

January 14, 2020

To Whom It May Concern:

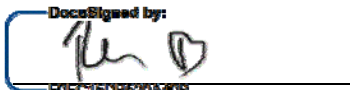
Potomac Gardens LLC, a Maryland limited liability company (“Owner”), owner of the property located at 9545 River Road in Potomac, Maryland (Tax Account No. 10-00855533) (the "Property"), hereby authorizes, Spectrum Acquisition Potomac, LLC, a Colorado limited liability company (“Spectrum”), to submit application(s) for all land use, zoning, and entitlement application, including but not limited to *Conditional Use, NRI/FSD, Forest Conservation, Preliminary Plan, and Building Permits*, for the purpose of redeveloping the Property with a senior living facility.

Spectrum is authorized to execute all necessary application forms and documents and to obtain plans and drawings in furtherance of the submission of all land use, zoning, and entitlement applications, including but not limited to *Conditional Use, NRI/FSD, Forest Conservation, Preliminary Plan, and Building Permits*, for the purpose of redeveloping the Property with a senior living facility. Notwithstanding the foregoing to the contrary, Spectrum is not authorized to bind the Property or Owner, including but not limited to changing the current zoning or other permitted land use of the Property, or otherwise act on behalf of Owner without the additional express prior written consent of Owner with respect each such matter.

The foregoing authorization is limited to the express authorizations included in this letter and the authorization does not modify or amend the terms and conditions of the Purchase and Sale Agreement dated May 2, 2019, by and between Owner and Spectrum (as amended, collectively, the “Agreement”), and the Agreement and the terms and conditions set forth therein remain in full force and effect.

Sincerely,

Potomac Gardens LLC

By:   
Rueben S. Bajaj, its Manager