

**AMENDMENT TO AMENDED AND RESTATED
OPTION TO LEASE - 4% (94 Units)**

This AMENDMENT TO AMENDED AND RESTATED OPTION TO LEASE - 4% (94 UNITS) ("Amendment") is made as of the 8th day of November, 2018, by and between the **FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia ("FCRHA"), and **THE RESIDENCES AT NORTH HILL BOND 94, LLC**, a Virginia limited liability company ("Developer").

RECITALS

R-1 The FCRHA and CHPPENN I, LLC, a Virginia limited liability company and an affiliate of Developer ("CHPPENN"), entered into the Amended and Restated Option to Lease – 4% (94 Units), dated September 15, 2017 (the "Option"), regarding the development of a portion of parcel known as North Hill and defined therein as the "Premises."

R-2 CHPPENN assigned the Option to Developer through the Assignment and Assumption of Option to Lease (4% 94 Units), dated September 15, 2017.

R-3 The FCRHA and the Developer wish to extend the deadline for closing, as set forth in the Option, as further described in this Amendment.

R-4 Accordingly, the FCRHA and the Developer wish to amend the Option according to the terms of this Amendment.

NOW, THEREFORE, in consideration of the Recitals, which are incorporated into this Amendment by reference, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Any capitalized term used but not defined in this Amendment shall have the same definition as provided for such term in the Option.
2. The Option is hereby amended by deleting "December 1, 2018" in Section 2 of the Option and replacing such deleted text with "November 30, 2019".
3. The Option is hereby amended by adding the following text as Section 2(a):

"The Parties may further extend the Expiration Date by mutual written agreement, neither Party having any obligation to do so."
4. Except as amended herein, the terms and conditions of the Option shall be and remain in full force and effect.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the day and year first written above.

FCRHA:

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY,
a political subdivision of the Commonwealth of Virginia

By: _____

Name: Thomas Fleetwood

Title: Assistant Secretary

DEVELOPER:

THE RESIDENCES AT NORTH HILL BOND 94, LLC


a Virginia limited liability company

By: CHPPENN The Residences at North Hill Bond 94, LLC
a Virginia limited liability company
its managing member

By: CHPPENN The Residences at North Hill JV, LLC
a Virginia limited liability company
its sole member

By: CHP North Hill, LLC
a Virginia limited liability company
its manager

By: Community Housing Partners Corporation
a Virginia nonstock corporation
its sole member

By: 
Name: David Schultz
Title: Senior Vice President

And by: PENN North Hill, LLC
a Virginia limited liability company
its manager

By: Pennrose GP, LLC
a Pennsylvania limited liability company
its sole member

By: _____
Name: Mark H. Dambly
Title: President

DEVELOPER:

THE RESIDENCES AT NORTH HILL BOND 94, LLC
a Virginia limited liability company

By: CHPPENN The Residences at North Hill Bond 94, LLC
a Virginia limited liability company
its managing member

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By: _____
Name: David Schultz
Title: Senior Vice President

And by: PENN North Hill, LLC
a Virginia limited liability company
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By: Pennrose GP, LLC
a Pennsylvania limited liability company
its sole member

By: _____
Name: Mark H. Dambly
Title: President