AMENDMENT TO AMENDED AND RESTATED
CONTRACT TO GROUND LEASE 4% (94 Units)

This AMENDMENT TO AMENDED AND RESTATED CONTRACT TO GROUND
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 Contract to
Ground Lease – 4% (94 Units), dated September 15, 2017 (the "Contract"), regarding the
development of a portion of parcel known as North Hill and defined therein as the “Ground
Lease Premises.”

R-2 CHPPENN assigned the Contract to Developer through the Assignment and
Assumption of Contract to Ground 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 Contract, as further described in this Amendment.

R-4 Accordingly, the FCRHA and the Developer wish to amend the Contract
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 Contract.

2. The Contract is hereby amended by deleting “December 1, 2018.” in Section
3.2(a) of the Contract and replacing such deleted text with “November 30, 2019. The Parties
may further extend the Expiration Date by mutual written agreement, neither Party having any
obligation to do so.”

3. Except as amended herein, the terms and conditions of the Contract 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

(Signature Page to Amendment to Amended and Restated Contract to Ground Lease - 4% (94 Units))
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

(Signature Page to Amendment to Amended and Restated Contract to Ground Lease - 4% (94 Units))
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

(Signature Page to Amendment to Amended and Restated Contract to Ground Lease - 4% (94 Units))