Upon recording return to:
Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 26th Floor
New York, New York 10022
Attn: Jason D. Greenblatt, Esq.

MEMORANDUM OF LEASE

NAME AND ADDRESS OF LANDLORD:	THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES Portfolio Management - Suite 7600 7th & D Streets, S.W. Room 7660 Washington, D.C. 20407
NAME AND ADDRESS OF TENANT:	TRUMP OLD POST OFFICE LLC c/o The Trump Organization 725 Fifth Avenue New York, New York 10022 Attn: David Orowitz

DESCRIPTION OF LEASED PREMISES:

That parcel of land owned by Landlord and the improvements thereon located in the District of Columbia, at 1100 Pennsylvania Avenue, N.W., as more particularly described on Schedule 1 annexed hereto and made a part hereof (the "Leased Premises").

DESCRIPTION OF LEASE:

The lease dated as of AUG -5, 2013 and executed as of AUG -5, 2013 by and between Trump Old Post Office LLC, as Tenant, and the United States of America, acting by and through the Administrator of General Services, as Landlord (the "Lease").

TERM OF LEASE:

The term commenced on AUG -5 2013 and shall expire at 12:01 a.m. on the sixtieth (60th) anniversary date of the Opening Date (as defined in the Lease) unless sooner terminated or extended as provided in the Lease.

RENEWAL TERMS:

The Lease contains two (2) twenty (20) year renewal options, which may be exercised by Tenant provided that the conditions precedent specified in the Lease are satisfied. The renewal options and conditions precedent are more particularly described in Article 33 of the Lease.

RIGHT OF FIRST OFFER:

The Lease contains a right of first offer to purchase the Leased Premises or interests therein, as more particularly described in Article 16 of the Lease.

CONFLICT WITH LEASE:

In the event of any conflict between the provisions of this Memorandum of Lease and the Lease, the provisions of the Lease shall prevail and govern.

CAPITALIZED TERMS:

All capitalized and undefined terms herein shall have the meanings ascribed to such terms in the Lease.

COUNTERPARTS:

This Memorandum of Lease may be executed in two or more counterpart copies, all of which counterparts shall have the same force and effect as if all parties hereto had executed a single copy of this Memorandum of Lease.

SUMMARY OF LEASE ONLY:

This Memorandum of Lease solely represents a brief summary of some of the provisions of the Lease and does not purport to contain or reference all of the terms thereof.

[SIGNATURE BLOCK IMMEDIATELY FOLLOWS ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum of Lease as of the 13th day of August, 2013.

LANDLORD:

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES

By: (b) (6)
Name:
Title: Kevin M. Terry
Contracting Officer
U.S. General Services Administration

TENANT:

TRUMP OLD POST OFFICE LLC

By: _____
Name:
Title:

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum of Lease as of the 1st day of August, 2013.

LANDLORD:

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES

By: _____
Name:
Title:

TENANT:

TRUMP OLD POST OFFICE LLC

(b) (6)

By: _____
Name: Donald J. Trump
Title: President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the _____ day of _____ in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DISTRICT OF COLUMBIA)
ss.:

On the 13 day of AUGUST in the year 2013 before me, the undersigned, a Notary Public in and for said District of Columbia, personally appeared KEVIN M. TERRY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(b) (6) [redacted]
Notary Public

KATHLEEN E. RYAN
Notary Public, District of Columbia
My Comm. Expires March 14, 2014

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 1st day of August in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald J. Trump, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(b) (6) [redacted]

Notary Public

ALEXANDRA GELLMAN
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY, LIC. #01GE6212231
COMM. EXP. 10-13-13

DISTRICT OF COLUMBIA)
ss.:

On the _____ day of _____ in the year 2013 before me, the undersigned, a Notary Public in and for said District of Columbia, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

SCHEDULE 1

LEASED PREMISES

[SEE ATTACHED]

LEGAL DESCRIPTION – PART A
A&T LOT 800 - SQUARE 323
PART OF A&T LOT 806 - SQUARE 324
PART OF C STREET, N.W. CLOSED

Being all of Assessment and Taxation (A&T) Lot 800 in Square 323 as shown on A & T Tracing 323, and part of C Street, N.W. closed as shown on a Plat of Subdivision recorded July 2, 2013 and revised July 19, 2013 in Subdivision Book 207 at Page 138, both on file in the Office of the Surveyor of the District of Columbia and part of A&T Lot 806 in Square 324 as assigned by the District of Columbia Office of Tax and Revenue on June 12, 2013; all being more particularly described as follows in the meridian of the District of Columbia Surveyor's Office:

Beginning at a point at the northwest corner of Square 323 as shown in Original Record of Squares Book 2 at Page 323 recorded in the said Records of the Office of the Surveyor, said point also being at the intersection of the easterly line of 12th Street, N.W. (85 feet wide) and the southerly line of D Street, N.W. (70 feet wide), said point also being the northwest corner of said A&T Lot 800; thence binding on and running with said southerly line of D Street, N.W., the northerly line of Square 323 and the northerly line of A&T Lot 800

1) Due East, 200.17 feet (record and survey) to a point at the northeast corner of Square 323, said point also being the northwest corner of said A&T Lot 806 in Square 324; thence leaving Square 323 and binding on and running with the southerly line of Pennsylvania Avenue, N.W. (160 feet wide), the northerly line of 11th Street, N.W. closed as shown on a Plat of Subdivision recorded in Subdivision Book 99 at Page 130 among the said Records of the Office of the Surveyor and the northerly line of said A&T Lot 806

2) South 70° 16' 17" East, 103.56 feet (record and survey) to a point; thence running at a right angle to Pennsylvania Avenue, N.W. and being collinear with the northwesterly line of a granite wall enclosing an areaway of the adjacent Internal Revenue Service (IRS) building located at 1100 Constitution Avenue, N.W. and also running in, through, over and across said 11th Street, N.W. closed the following fifteen (15) courses and distances

3) South 19° 43' 43" West, 14.82 feet (record and survey) to a point; thence running parallel to and approximately 0.17 feet off of the water table of said IRS building the following six (6) courses and distances

4) North 70° 58' 55" West, 3.66 feet (record and survey) to a point; thence

5) South 19° 01' 05" West, 10.11 feet (record and survey) to a point; thence

6) North 89° 56' 18" West, 18.61 feet (record and survey) to a point; thence

7) South 00° 03' 42" West, 20.17 feet (record and survey) to a point; thence

8) North 89° 56' 18" West, 1.53 feet (record and survey) to a point; thence

9) South 00° 03' 42" West, 15.94 feet (record and survey) to a point; thence running with the base of a granite wall at a western entrance to said IRS building

10) North 89° 56' 18" West, 5.40 feet (record and survey) to a point; thence running through granite walls and parallel to said IRS building

11) South 00° 03' 42" West, 20.46 feet (record and survey) to a point; thence running with the base of a granite wall at a western entrance to said IRS building

12) South 89° 56' 18" East, 5.40 feet (record and survey) to a point; thence running parallel to and approximately 0.17 feet off of the water table of said IRS building the following six (6) courses and distances

13) South 00° 03' 42" West, 15.83 feet (record and survey) to a point; thence

14) South 89° 56' 18" East, 1.53 feet (record and survey) to a point; thence

15) South 00° 03' 42" West, 20.10 feet (record and survey) to a point; thence

16) South 89° 56' 18" East, 1.87 feet (record and survey) to a point; thence

17) South 00° 03' 42" West, 5.20 feet (record and survey) to a point; thence

18) South 84° 35' 30" East, 143.96 feet (record and survey) to a point, crossing the east line of said 11th Street, N.W. closed and the west line of former Square 349 as shown in Original Record of Squares Book 2 at Page 349 recorded in the said Records of the Office of the Surveyor at a distance of 42.73 feet (record and survey) from the beginning of this course; thence binding on and running with on the water table of said IRS building

19) South 00° 10' 31" West, 208.35 feet (record and survey) to a point, crossing the south line of said former Square 349 and the north line of C Street, N.W. closed per said Plat of Subdivision recorded in Subdivision Book 99 at Page 130 at a distance of 69.94 feet (record and survey) from the end of this

course; thence running parallel to and approximately 0.5 feet north of the north face of said IRS building

20) North 89° 49' 29" West, 155.24 feet (record and survey) to a point intersecting the granite wall surrounding the areaway for the IRS building; thence running with the outside face of the granite wall the following three (3) courses and distances

21) North 00° 10' 31" East, 6.00 feet (record and survey) to a point; thence

22) North 89° 49' 29" West, 76.57 feet (record and survey) to a point, crossing the west line of said A&T Lot 806 in Square 324, the west line of said C Street, N.W. closed per said Subdivision Book 99 at Page 130 and the east line of C Street, N.W. closed as shown on a Plat of Subdivision recorded in Subdivision Book 207 at Page 138 at a distance 20.22 feet (record and survey) from the end of this course; thence

23) South 00° 10' 31" West, 6.00 feet (record and survey) to a point; thence running parallel to and approximately 0.5 feet north of the north face of said IRS building

24) North 89° 49' 29" West, 48.47 feet (record and survey) to a point intersecting a granite wall; thence running with the outside face of the granite wall the following three (3) courses and distances

25) North 00° 10' 31" East, 10.87 feet (record and survey) to a point; thence

26) North 89° 49' 29" West, 1.18 feet (record and survey) to a point; thence

27) South 00° 10' 31" West, 0.32 feet (record and survey) to a point; thence binding on and running with the edge of the bottom granite step the following two (2) courses and distances

28) North 89° 49' 29" West, 29.54 feet (record and survey) to a point; thence

29) 9.49 feet along the arc of a curve to the left having a radius of 8.92 feet, a delta angle of 60° 58' 13" and a chord bearing and distance of South 59° 41' 25" West, 9.05 feet (record and survey) to a point; thence running with the face of the building column the following two (2) courses and distances

30) North 53° 37' 37" West, 1.73 feet (record and survey) to a point; thence

31) South 36° 22' 23" West, 1.48 feet (record and survey) to a point; thence running with and binding on the edge of a granite border the following five (5) courses and distances

32) North 53° 37' 37" West, 2.16 feet (record and survey) to a point; thence

33) 87.61 feet along the arc of a curve to the right having a radius of 183.50 feet, a delta angle of 27° 21' 15" and a chord bearing and distance of South 50° 15' 14" West, 86.78 feet (record and survey) to a point, crossing the south line of said C Street, N.W. closed per said Subdivision Book 207 at Page 138, the former northerly line of Square 324 as shown in Original Record of Squares Book 2 at Page 324 and a north line of said A&T Lot 806 in Square 324 at a distance 23.77 feet (record and survey) along said arc from the beginning of this course; thence

34) North 42° 36' 13" West, 0.98 feet (record and survey) to a point; thence

35) 6.39 feet along the arc of a curve to the left having a radius of 5.14 feet, a delta angle of 71° 17' 25" and a chord bearing and distance of North 78° 14' 55" West, 5.99 feet (record and survey) to a point; thence

36) 16.87 feet along the arc of a curve to the right having a radius of 204.33 feet, a delta angle of 4° 43' 52" and a chord bearing and distance of South 68° 28' 18" West, 16.87 feet (record and survey) to a point on the said east line of 12th Street, N.W.; thence running with and binding on said east line the following three (3) courses and distances

37) Due North, 41.61 feet (record and survey) to a point on the southwest corner of said C Street, N.W. closed as shown in said Subdivision Book 207 at Page 138; thence running with and binding on the west line of said C Street, N.W. closed

38) Due North, 60.00 feet (record and survey) to a point on the northwest corner of said C Street, N.W. closed and the southwest corner of said Square 323; thence running with and binding on the west line of said Square 323 and the west line of said A&T Lot 800

39) Due North, 306.92 feet (record and survey) to the Point of Beginning.

Containing an area for Part A of 133,249 square feet or 3.05898 acres of land (record and survey), more or less.

NOTE: As of the date of certification, the land herein described (the "Land") is designated among the Records of the Assessor of the District of Columbia, for

assessment and taxation purposes, as Lot 800 and an A&T Lot as yet undesignated for a portion of C Street, NW closed per Subdivision Book 207 at Page 138 in Square 323 and Lot 806 in Square 324. In contemplation of future combinations or reconfiguration of the Land and subsequent assignment of A&T lot numbers, the Land will be known by those subsequently assigned A&T Lots.

LEGAL DESCRIPTION
AIR RIGHT LOTS 7000, 7001 & 7002 - SQUARE 324

Being 3 strips or parcels of land hereinafter described as being surrounded by and adjacent to Assessment and Taxation (A&T) Lot 806 in Square 324 as assigned by the District of Columbia Office of Tax and Revenue on June 12, 2013 and being more particularly described in the meridian of the District of Columbia Surveyor's Office as follows:

Air Right Lot 7000

Beginning at a point on the water table of the westerly face of the Internal Revenue Service (IRS) building located at 1100 Constitution Avenue, N.W., said point lying 231.57 feet Due South and 412.18 feet Due East from the northwest corner of Square 323, said corner also being at the intersection of the east line of 12th Street, N.W. (85 ft. wide) and the south line of D Street, N.W. (70 ft. wide), thence binding on and running with said A&T Lot 806 the following four (4) courses and distances

1) South 89° 49' 29" East, 7.15 feet to a point; thence
2) South 00° 10' 31" West, 12.66 feet to a point; thence
3) North 89° 49' 29" West, 7.15 feet to a point on said water table of the IRS building; thence running with the water table along the face of said IRS building
4) North 00° 10' 31" East, 12.66 feet to the Point of Beginning:

Containing 91 square feet or 0.00209 of an acre of land.

Air Right Lot 7001

Beginning at a point on the water table of the westerly face of the Internal Revenue Service (IRS) building located at 1100 Constitution Avenue, N.W., said point lying 251.58 feet Due South and 412.12 feet Due East from the northwest corner of Square 323, said corner also being at the intersection of the east line of 12th Street, N.W. (85 ft. wide) and the south line of D Street, N.W. (70 ft. wide), thence binding on and running with said A&T Lot 806 the following four (4) courses and distances

1) South 89° 49' 29" East, 7.15 feet to a point; thence
2) South 00° 10' 31" West, 12.65 feet to a point; thence
3) North 89° 49' 29" West, 7.15 feet to a point on said water table of the IRS building; thence running with the water table along the face of said IRS building
4) North 00° 10' 31" East, 12.65 feet to the Point of Beginning:

Containing 90 square feet or 0.00207 of an acre of land.

Air Right Lot 7002

Beginning at a point on the water table of the westerly face of the Internal Revenue Service (IRS) building located at 1100 Constitution Avenue, N.W., said point lying 271.59 feet Due South and 412.06 feet Due East from the northwest corner of Square 323, said corner also being at the intersection of the east line of 12th Street, N.W. (85 ft. wide) and the south line of D Street, N.W. (70 ft. wide), thence binding on and running with said A&T Lot 806 the following four (4) courses and distances

1) South 89° 49' 29" East, 7.15 feet to a point; thence

2) South 00° 10' 31" West, 12.64 feet to a point; thence

3) North 89° 49' 29" West, 7.15 feet to a point on said water table of the IRS building; thence running with the water table along the face of said IRS building

4) North 00° 10' 31" East, 12.64 feet to the Point of Beginning:

Containing 90 square feet or 0.00207 of an acre of land.

Said Lots 7000, 7001 and 7003 having a lower limit of elevation of 11.30 feet and an upper limit of elevation of 35.21 feet in the datum of the District of Columbia Department of Public Works.

NOTE: As of the date of certification, the land herein described (the "Land") is designated among the Records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lots 7000, 7001 and 7002 in Square 324.

DESCRIPTION OF
PARTS OF
PENNSLYVANIA AVENUE, N.W.
(160 FEET WIDE)
&
D STREET, N.W.
(70 FEET WIDE)*

DISTRICT OF COLUMBIA
MAY 9, 2013

Being two (2) strips or parcels of land hereinafter described as running in, through, over and across Pennsylvania Avenue, N.W. (160 feet wide) and D Street, N.W. (70 feet wide) in the District of Columbia; said land being under the jurisdiction of the National Park Service by virtue of Public Law 104-134, Section 313(d), and being depicted on National Park Service Map 840-82441 and on a drawing entitled "12th Street to 10th Street, Jurisdictional Maintenance Boundaries", sheet number 7 of 25, dated 02-26-1996, by the Pennsylvania Avenue Development Corporation; and being more particularly described in the bearing meridian of the District of Columbia Surveyor's Office as follows:

PART 1

Beginning at a point on the southerly line of Pennsylvania Avenue, N.W. (160 feet wide); said point being South 70° 16' 17" East, 20.22 feet from the northeast corner of Square 323; said corner also being the northeast corner of Assessment and Taxation (A&T) Lot 800 in Square 323 as shown on A&T Tracing 323 on file in the Records of the Office of the Surveyor of the District of Columbia; thence running in, through, over and across Pennsylvania Avenue, N.W. the following five (5) courses and distances

1) Due North, 30.82 feet to a point; thence

2) 3.71 feet along the arc of a curve to the left having a radius of 6.00 feet, a delta angle of 35° 26' 06" and a chord bearing and distance of North 17° 44' 03" West, 3.66 feet to a point along the southerly back of curb of Pennsylvania Avenue, N.W.; thence running with and binding on said back of curb

3) South 70° 26' 27" East, 41.56 feet to a point; thence

4) 7.80 feet along the arc of a curve to the left having a radius of 6.00 feet, a delta angle of 74° 26' 57" and a chord bearing and distance South 37° 13' 28" West, 7.26 feet to a point; thence

5) Due South, 26.48 feet to a point on the southerly line of said Pennsylvania Avenue, N.W., and the northerly line of Lot 805 in Square 324 as shown on

*Subject to the Jurisdiction Transfers under the Ground Lease.

A&T Plat 3532-J on file in the said Records of the Office of the Surveyor; thence running with and binding on said lines

6) North 70° 18' 17" West, 35.75 feet to the Point of Beginning;

Containing an area of 1,148 Square Feet or 0.02636 of an acre of land, more or less.

PART 2

Beginning at a point at the intersection of the easterly line of 12th Street, N.W. (86 feet wide) and the southerly line of D Street, N.W. (70 feet wide); said point being the northwest corner of Square 323; said corner also being the northwest corner of said A&T Lot 800 in Square 323; thence running in, through, over and across D Street, N.W. the following two (2) courses and distances

1) Due North, 70.72 feet to a point; thence

2) South 70° 32' 34" East, 212.29 feet to a point at the northeast corner of Square 323; thence binding on and running with the north line of said Square 323

3) Due West, 200.17 feet to the Point of Beginning;

Containing an area of 7,078 square feet or 0.16249 of an acre of land, more or less.

Parts 1 and 2 containing a total area of 8,226 square feet or 0.18884 of an acre of land, more or less, are shown on the attached sketch and made a part of by this reference.

(b) (6)

5-9-13

Daniel R. Schriever
Licensed Surveyor
District of Columbia No. LS 900569
For A. Morton Thomas and Associates, Inc.

DISTRICT OF COLUMBIA
DANIEL R. SCHRIEVER
LS900569
LICENSED
LAND SURVEYOR

*Subject to the Jurisdiction Transfers under the Ground Lease.

Doc# 2013095328
Filed & Recorded
08/14/2013 10:57:34 AM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS

E-RECORD	$	25.00
E-RECORDATION TAX FEE	$	413,688.77
ESURCHARGE	$	6.50
Total:	$	413,720.27