



GSA Public Buildings Service

October 19, 2015

TRUMP INTERNATIONAL HOTEL
Stephen H. Dalton, AIA
The Trump Old Post Office LLC
1100 Pennsylvania Avenue, NW
First Floor
Washington, DC 20004

Via Email: sdalton@trumporg.com

**RE: U.S. DEPARTMENT OF LABOR PREVAILING WAGE RESOURCE BOOK
ALLOWABLE RATIO OF APPRENTICES/TRAINEES TO JOURNEYMEN**

Dear Mr. Dalton,

In response to your request on behalf of Lend Lease [Trump's Construction Manager (CM)] for clarification concerning the application of the "allowable ratio of apprentices/trainees to journeymen" for the electricians, the U.S. Department Of Labor has advised that Lend Lease seek clarification on the matter from IBEW Local 26 and the District Government's Apprenticeship Council.

Please feel free to contact me directly at (202)708-4600 should you have any questions or concerns related to this matter.

(b) (6)

Kevin M. Terry; Senior Realty Contracting Officer
U.S. General Services Administration
Public Building Service - National Capital Region

cc: Brett Banks, GSA
Edmund Newman, GSA
Shapour Ebadi, GSA

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov



GSA Public Buildings Service

May 3, 2016

VIA ELECTRONIC MAIL

Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, New York 10022
Attention: Andrew Weiss

**Re: OLD POST OFFICE REDEVELOPMENT - APPROVAL OF – 90% COMPLETE
CONSTRUCTION DOCUMENTS FOR THE SIGNATURE RESTAURANT**

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services (“Landlord”), and Trump Old Post Office LLC (“Tenant”), which is dated as of August 5, 2013 (the “Work Agreement”).

The Submission of the 90% complete Construction Documents dated February 2, 2016 for the signature restaurant located in the Cortile of the Old Post Office are hereby approved. For the avoidance of doubt and notwithstanding any language to the contrary in Exhibit II to the Work Agreement, Landlord and Tenant agree that Landlord shall have the right to comment on any outstanding items from Exhibit X referenced in the 90% approval of Submission 4 dated August 11, 2014.

UNITED STATES OF AMERICA, acting by
and through the Administrator of General Services

(b) (6)

Name: Kevin Terry
Title: Contracting Officer

cc: B. Banks S. Dalton
E. Newman D. Orowitz
S. Ebadi I. Trump
M. Wright



GSA Public Buildings Service

May 3, 2016

VIA ELECTRONIC MAIL

Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, New York 10022
Attention: Andrew Weiss

**Re: OLD POST OFFICE REDEVELOPMENT - PARTIAL APPROVAL OF – 90% COMPLETE
CONSTRUCTION DOCUMENTS FOR THE ANNEX FAÇADE**

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services ("Landlord"), and Trump Old Post Office LLC ("Tenant"), which is dated as of August 5, 2013 (the "Work Agreement").

The Submission of the 90% complete Construction Documents dated January 27, 2016 for the new annex façade are partially approved. The approval that is being provided as part of this notification is for the material of the façade, the construction documents for the façade which includes the methodology for the backlighting of the façade, but DOES NOT INCLUDE approval for the intensity level of the back lighting. GSA and its review partners will work with Trump to determine an appropriate intensity of the annex façade lighting level once it is constructed and can be reviewed with all other site lighting installed and in operation.

For the avoidance of doubt and notwithstanding any language to the contrary in Exhibit II to the Work Agreement, Landlord and Tenant agree that Landlord shall have the right to comment on any outstanding items from Exhibit X referenced in the 90% approval of Submission 4 dated August 11, 2014.

UNITED STATES OF AMERICA, acting by
and through the Administrator of General Services

(b) (6)

Name: Kevin Terry
Title: Contracting Officer

cc: B. Banks S. Dalton
E. Newman D. Orowitz
S. Ebadi I. Trump
M. Wright

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov



GSA Public Buildings Service

June 24, 2016

ADMINISTRATOR
EMPLOYMENT STANDARDS ADMINISTRATION
WAGE AND HOUR DIVISION
U.S. DEPARTMENT OF LABOR
WASHINGTON, D.C. 20210
ATTN: KEN REINSHUTTLE

Via Email: reinshuttle.ken@dol.gov

RE: WORKER CLASSIFICATION REQUEST FROM THE CRAFTSMEN GROUP
PROJECT: TRUMP INTERNATIONAL HOTEL AT THE OLD POST OFFICE
ADDRESS: 1100 PENNSYLVANIA AVENUE, NW, WASHINGTON, DC 20004
LEND LEASE PROJECT NO.: 1264.00

Dear Sir or Madam,

On September 5, 2013 the U.S. General Services Administration (GSA) signed a 60 year ground lease with The Trump Organization (Trump/Tenant) for redevelopment of the Old Post Office building, land and Pavilion Annex (OPO) located at 1100 Pennsylvania Avenue, NW, Washington, DC. As the U.S. General Services Administration's (GSA) Contracting Officer responsible for administration of the ground lease, I have received a request [Letter w/ supplemental documentation attached] from Lend Lease, Trump's Construction Manager (CM), seeking the Government's assistance by way of clarification, of the proper approach to "*the way The Craftsmen Group (TCG) has classified workers and the way the workers feel they should be classified per work being performed.*"

I look forward to your response on this compliance issue. Please feel free to contact me directly at (202)708-4600 should you have any questions or concerns related to this matter.

Sincerely,

(b) (6)

Kevin M. Terry; Senior Realty Contracting Officer
U.S. General Services Administration
Public Building Service - National Capital Region

cc: Brett Banks, GSA
 Edmund Newman, GSA
 Shapour Ebadi, GSA

Attachments: Lend Lease Letter dated 13-May-2016 w/ Supplemental Documentation [28 Pages]

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov



GSA Public Buildings Service

July 7, 2015

Via Email & USPS

Trump Old Post Office, LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, NY 10022
Attn: Ivanka Trump

Re: Ground Lease, dated as of August 5, 2013, by and between the United States of America, acting by and through the Administrator of General Services, and Trump Old Post Office LLC (as amended, the "Lease")

Dear Ivanka

Our lease agreement requires that the Trump Organization follow all applicable Federal and District of Columbia law. A question has arisen on the above-referenced project concerning the identity and employment eligibility of personnel working on the project. We want to ensure that all personnel working on this project have been subject to screening procedures which have confirmed their employment eligibility.

Please take the following steps: (1) provide a written outline of the screening process used by your contractor, Lend Lease, to verify employment eligibility of all personnel working on site; and (2) verify that all on-site personnel have in fact provided documentation that establishes their identity and employment eligibility in compliance with immigration law.

Please respond to these requests by noon on July 8, 2015.

Sincerely,

(b) (6)

Kevin M. Terry
U.S. General Services Administration
National Capital Region
Senior Realty Contracting Officer
Public Building Service

cc: Brett Banks, GSA
Shapour Edabi, GSA
Edmund Newman, GSA

CERTIFICATION OF OPENING DATE

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.

LANDLORD:

United States of America, acting by
and through the Administrator of General
Services


By: (b) (6)

Name:

Title: Kevin M. Terry
Contracting Officer
U.S. General Services Administration

TENANT:

Trump Old Post Office LLC

By: 
Name: Ivanka Trump
Title: Executive Vice President

Dated: November 2, 2016

Trump International Hotel Washington, D.C.
Summary of Project Costs

Category		Total Paid to Date as of 05/31/15	
1	Hard Construction Costs	\$	(b) (4)
2	Soft Costs		
2.i.	Ground Lease Rent and Fees (prior to opening)	\$	
2.ii.	Design	\$	
2.iii.	Owner Construction Administration & General Conditions	\$	
2.iv.	Legal & Business Advisors	\$	
2.v.	Permits & Fees	\$	
2.vi.	Retail Tenant Allowance & Leasing Commissions	\$	
2.vii.	Insurance	\$	
2.viii.	Taxes	\$	
2.ix.	Start-up and Working Capital	\$	
2.x.	FF&E, OS&E, Inventory and IT	\$	
2.xi.	Financing Costs	\$	
2.xii.	Debt Service (prior to opening)	\$	
2.xiii.	Operating Shortfalls	\$	
3	Contingency	\$	
	Total	\$	41,324,219

TRUMP OLD POST OFFICE LLC

725 Fifth Avenue, 25th Floor
New York, New York 10022

November 1, 2016

VIA FEDERAL EXPRESS OVERNIGHT

United States General Services Administration
Portfolio Management - Suite 7600
7th & D Streets, S.W.
Room 7660
Washington, D.C. 20407
Attn: Kevin Terry

Re: Written Notice of Opening Date

Dear Mr. Terry:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As required pursuant to Section 4.1 of the Ground Lease, Tenant hereby provides written notice to Landlord that the Opening Date occurred on October 26, 2016. Please countersign the certificate enclosed herewith to confirm the same and return it to the Tenant's attention at the address above.

Trump Old Post Office LLC

By: 
Name: Ivanka Trump
Title: Executive Vice President

cc:

United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, D.C. 20407
Attn: Regional Counsel
(VIA FEDERAL EXPRESS OVERNIGHT)

Reno & Cavanaugh PLLC
455 Massachusetts Avenue, NW, Suite 400
Washington, DC 20001
Attn: Barbara Wachter Needle, Esq.
(VIA FEDERAL EXPRESS OVERNIGHT)

CERTIFICATION OF OPENING DATE

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.


LANDLORD:

United States of America, acting by
and through the Administrator of
General Services

By: _____
Name:
Title:

TENANT:

Trump Old Post Office LLC

By:  _____
Name: Ivanka Trump
Title: Executive Vice President

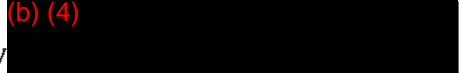
Dated: November 2, 2016

CERTIFICATION OF OPENING DATE

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.

LANDLORD:

United States of America, acting by
and through the Administrator of General Services


By  (b) (4)

Name:

Title: Kevin M. Terry
Contracting Officer
U.S. General Services Administration

TENANT:

Trump Old Post Office LLC

By: 
Name: Ivanka Trump
Title: Executive Vice President

Dated: November 2, 2016

TRUMP OLD POST OFFICE LLC

725 Fifth Avenue, 25th Floor
New York, New York 10022

November 28, 2016

VIA FEDERAL EXPRESS OVERNIGHT

United States General Services Administration
Portfolio Management - Suite 7600
7th & D Streets, S.W.
Room 7660
Washington, D.C. 20407
Attn: Kevin Terry

Re: Letter of Credit

Dear Mr. Terry:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As you are aware, the Opening Date occurred on October 26, 2016. Therefore, in accordance with Section 34.1(a) of the Ground Lease, I would appreciate it if the Landlord would take the following actions:

- Notify JP Morgan Chase Bank that the Letter of Credit should be cancelled. The notice requesting cancellation should be sent to JP Morgan Chase Bank, Global Trade Services, 131 South Dearborn, 5th Floor, Chicago, IL 60603 with a reference to Letter of Credit Account Number: CTCS-727127; and
- Sign and date the letter attached hereto as Exhibit A and return the same to Raymond Flores at address above together with the Letter of Credit.

Trump Old Post Office LLC

By: 
Name: Ivanka Trump
Title: Executive Vice President

cc: United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, D.C. 20407
Attn: Regional Counsel
(VIA FEDERAL EXPRESS OVERNIGHT)

Reno & Cavanaugh PLLC
455 Massachusetts Avenue, NW, Suite 400
Washington, DC 20001
Attn: Barbara Wachter Needle, Esq.
(VIA FEDERAL EXPRESS OVERNIGHT)

Exhibit A

_____, 2016

VIA FEDERAL EXPRESS OVERNIGHT

Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, New York 10022
Attn: Ivanka Trump

Re: Written Notice of Opening Date

Dear Ms. Trump:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As required pursuant to Section 34.1(a) of the Ground Lease, Landlord is hereby returning the Letter of Credit to Tenant. Landlord hereby confirms that (1) all of its rights to such Letter of Credit have terminated and (2) that it has requested that JP Morgan Chase Bank cancel the Letter of Credit.

United States of America,
acting by and through the
Administrator of General
Services

By: _____
Name:
Title:

cc: Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, New York 10022
Attn: Ray Flores

Trump Old Post Office LLC

725 Fifth Avenue, 26th Floor
New York, NY 10022

December 16, 2016

BY OVERNIGHT DELIVERY

United States General Services Administration
Portfolio Management - Suite 7600
7th & D Streets, S.W.
Washington, D.C. 20407
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the “Lease”), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services (“Landlord”) and Trump Old Post Office LLC (“Tenant”)¹

Dear Kevin:

Please be advised that Donald J. Trump (“**Mr. Trump**”) intends to assign all of his interests in Trump Old Post Office Member Corp to DJT Holdings Managing Member LLC (“**Holdings MM**”), and such assignment to Holdings MM, the “**Transfer**”). We anticipate the Transfer to be consummated no earlier than January 1, 2017.

Like the prior transfers that occurred in February 2016, the Transfer does not require Landlord’s consent under Article XV of the Lease. The Trust is a Trump Family Member, and therefore a Trump Affiliate, because the Trust is a trust for the primary benefit of Mr. Trump. An executed copy of the document consummating the Transfer will be provided to you after the Transfer has been consummated.

¹ Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

Please do not hesitate to contact us if you have any questions or concerns.

Very truly yours,

TRUMP OLD POST OFFICE LLC,
a Delaware limited liability company

By: (b) (6)
Name: Adam L. Rosen
Title: Authorized Signatory

cc: United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, DC 20407
Attn: Regional Counsel

Reno & Cavanaugh PLLC
455 Massachusetts Avenue, NW, Suite 400
Washington, DC 20001
Attn: (b) (6)

Trump Old Post Office LLC

725 Fifth Avenue, 26th Floor
New York, NY 10022

December 29, 2016

BY OVERNIGHT DELIVERY

United States General Services Administration
Portfolio Management - Suite 7600
7th & D Streets, S.W.
Washington, D.C. 20407
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the "**Lease**"), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services ("**Landlord**") and Trump Old Post Office LLC ("**Tenant**")¹

Dear Kevin:

Please be advised that the Ivanka Trump Revocable Trust dated August 13, 2010 may transfer its interests in Ivanka OPO LLC to another trust (the "**IT Transfer**"). In the event it occurs, we anticipate the IT Transfer to be consummated before January 20, 2017. Please note that the IT Transfer is a transfer of a non-Controlling interest in Tenant and does not require Landlord's consent under Article XV of the Lease. For your reference, attached hereto as Exhibit A is a true and correct Organizational Chart as of the date hereof, and attached hereto as Exhibit B is the Organizational Chart that will be true and correct following the consummation of both the IT Transfer (if it occurs) and the Transfer referenced in that certain notice letter sent by Tenant to Landlord on December 16, 2016.

We will keep you updated as to the status of the IT Transfer and notify you in the event the IT Transfer will not be consummated.

Please do not hesitate to contact us if you have any questions or concerns. Thank you.

[Signature Page Follows]

¹ Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

Very truly yours,

TRUMP OLD POST OFFICE LLC,
a Delaware limited liability company

(b) (6)

By:

Name: Adam L. Rosen

Title: Authorized Signatory

cc: United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, DC 20407
Attn: Regional Counsel

Reno & Cavanaugh PLLC
455 Massachusetts Avenue, NW, Suite 400
Washington, DC 20001
Attn: (b) (6)

Exhibit A

(see attached)

TRUMP OLD POST OFFICE LLC

Structure Chart

REVISED 3/2016

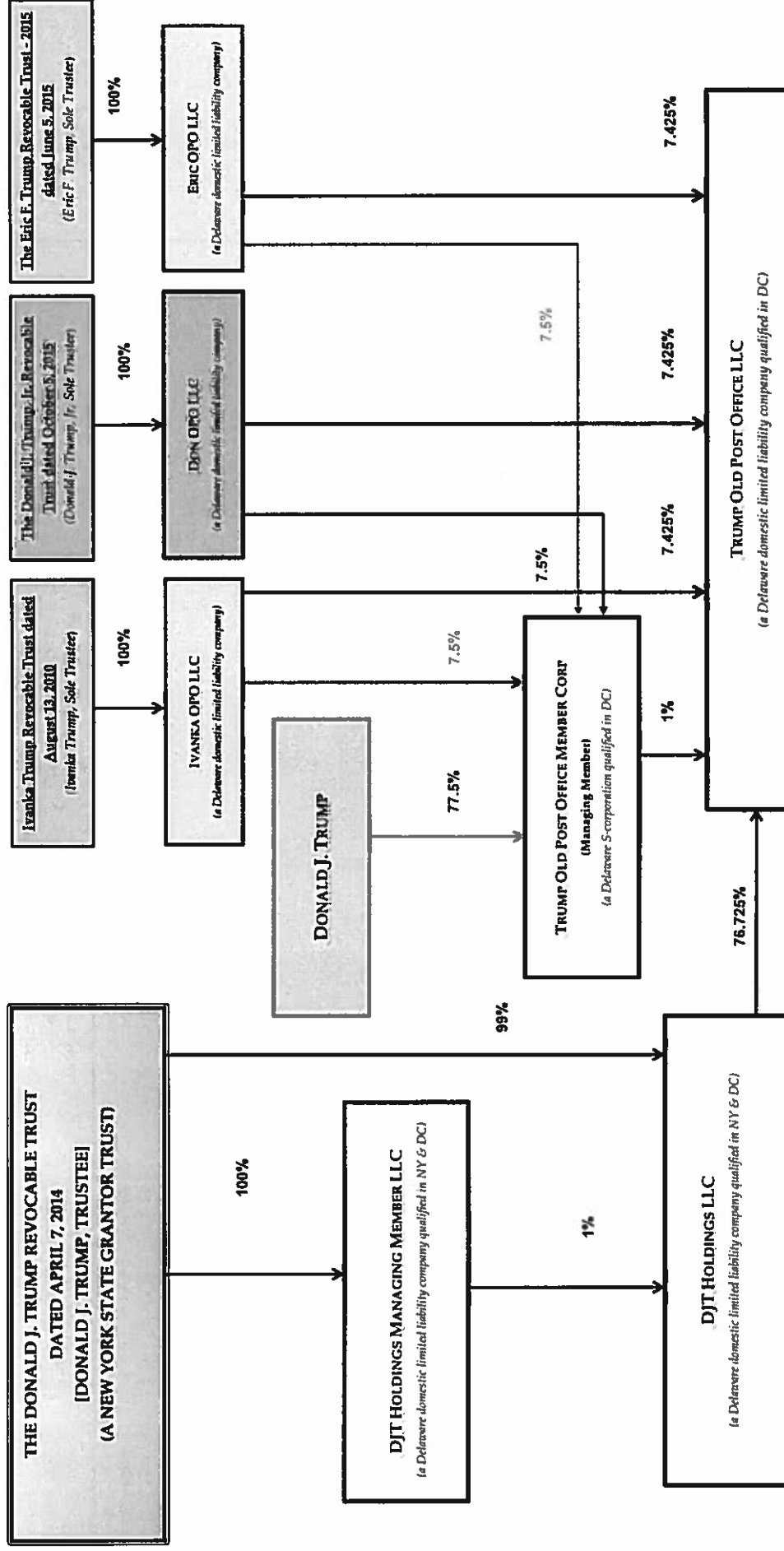
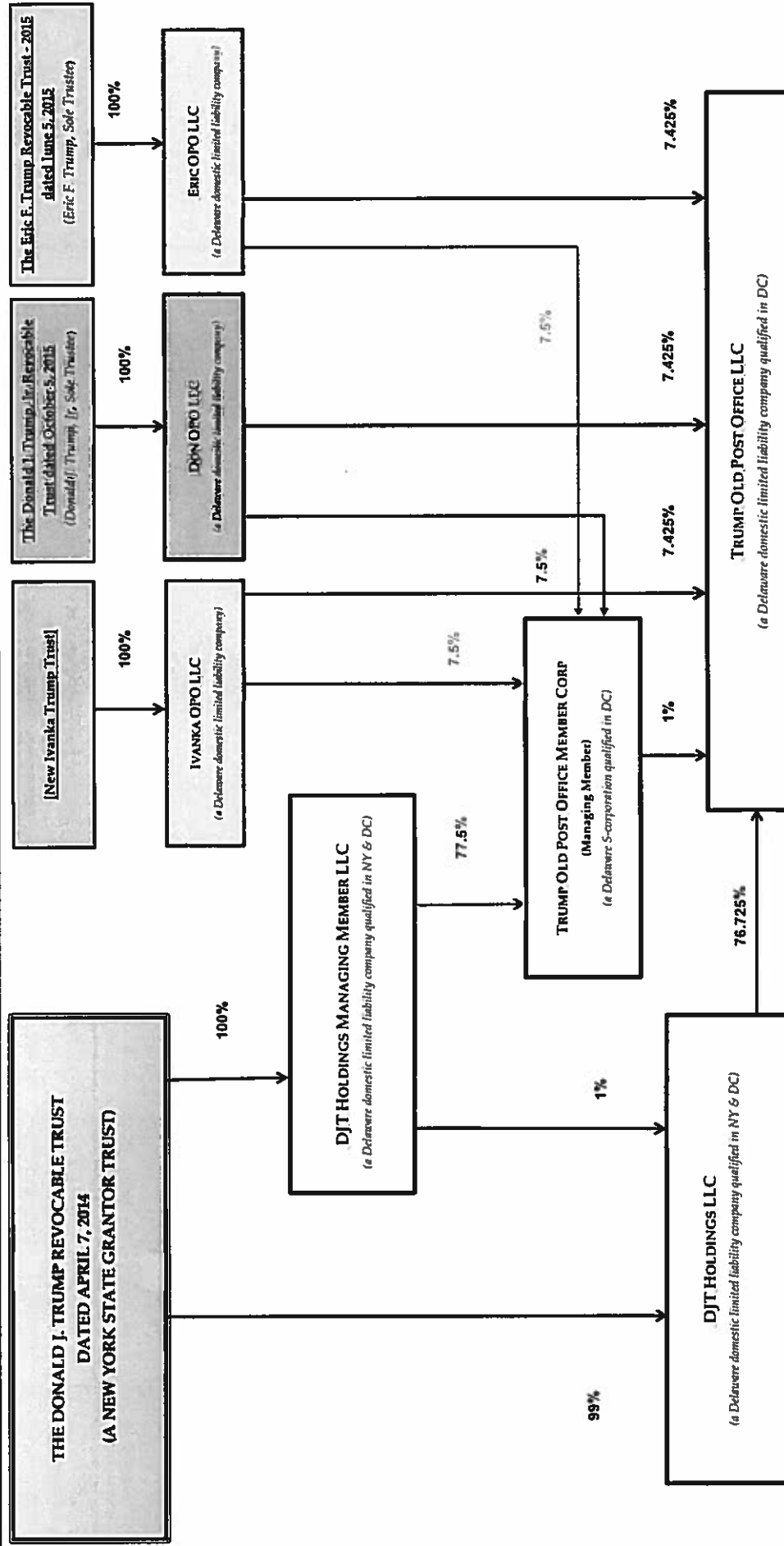


Exhibit B

(see attached)

TRUMP OLD POST OFFICE LLC

Structure Chart



Trump Old Post Office LLC

725 Fifth Avenue, 26th Floor
New York, NY 10022

January 11, 2017

VIA EMAIL AND OVERNIGHT DELIVERY

United States General Services Administration
Portfolio Management - Suite 7600
7th & D Streets, S.W.
Washington, D.C. 20407
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the "**Lease**"), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services and Trump Old Post Office LLC¹

Dear Kevin:

In connection with my letter to you dated December 16, 2016, regarding the transfer by Donald J. Trump of his interests in Trump Old Post Office Member Corp to DJT Holdings Managing Member LLC (the "**Transfer**"), as requested, attached hereto as Exhibit A is a copy of the current Organizational Chart, and attached hereto as Exhibit B is a copy of the Organizational Chart that will be current following the consummation of such Transfer. As discussed, we anticipate the Transfer to be consummated on January 19, 2017, at which time we will send you a copy of the executed transfer document.

Please do not hesitate to contact us if you have any questions or concerns.

Very truly yours,

TRUMP OLD POST OFFICE LLC,
a Delaware limited liability company

By: 

Name: Adam L. Rosen
Title: Authorized Signatory

¹ Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

cc: United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, DC 20407
Attn: Regional Counsel

Reno & Cavanaugh PLLC
455 Massachusetts Avenue, NW, Suite 400
Washington, DC 20001
Attn: (b) (6)

Exhibit A

(see attached)

TRUMP OLD POST OFFICE LLC

Structure Chart

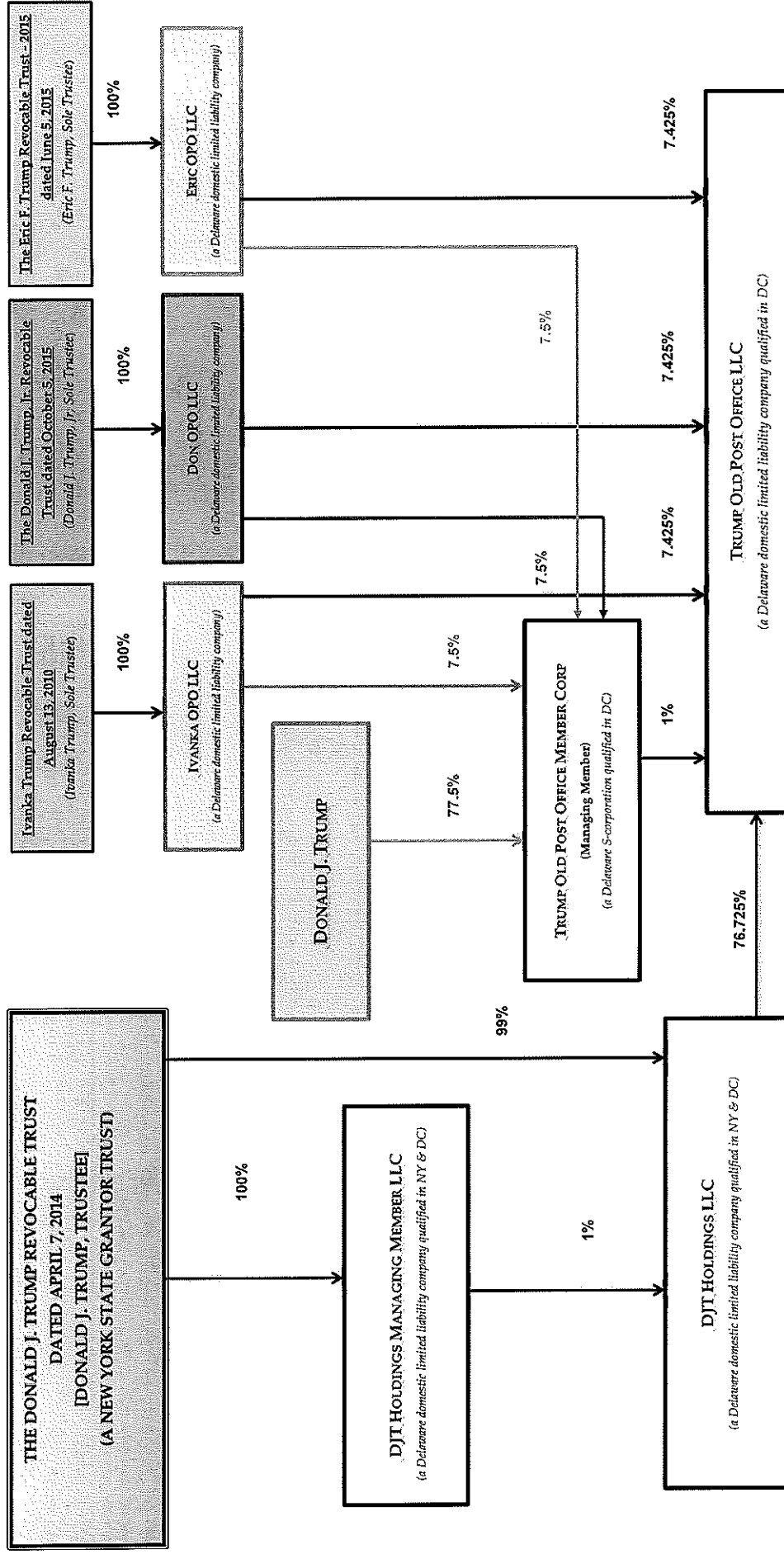
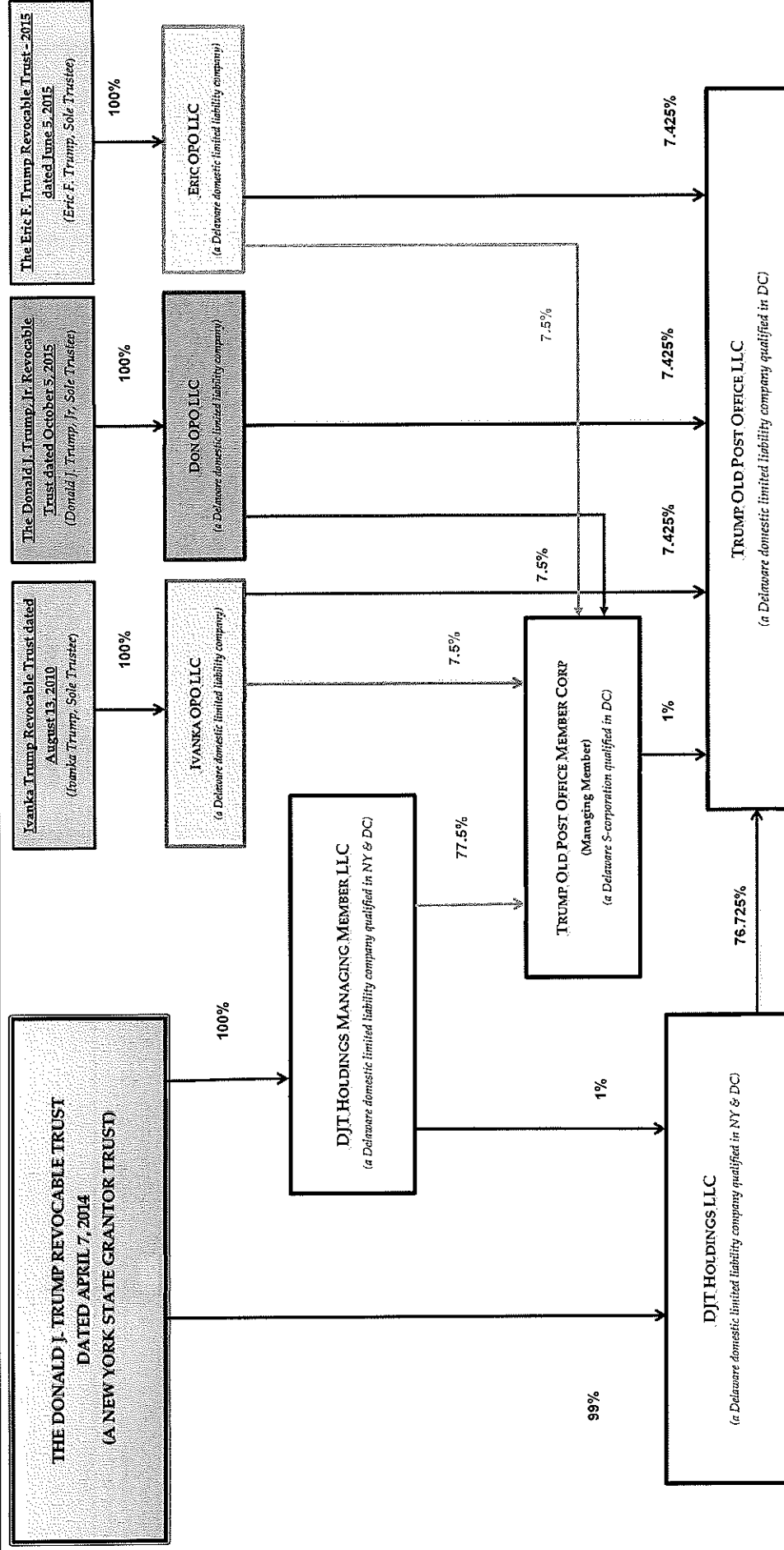


Exhibit B

(see attached)

TRUMP OLD POST OFFICE LLC

Structure Chart





GSA Public Buildings Service

May 17, 2016

VIA ELECTRONIC MAIL

Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 25th Floor
New York, New York 10022
Attention: Andrew Weiss

**Re: OLD POST OFFICE REDEVELOPMENT - APPROVAL OF CONSTRUCTION
DOCUMENTS FOR THE SPACE TO BE SUBLEASED BY STARBUCKS CORPORATION AND NOTICE TO
PROCEED**

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services ("Landlord"), and Trump Old Post Office LLC ("Tenant"), which is dated as of August 5, 2013 (the "Work Agreement").

The Submission of the Construction Documents dated April 25, 2016 for the sublease of retail space to be occupied by Starbucks Corporation, through the Agreement of Sublease dated June 30, 2015, is approved. The Trump Organization and its Tenant must ensure that any proposed exterior signage is in full compliance with the Shipstead-Luce Act (Public Law 231-71).

Pursuant to Section 6.4.1 of the Work Agreement, this letter constitutes Landlord's Notice to Proceed (as defined in the Work Agreement) to Tenant with respect to the space covered under the Agreement to Sublease between the Tenant and the Starbucks Corporation.

UNITED STATES OF AMERICA, acting by
and through the Administrator of General Services

By (b) (6)
Name: Kevin Terry
Title: Contracting Officer

cc: B. Banks S. Dalton
E. Newman D. Orowitz
S. Ebadi I. Trump
M. Wright

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov