

PARKING AGREEMENT

THIS PARKING AGREEMENT is made this 1 day of August, 2011, by and between **Capitol Court Associates** ("Licensor") and **Creative Hands Therapies, LLC** ("Licensee").

1. Licensor hereby grants to Licensee a license to use and occupy, subject to the terms and conditions hereof, one parking space numbered 1, owned by Licensor and located at the parking lot to the north of the seven townhouses known as Capitol Court, N.E., Washington, D.C. ("the premises").

2. The premises may be occupied and used by Licensee solely for the purpose of parking one automobile per space (at any one time) during the period beginning July 1, 2011, and continuing until this Agreement is terminated as hereinafter provided.

3. Licensee shall pay Licensor for this license at the rate of One hundred and twenty-five and no/100 Dollars (\$125.00) per space per month, payable in advance on the first day of each calendar month. If the license fee due under this Agreement, as specified in this paragraph, shall begin or expire on a day other than the first day of a calendar month, a proportionate license fee shall be paid at the rate specified in this paragraph of this Agreement for any partial month at the beginning or end of the term. The proportionate fee for N/A shall be N/A and N/A/100 Dollars (\$ N/A). **Payments shall be made by check payable to Potomac Development Corporation**, as agent for Licensor, 900 Second St., N.E., Suite 114, Washington, D.C. 20002. Any payment received by Licensor after the tenth day of the month shall be subject to a "late charge" of \$5.00 per space due at the time such payment is made.

Either party may terminate this Agreement at the end of any calendar month, without regard to payment periods, by giving at least thirty (30) days' prior written notice to the other specifying the date of termination.

Notwithstanding anything to the contrary contained herein, if Licensee fails to make any monthly payment before the last day of the calendar month for which such payment is due, this Agreement shall terminate, solely at the option of Licensor, and without notice to Licensee, upon the last day of that calendar month.

4. On any termination of this Agreement, Licensee shall promptly remove Licensee's automobile(s) from the premises. If Licensee does not remove said automobile(s) from the premises within three (3) days following the termination date, Licensor may have the automobile(s) towed and stored at Licensee's expense, and Licensee agrees that the person towing and storing the automobile(s) shall have a lien on the automobile(s) until Licensee pays the charges for towing and storage. Licensee shall pay such charges before the automobile(s) is/are returned to Licensee's possession. Any termination of this Agreement shall not prejudice the rights of Licensor under this paragraph.

5. Licensor shall not be responsible for the condition of the premises, or the lot in which the premises are located, and Licensee accepts the premises for use in "as-is" condition. Licensor does not agree to provide any custodial care of the premises or any supervision of the premises or the lot in which the premises are located. **LICENSOR DOES NOT ASSUME ANY RESPONSIBILITY IN THE EVENT LICENSEE'S ACCESS TO, OR USE OF, THE PREMISES IS BLOCKED OR DISTURBED IN ANY WAY, INCLUDING, BUT NOT LIMITED TO, ILLEGALLY PARKED CARS.** Licensee will not deposit any trash or debris upon the premises, nor do anything to damage the walls, signs, doors, or other fixtures on the lot.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18267

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18267
EXHIBIT NO. 34

6. Licenser shall not be responsible for any damage or theft of Licensee's automobile(s) or their contents, or for injuries suffered by Licensee or any other person on the premises or on the lot in which the premises are located. Licensee shall indemnify and hold harmless Licenser for any and all costs, expenses and liability for personal injuries, property damage or loss of life or property which Licensee or any other person may suffer on the premises due to or in any way connected with Licensee's use of the premises covered by this License or any means of ingress thereto or egress therefrom. Licensee shall use the premises at his or her own risk.

7. It is agreed between Licenser and Licensee that this License is personal to Licensee and shall not inure to the successors and assigns of Licensee.

8. Licensee agrees that he or she does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in the premises, by virtue of this License or Licensee's occupancy or use hereunder.

LICENSOR

Capitol Court N.E. Associates

By: W. J. Clayton
PRESIDENT

LICENSEE

Creative Hands Therapies, LLC

By: S. Arlitt