupy the Property until it furnishes to Licensor certificates of insurance confirming such insurance is effective and that Licensor is named as an additional insured thereunder. Such insurance shall provide general liability and excess liability coverage in amounts no less than shown on the certificate of liability insurance dated June 21, 2004, underwritten by The Hartford insurance company. Such insurance shall contain a provision that it shall not be canceled without thirty (30) days prior written notice to Licensor.

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:				By:
H.P.A. No:	S.L. No:	Ward No:	Receipt No:	Date:	Receipt No:

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
Tel 202-442-4589 Fax 202-442-4862

BLRA-33 (Rev. 2/04)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By_____ Date_____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

ALL APPLICATIONS MUST BE COMPLETED IN FULL

1 Address of Proposed Work:	Suite No.	2. Lot	3. Square	4. Application Date
1366 Irving Street NW	N/A	98	2849	4/1/05

5 Owner of Building or Property	6 Address (*include Zip Code*)	7 Phone
Shenandoah Corp.	1489 Chain Bridge Rd Ste 202, McLean, VA	703 821-7860

8 Agent for Owner: (*if applicable*)	9. Address (*include Zip Code*)	10. Phone
Omar Gobourne	3029 14th Street NW	202 667 4446

11. Type of Proposed Work (check all applicable boxes)

- ☐ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☒ Retaining Wall
- ☒ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Projection
- ☒ Other (*Specify*) Playground

12. Description of Proposed Work

Play area for public charter school children; Rubber Safety Tile surfacing; 2 small gardens enclosed by 7' high semi-private fence; Low retaining wall at back

13 Existing Use(s) of Building or Property	14 Ex. No of Stories of Bldg	15 Ex No of Dwelling Units	Official Use Only: Miscellaneous FEE
Vacant Lot - Private Property	N/A	N/A	$

16 Proposed Use(s) of Building or Property	17 Prop No of Stories of Bldg	18 Prop. No of Dwelling Units	By:	Date:
Play area for charter school	N/A	N/A		

19 Starting Date	20 Completion Date of work	21 Method of Removing Construction Debris	22 Does the proposed work involve disturbing the earth or razing a building?
5/3/05	5/18/05	[ ] Pick-up Truck ☒ Dumpster [ ] Other (*specify*)	☒ Yes, answer q. 23 [ ] No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft?	24. Soil Erosion Control Methods	25. Area of Offsite Drainage	26. No of Footings or Columns	27 Size of Footings or Columns
☒ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	Silt Fence	N/A sq. ft	N/A	N/A

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing a building.** (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)
Complete Section H if the proposed work is a **sign.** (Page 3)

OFFICIAL USE ONLY

	R	P	H	A	
M					
P					
E					W ☐ Yes ☐ No
F					PLANS
S					☐ No ☐ Sm ☐ Lg

Exhibit F: **License Agreement**