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October 27, 2024

Christele Etienbla
Executive Director
Rockville Housing Enterprises
1300 Piccard Dr., #203
Rockville, MD 20850

Loan Extension: First Mortgage to RHE Scarborough Square, LLC
Property Name: Scarborough Square Apartments

Dear Ms. Etienbla:

Per your request, your Lender can provide a 90-day extension of the Loan referenced above per the terms below. Please note all payments must be made in accordance with the contractual loan documents.

Extension Fee: \$330,000 less \$110,000 lender credit, for a total of \$220,000

Rate Adjustment: 2% increase on the \$24,000,000 Note

Maturity Date: March 20, 2025

Payment Schedule

Payment Due Date	Number of Days Covered	Date Range of Days Covered	Debt Payment Due	Pref Equity Payment Due	Total Amount Due
11/1/24	31	Oct 1 - Oct 31	\$ 163,068.49	\$ 61,150.68	\$ 224,219.18
12/1/24	30	Nov 1 - Nov 30	\$ 157,808.22	\$ 59,178.08	\$ 216,986.30
1/1/25	31	Dec 1 - Dec 31	\$ 177,534.25	\$ 61,150.68	\$ 238,684.93
2/1/25	31	Jan 1 - Jan 31	\$ 203,835.62	\$ 61,150.68	\$ 264,986.30
3/1/24	28	Feb 1 - Feb 28	\$ 184,109.59	\$ 55,232.88	\$ 239,342.47
3/20/24	20	Mar 1 - Mar 20	\$ 131,506.85	\$ 39,452.05	\$ 170,958.90
3/20/24	Maturity		Balance of all amounts and payments due		

If you are in agreement with these terms, please sign below. In addition, please sign the attached Borrower's Certificate for Loan Extension.

Thank you
ORLO Loan Serving Team

Accepted By: _____
Name: _____
Title: _____
Date: _____

Borrower's Certificate for Loan Extension

I, _____, on behalf of RHE
Scarborough Square, LLC hereby certify and affirm:

1. Representations and Warranties. All representations and warranties contained in the Security Instrument that certain Borrower's Certificate and all other loan documents executed in connection with the loan ("Loan") from Lender to Borrower (collectively "Loan Documents"), are true and accurate in all material respects as of the date of this Affidavit.

2. No Event of Default. No Event of Default (as defined in certain Loan Documents) exists under any of the Loan Documents, and no event or condition has occurred and is continuing or existing, or would result from the advance about to be made, which, with the lapse of time or the giving of notice, or both, would constitute such Event of Default.

By: _____

Print Name: _____

Title: _____

Date _____