CONTRIBUTION AGREEMENT

This Contribution Agreement (the "Agreement") is made by and between BELMONT PARTNERSHIP, LLP (the "Developer"), a District of Columbia Limited Liability Partnership, whose mailing address is 6401 Golden Triangle Drive, Suite 200, Greenbelt, MD 20770 and The GARNET-PATERSON MIDDLE SCHOOL, a District of Columbia educational institution, whose mailing address is 2001 10th Street, N.W., Washington, DC 20001 the "School") on this 6 day of June, 2003.

RECITALS

WHEREAS, Developer is developing a condominium building, Zoning Commission Case No. 03-04, (the "Development") in the District of Columbia in accordance with the Planned Unit Development ("PUD") provisions of the District of Columbia Municipal Regulations; and

WHEREAS, the PUD regulations compel developers to provide public amenities in connection with a PUD that will benefit members of the local community outside who would not otherwise benefit from a development; and

WHEREAS, Developer wishes to recognize that the School is important to the local community, but over the past several years, the School has lost significant funding and has consequently seen many of its facilities fall into disrepair; and

WHEREAS, Developer wishes to gift, in accordance with the PUD regulations, certain amenities to the School so that the School can maintain and further its stature in the community as a high quality learning institution.

NOW, THEREFORE, the Developer will gift the following amenities to the School:

(1) $5,000 for the Afterschool For All Child Care Program. These funds will be used toward daily snacks and field trip activities for the students (including swimming, museums, bowling, billiards, and table tennis);

(2) $10,000 for auditorium stage curtains;

(3) $5,000 for cafeteria tables;

(4) $500 for new ceiling lights (work provided by subcontractor);

(5) $1,000 for a washer & dryer;

(6) $500 towards the Fund to Purchase School Uniforms for Those Without;

(7) $1,000 to paint the cafeteria (work provided by subcontractor);

(8) $3,000 to repair the fence and wall (work provided by subcontractor);

(9) $1,000 towards air conditioning in the Main Office (work provided by sub); and

(10) $3,900 in value of donated computer equipment (3 desktop computers and 3 laptop computers).

The total value of the foregoing amenities is Thirty Thousand Nine Hundred Dollars ($30,900.00).

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 30

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.30

The undersigned have signed, sealed and acknowledged this Agreement on this 6 day of June, 2003.

BELMONT PARTNERSHIP, LLP

By: _____
Charles L. Covell

GARNET-PATERSON MIDDLE SCHOOL

By: _____
Dr. Veda Usilton, Principal