The Business Bank

Number 4021805
Date of Issue: October 1, 2013

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT	Issuing Bank Number: L/C No. 4021805	Advising Bank Number: N/A
Advising Bank: N/A	**Applicant:** Dunhill Development, LLC 2512 Drexel Street Vienna, VA 22180 Plan #PF-41-13-FP Plan Name: 301 Niblick Resubdivision of Lot 36	
Beneficiary: Town of Vienna 127 Center Street, S Vienna, VA 22180	**Amount:** $46,025.57 U.S. DOLLARS **Expiry:** March 31, 2015	

We hereby establish our Irrevocable Letter of Credit in favor of the Town of Vienna, (the "Beneficiary") in the amount of Forty-six Thousand Twenty-five and 57/100 U.S. Dollars ($46,025.57) which is available for the Beneficiary's draft drawn at sight. Drafts shall be signed by the Beneficiary's authorized agent and shall be accompanied by a certificate, signed by said agent, stating, "The amount of the accompanying draft is drawn in accordance with provisions of Letter of Credit No.4021805 dated the 1st day of October, 2013 by and between the Beneficiary and Dunhill Development, LLC , a Virginia Limited Liability Corporation".

Drafts under the Letter or Credit must be drawn payable at The Business Bank, and shall be payable to the Beneficiary (or to its successors and assigns under the Lease if the Bank is notified by the Beneficiary in writing via registered mail, certified mail or courier service that the Beneficiary has assigned its interest in the aforesaid Deed of Lease and delivered the original of the Letter of Credit to such successor and assign).
Notwithstanding anything set forth herein to the contrary, this Letter of Credit shall remain in force until the "Expiry Date" specified above; provided, however, that said Expiration Date shall automatically be extended for successive periods of one (1) year unless at least thirty (30) days prior to such expiration date, the Bank shall notify the Beneficiary in writing via registered mail, certified mail or courier service that the Bank elects not to renew this Letter of Credit. Upon receipt of such notice by the Beneficiary and without limiting the Beneficiary's right to draw at any other time as allowed in this Letter of Credit the Beneficiary may draw hereunder on or prior to the expiration date providing that the draws do not exceed the balance of the face amount of this Letter of Credit

This Letter of Credit sets forth in full the terms of our undertaking to you. Such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to or related to herein and any such reference shall not be deemed to be incorporated herein by reference any such document or instrument. This Letter of Credit may not be transferred or assigned without return of the Original Letter of Credit and reissuance by The Business Bank..

IF CANCELLATION OF THIS LETTER OF CREDIT IS REQUIRED BEFORE THE EXPIRY DATE STATED HEREIN, THE ORIGINAL OF THIS LETTER OF CREDIT MUST BE RETURNED TO US ACCOMPANIED BY THE BENEFICIARY'S LETTER REQUESTING CANCELLATION.

We hereby engage with you that drafts drawn under and in conformity with the terms of the Letter of Credit will be duly honored on presentation if presented on or before the expiry date.

Yours Very Truly, **THE BUSINESS BANK** Terry R. Frey Terry R. Frey, Senior Vice President	Attested by: Patricia Bhatia, Vice President

THIS LETTER OF CREDIT IS ISSUED SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998 AND SHALL, AS TO MATTERS NOT GOVERNED BY ISP98, BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

133 Maple Avenue East, Vienna, VA 22180