

2100 L Street



Beneath the Surface

A Client's Manual

UPDATED MAY 2025



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Please note that the information contained herein is subject to change



Welcome to 2100 L Street

Your priorities are our priority – that's why Akridge has been ranked number one in the nation by Building Owners and Managers Association / Kingsley Associates for property management and investor services.

Your Akridge team of professionals make sure your needs are met every day.

Requests/Emergencies

Admiral Security

202.756.3672 or submit a service request by visiting

<https://2100lstreet.info/toc.cfm>

Building Manager

Rasheida Mitchell

Office: 202.756.3674 or rmitchell@akridge.com

Cell: 202.897.6066

Portfolio Manager

Lavon P. Butler, MBA, CPM®, RPA

Office: 202.207.3959 or lbutler@akridge.com

Cell: 202.486.0332

Lead Engineer

Earl Owens

Cell: 202.345.9597 or eowens@akridge.com

Engineer

Sean White

Cell: 202.924.1291 or swhite@akridge.com



Accounting

The accounting department is an integral part of the management team: collecting rent income and paying service bills in a timely manner, reporting to our investors, and much more.

Rent Payment Procedures. Because we do not render monthly invoices, please keep in mind that your rent is due on the first day of every month. Inquiries regarding your account may be made to Rasheida Mitchell at rmitchell@akridge.com or 202.897.6066.

All payments should be made payable and sent to the following address:

Please remit payments to:

Stevens Investors LLC

P.O. Box 825729

Philadelphia, PA 19182-5729

Please remit overnight payments to:

PNC Bank c/o Stevens Investors LLC

Lockbox Number 825729

525 Fellowship Rd., Suite 330

Mt. Laurel, NJ 08054-3415

If you would prefer to electronically process this payment, please contact Savannah and she will be happy to assist you in providing specific instructions.

Estimated Annual Rent Increases. Each November, after completing our operating plan for the upcoming year, our Accounting Department will forward information to your organization regarding your annual rent to become effective on January 1 of the upcoming year. As we prepare the annual operating plan, we consider the Washington Metropolitan market place and the building's position within it, the general building conditions, as well as the overall satisfaction of our Clients. We make every effort to keep expenses as low as possible while maintaining quality building services.

Depending upon the terms of your Lease, your rent will be based upon our estimate of your pro rata share of the increases in real estate taxes, operating expenses and/or a predetermined percentage increase amount. For additional information regarding these calculations, please contact Building Manager, Rasheida Mitchell at 202.897.6066 or rmitchell@akridge.com.

We understand that many organizations begin their annual budget preparations and require this information prior to November. If so, you can contact the Building Manager, Savannah Martin. She will be happy to assist you.



Annual Rent Settlements. Each April, our Accounting Department forwards information, also known as a settlement, regarding expenses from the previous calendar year and its impact on your rental amount. We put forth every effort to maintain expenses within the year's budget to avoid any further charges to you. Fortunately, in some cases with these efforts, expenses may be less than expected and you may receive a refund.

This settlement will be based upon your pro rata share of the actual increases in real estate taxes and operating expenses for the prior year.

It is our objective to minimize annual rent settlements. Our professional staff is very conscientious in trying to provide estimates close to actual expenses. However, our estimates sometimes are too low and may result in an invoice for additional rent. Again, we understand that your organization may be sensitive to unanticipated expenses so we encourage you to contact Randy Matthews if you desire a "best guess" estimate of this settlement for your annual budget preparations.

Other Charges. From time to time you may receive invoices for additional services such as after-hours heating and air conditioning. Assistance in processing these invoices for payment within thirty days is greatly appreciated.

If you have any questions regarding an invoice or believe there is an error on an invoice, please contact any member of our accounting team at 202.638.3000, or your Building Manager, Rasheida Mitchell at 202.897.6066 or rmitchell@akridge.com.

As you know, there are specifics that are outlined in your lease regarding the financial aspects of your tenancy. We invite you to review these and call one of these professionals if you have any questions. They will be happy to assist you.

Security

Access Control System. Your building is equipped with an access control system monitored by Kastle Systems. The main entrance doors, located at the corner of M Street NW and Seventeenth Street NW, are locked from 6:00 pm to 8:00 am Monday through Friday and 24 hours on weekends and holidays. Your employees may gain access to the building during secure hours with their Kastle keys.

Once inside the elevator, you must use your Kastle key in order to proceed to your floor. Press your cardkey to the card reader. Do this until the red light on the reader turns green, then press the elevator button to your floor until it lights and the elevator will take you to your floor. When traveling down to the lobby, it is not necessary to use the cardkey. However, the car will not stop at any floor except the main lobby.

Access to the Rooftop. Due to the security measures implemented in the building, the freight elevator is not accessible from the front. To call the freight elevator from any floor, simply walk around to the back of the elevators where you will find a call button, and then use your fob and press "PH" on the inside of the cab. You can still call the freight elevators in the main lobby from the front by pressing the up arrow located on the inside of the freight elevator door jams.



Kastle Cards. Kastle keys are issued to you prior to your move-in. It is very important that you keep track of those cards that are authorized for new employees and revoke any cards that are lost. Authorization and/or revocation of keys are performed by Kastle Systems. Contact Kastle Systems at 703.524.7911 and speak to the Card Administrator responsible for The Homer Building. You may request a card listing for your firm at any time. Additional cards and suite alarm keys may be ordered from Kastle Systems by using the order forms provided or by visiting Kastle's website, www.kastle.com. You can also email Kastle Team at Kastle-DC-Team1@kastle.com for access, questions, or training on the myKastle website.

Visitors and Special Admits. If you are expecting a visitor after business hours, you must make prior arrangements with Kastle to admit your visitor into the building. To arrange weekday admittance, Kastle may be contacted at 703.524.7911 before 5:00 pm on the day the guest will arrive. Weekend visitation must be arranged on Friday before 5:00 pm of the designated weekend. When you call, tell Kastle you are calling to arrange a "special admit" and they will connect you with the appropriate department. Provide them with the visitor's name, the day the visitor is expected, the approximate time of arrival, permission for admittance, and your Kastle card number (for authorization). Visitors can also be authorized via the myKastle website.

If the visitor arrives at the building between the hours of 6:00 pm and 8:00 am, they should use the phone outside the main lobby's rotating doors to gain admittance: depressing the push plate inside the hand receiver rings Kastle Systems directly. When Kastle answers, visitors should identify themselves and tell Kastle who they are visiting. If you have arranged for their admittance, their names will be on an "admit list" and Kastle will allow them immediate access to the building. Once the visitors are in the elevator, they must call Kastle again on the elevator phone and repeat the procedure as for the front door.

Daytime Security. Security of your suite is important to us and we ask for your cooperation in maintaining its integrity. Be mindful of the differences between the hours of your reception area coverage and the securing and unsecuring of the building front doors. If your reception area is not going to be occupied during times the front door security is off, we recommend you keep your doors locked. Secondary doors to your space should be kept locked at all times.

Visitor Management Access. In an effort to keep our Clients and visitors as safe as possible, the elevators are secure to all floors on a twenty-four hour basis, seven days a week. This means that all building Clients and their employees must carry their security key fob/card with them at all times to access their respective floors.

To minimize the impact to our Clients and their visitors, the following plan has been put in place:

- + All visitors to the building proceed to the Security Desk and present their ID to the security officer.
- + The security officer checks the ID, logs in the visitor into the myKastle visitor log system, and gives access on the elevator to the respective floor.
- + For all scheduled meetings where you will be expecting outside visitors, we ask that you authorize your visitors via the myKastle website.



- + We encourage you to inform your visitors of this change so they will be prepared to show their ID and make the proper arrangements should they need to arrive earlier.

Additional Security. As a measure of additional security, we provide a lobby attendant from Admiral Security 24 hours a day, 7 days a week. The lobby attendant is there to assist you, and is mainly responsible for checking the building periodically and observing and reporting any suspicious people or activities; monitoring security cameras; and is even available to walk you to the garage. To further our security efforts, lobby attendants are not permitted to accept packages, unlock your suite door, or allow visitors into the offices. This should be done through the myKastle Visitor Management System.

Kastle Systems has additional suite security systems available for a cost if your firm requires additional security. There are several devices available to enhance daytime safety such as doorbells, door chimes and electric lock releases. If you need additional security to your suite, please contact property management and they will be happy to discuss the security options available to you.

Heating, Ventilating, and Air Conditioning

The heating, ventilating and air conditioning system (HVAC) in your building is designed to control individual floors independent of the rest of the building.

The interior or "core" areas of individual floors are supplied by an air-handling unit. Perimeter offices have additional units called heat pumps. These perimeter units can be individually controlled on an office-by-office basis to provide heating or cooling throughout the year. We believe the heat pump system offers our Clients the most versatility in adjusting the air temperature to specific needs.

The HVAC system is automatically controlled by a computerized energy management system, which is interfaced with a central computer that is monitored and controlled by Akridge engineers. Besides monitoring normal hours of operation, certain integral functions such as condenser water temperature, condenser water flow, night set-back thermostats and cooling tower temperatures are monitored by our company during the day and Kastle Systems during off hours.

These safeguards have been incorporated into our management practice to ensure a comfortable workplace expected by our Clients in a superior office building.

The HVAC system is serviced regularly for preventive maintenance. To minimize distraction to our Clients, we schedule filter changing and maintenance at night and on weekends. But from time to time an emergency situation may require maintenance or repairs during normal working hours. We try to keep this work to a minimum and, in most instances, advise our Clients prior to commencing service. We appreciate your cooperation in the event we are unable to notify you.

To achieve maximum efficiency from the HVAC system, remember the following guidelines:

- + Do not set papers, books, files, etc., on the heat pump unit. This blocks the discharge air and greatly restricts the unit's ability to heat or cool. It will eventually cause a breakdown.
- + Do not push desks, bookcases, credenzas, etc., up against the unit. This blocks the return air, which will eventually cause the unit to malfunction.



- + If your unit is just blowing air without heating or cooling, the compressor may have had a momentary failure and needs to be reset. To reset simply turn your unit off, wait approximately 1-2 minutes, and turn the unit back on. You should be able to hear the compressor "kick in" and feel a temperature change immediately. If you do not, please submit a service request through the Building Engines portal, and we will immediately send an engineer.
- + Should you ever observe loud noises, smoke or unit water leaks, turn the unit off immediately and report it to our office.
- + When requesting air service, please indicate whether the problem is with interior space or an individual's heat pump. This saves our personnel considerable time in trouble-shooting problems.

To conserve energy our normal heating, ventilating, and air conditioning (HVAC) system hours are Monday through Friday (except legal holidays) from 8:00 am until 6:00 pm. As our Client, you are entitled to heating or cooling Monday through Friday from 8:00 am to 8:00 pm and on Saturdays between the hours of 8:00 am and 3:00 pm without any additional expense. If you wish to have your HVAC extended Monday through Friday from 6:00 pm to 8:00 pm or Saturdays between the hours of 8:00 am and 3:00 pm, please contact your property manager to arrange these extended hours.

If you elect additional off hour usage, you will receive a monthly invoice for any additional HVAC hours consumed. Please contact your Property Manager for the current rate per hour.

Off Hour, Weekend and Holiday Heating and Cooling Requests. When you require heating or cooling prior to 8:00 am or after 6:00 pm weekdays, or after 3:00 pm on Saturdays, please place a service ticket via Building Engines - <https://app.buildingengines.com/geofire/login> or reach out to Lead Engineer, Earl Owens at 202.345.9597 or eowens@akridge.com.

Telecommunications

The following are the current service providers that are available for your telecommunication needs at 2100 LStreet. Should you have any questions regarding these services, please contact Building Manager, Rasheida Mitchell at 202.897.6066 or rmitchell@akridge.com or Chief Technology Officer, Tommy Russo at 202.624.8608 or trusso@akridge.com.

Comcast

202-635-5627

www.xfinity.com

DIRECTV

1.800.638.0044

www.actionantenna.com



New Connect

1.800.436.3098

<https://gonewconnect.com/>

Verizon

202.954.6263

www.verizon.com

Energy Conservation

In an effort to mitigate escalating utility costs, we have launched an initiative of “smart energy management” for The Homer Building. This effort is expected to increase long-term value and provide an environmentally responsible management plan. Some of our immediate energy management changes include the following:

- + Installation of motion sensors in restrooms.
- + Replace existing LED exit signs with a lower voltage sign.
- + Replace all common area lights to compact fluorescent.
- + Turn off large accent lights around the building between midnight and 6 a.m.
- + Install CO sensors on garage fans.
- + Perform infrared scan on roof to determine heat loss.
- + Installation of hands free faucets and soap dispensers.
- + Monitor all mechanical equipment start and stop times and adjust start up and shut down times on a quarterly basis based weather changes.
- + Phasing in motion sensors on all new Client build outs.

Deliveries

The loading dock delivery hours are before 7:00am or after 6:00pm during the weekdays. You may also schedule a delivery on the weekend. For additional information regarding the loading dock, please call your Building Manager, Rasheida Mitchell at 202.897.6066 or rmitchell@akridge.com or Admiral Security Officer at 202.756.3672 or security2100@akridge.com.

Elevators

Elevator Malfunction Procedures. Each elevator is equipped with a telephone which rings directly into Kastle Systems’ Monitoring Center. In the event an elevator should malfunction while you are in the cab, pick up the phone **IMMEDIATELY**. Give them the building location and the cab number you are in (this information is displayed on a sign on the elevator panel). The elevator company will contact us and we



will dispatch an engineer and elevator company personnel immediately. Our engineer will stay with you until the elevator company arrives to assist you in evacuating the cab. Pressing the emergency button within the cab will alert Building Management as well that the elevator is malfunctioning, and you will be able to establish two-way communication with the Lobby Attendant until help has arrived.

While being trapped in an elevator may be an inconvenience, you are in no danger as long as you remain in the cab. Never try to pry the elevator doors open to get out. It is extremely dangerous since the cab may not be properly aligned with the floor. Wait for a qualified elevator mechanic or the fire department to assist you.

In an emergency fire situation, elevators should never be used. If you are traveling in an elevator when an alarm sounds, the elevators will automatically go to the first floor and open their doors. This occurs one cab at a time. Please be patient.

Fire Annunciation System and Emergency Evacuation

For the commercial office building located at 2100 L Street, NW.

- Be familiar with exits and fire apparatuses in your building.
- If you encounter a fire or other potential emergency, pull the fire pull station nearest to the potential emergency. This alerts the fire department and will set off fire bells that can be heard through the building, alerting other occupants to evacuate.
- It is critical that if you pull a fire pull station, you also call the fire department at 911 after evacuating. Give them the most specific information you can because Kastle cannot receive or relay emergency information. Please advise all your personnel that once one of these devices goes off, the bells will ring and evacuation should commence. It is not necessary to pull additional pull stations unless a fire is evident in that location. Indications of multiple floor pull stations activated on the enunciator panel will only confuse and slow down the fire department unless it is a multiple floor problem.
- Always use stairs in an emergency. Walk down them one time so you know where you will exit on the first floor. **Remember:** in the event of an emergency **do NOT use the elevators**, use the stairs. All stairwells and exit doors are equipped with automatic unlocking and pressurization.
- **Upon exiting onto the first floor, please move out of the building and at least 500 feet from the building** so others can safely evacuate, and the fire department can work quickly, and to avoid injury from window breakage.
- Assign two individuals from your staff to monitor the evacuation. These individuals should be responsible for ensuring everyone evacuates by identifying any handicapped individuals and for securing your premises. Akridge personnel will assist in directing and giving specific instruction to your employees in the event of an actual emergency. The directions given by the fire department and management personnel should be followed at all times.



- **Should the exit route from your space become blocked by smoke**, stay calm. **Go to the nearest available office and close the door. Call the fire department and give them your floor and approximate location - tell them you are trapped.** If there is a window in the office, go to it and signal so fire personnel can see you. The fire department will quickly locate you and assist you in evacuating. The building is equipped with breakaway glass to further assist emergency personnel in any necessary rescue procedures.
- Fire extinguishers are installed in each common corridor. (There may be additional extinguishers installed in your space by your firm.) The extinguishers installed in common areas are a water-type extinguisher. You may have different types in your space. Know what you have and how to use it. Smoke detectors are installed in common corridors, as well as within your suite. Heat detectors are installed in mechanical and electrical equipment rooms. All sprinkler systems are heat activated as well.
- The Homer Building is equipped with a state-of-the-art high rise fire system that will only evacuate sections of the building as necessary. The alarm will sound on floors above and below the floor that is in alarm. As the fire department arrives, they will determine if additional floors need to be evacuated.

Remember: Never use a water type extinguisher on electrical fires.

Electrical Power Outage. Loss of electrical power in a building can cause inconvenience, but there is no need to panic. All Akridge buildings are equipped with emergency lighting systems that illuminate stairway lights, exit lights, and designated lights in elevator lobbies and your suite. If an electric outage occurs in your building, an automatic transfer will activate a generator and supply power for all emergency lighting. If necessary, please use stairs to exit.

Parking

Parking contracts may be arranged directly between your office and Atlantic Parking Services at 202.466.5050.

Daily Parking. All daily parkers must be valet-parked by an attendant.

Monthly Parking (Non-Reserved). A monthly contract entitles you to park in the garage, on a daily basis, 24 hours a day. Monthly parkers may be able to choose the self-park option and park their own car, however, due to the configuration of the garage some monthly parkers will be valet-parked. Use your Kastle key to enter and exit after-hours.

Monthly Parking (Reserved). A monthly reserved contract entitles you to park in an assigned space every day, 24 hours a day. A sign will be installed designating a space reserved for you. Monthly reserved status also entitles you to the self-park option. Use your Kastle key to enter and exit after-hours.

Please report any problems you experience with the garage personnel to us so we may assist you in receiving prompt and courteous service from the garage at all times. If you have any difficulty gaining entrance or exiting the garage, during weekends or after hours, please call LAZ Parking at 202.667.3030



or the building's security officer at 202.756.3672. They will notify property management personnel so that we may promptly serve you.

Cleaning

Cleaning service in your building is provided by P&R Enterprises Monday through Friday (except legal holidays) in the evenings. The cleaners generally start at 5:00 pm and complete their duties by 11:00 pm.

All the employees of the cleaning contractor are uniformed and carry photo identification badges. The cleaners have been instructed to always clean behind locked doors for your suite security and their personal safety. If you witness an open, propped or unlocked door by a cleaner, please notify us immediately. Please remember to ensure that your door security access switch is turned on prior to leaving at night. The cleaners do not have keys to your switch.

Vacuuming. Vacuuming is done on an as-needed basis relative to the purpose and frequency of area use.

Dusting. All unobstructed surfaces are dusted on a regular basis. The cleaning staff is instructed not to move or pick up objects on desks, bookcases, credenzas, etc., so only horizontal surfaces clear of objects will be dusted. If furniture needs to be polished, arrangements can be made with your cleaner.

Trash Removal. All wastebaskets are emptied nightly. Wastebasket liners are replaced as needed. It is not recommended that cups or cans containing liquid be placed in waste cans as this can result in spills on the carpet when the trash is being removed. Empty cartons should be marked "TRASH" or "BASURA" and left within the office. Please do not place in the elevator lobbies. Only trash that is considered "crushable" can be removed. Large items such as furniture or discarded equipment require special handling. If items of this size need to be removed, please call the property management office and we will be happy to make arrangements for a special pick-up.

Non-Carpeted Floors. All non-carpeted floors are dry mopped or swept nightly, damp mopped as needed, and periodically stripped and waxed. When the cleaning supervisor is scheduling floor waxing in your suite, you will be given advance notification to clear any boxes, furniture, etc. out of the area.

Window Washing. The perimeter windows in the building are washed inside once a year and outside twice each year. You will receive advance notification of the dates the window washers arrive.

Recycling. As part of the daily housekeeping, recycling of newspapers, glass, aluminum and white paper is provided. We will provide you with the appropriate recycling containers. Please note that it is each individual's responsibility to deposit his/her individual recycling containers to the main container placed in your office (generally in copy rooms and kitchens). The nightly janitorial staff will then remove the recycling and store it in special containers provided by the recycling contractor. Recycling is generally picked up on a weekly basis.

Special Areas. There are certain tasks not covered in the cleaning contract that your company is responsible for. These include carpet cleaning, kitchens, private bathrooms or showers, and interior glass partitioning. Arrangements can be made through your property manager if you require special cleaning in these areas.



Smoking

Due to The Homer Building being a LEED building, smoking is prohibited in all public areas of the building. This includes elevator lobbies, stairwells and all restrooms. Smoking at the front entrance to the building is also prohibited. A designated smoking area is located on the rooftop at the penthouse level and is also allowed 25 feet away from any entrance of the building.

Indoor Air Quality

We contract with a professional firm to provide annual air quality inspections. Comprehensive analyses are made of representative samples of the indoor air in the building – together with an assessment of the ventilation rates, filtration status and hygiene standards of the complete air distribution systems. Routine sampling is conducted annually and you will be notified in advance of scheduling. Copies of the report results are available upon request through Building Manager, Rasheida Mitchell at 202.897.6066 or rmitchell@akridge.com.

Client-Owned Mechanical Equipment

All mechanical equipment requires preventive maintenance and will, occasionally, require miscellaneous repair. Our engineers will maintain the base building mechanical equipment, described in the HVAC section of this booklet. Some of our Clients, however, will have special/additional mechanical equipment, which are not routinely maintained by our engineers.

Special mechanical equipment is usually located in critical areas, such as computer rooms or telephone equipment rooms. It is quite important that this equipment is in proper working order at all times. If you have special mechanical equipment, please call us to recommend a contractor or discuss the possibility of putting the equipment under a separate maintenance contract with Akridge.



Sample Waiver of Lien Rights

PROJECT

Contractor or Supplier

The undersigned does hereby forever release and discharge the Owners, the Building and the land upon which the Building is located, from any and all causes of action, suits, debts, liens, damages, claims and demands whatsoever in law or equity which the undersigned and/or its assigns ever had, now have, or ever will have against the Owners, the Building, and or the land upon which the Building is located, by reason of delivery of materials and/or the performances of work relating to any construction in or of the Building.

IN WITNESS WHEREOF, the undersigned has executed this Waiver on the ____ day of _____, 20____.

WITNESS OR ATTEST: _____

(Name of Subcontractor and/or Supplier)

By: _____ By: _____

Title: _____

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public: _____

My Commission Expires: _____



Legal Holidays Observed

Your building will be closed on the following legal holidays. The security access system will be activated, though regular heating, ventilating and air conditioning will not be on and cleaning services will not be performed. In the event that you need some of these services, please refer to previous sections for activation.

Akridge will send you notification prior to the holiday reminding you the building will be closed, or of any changes to our normal holiday observance.

Observed legal holidays:

- New Year's Day
- Inauguration Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

Amenities

The following describes some of the building and neighborhood amenities available to you. Should you have other corporate or personal needs, please do not hesitate to call your property manager. We will be happy to investigate the most convenient way for you to fulfill your needs.

Rooftop Terrace/Atrium. The rooftop terrace provides a beautiful view for Clients during lunchtime break or private Client functions. The rooftop terrace can be accessed by using the freight elevators. Both the terrace and the atrium are open for reservations of Client's and guests. To reserve the terrace or atrium for office functions, please contact Building Manager, Rasheida Mitchell at rmitchell@akridge.com for details.

Athletic Facility. For the enjoyment of your staff, we provide an athletic facility on the B-1 level for the exclusive use of our Clients at 2100 L Street and their employees.

This facility provides men's and women's showers and locker rooms, complete with towel service, exercise equipment and a racquetball court. The exercise equipment is available for your use at all times. For your convenience a signup sheet is available in the athletic facility to reserve time in the racquetball court.

Prior to facility use, we ask that you contact us for corporate waivers which must be signed by your company as well as individual waivers signed by each of your employees who intend to use the facility.



Once waivers are signed, please email to Building Manager, Rasheida Mitchell at rmitchell@akridge.com and she will authorize your Kastle card for access to the facility.

For your comfort, HVAC operating hours for the exercise facility will be 8:00 am – 8:00 pm, Monday through Friday.

24/7 Security Officers. There is a security officer stationed at the front desk twenty-four (24) hours a day on weekdays, weekends and holidays. These security personnel are provided to ensure uninvited individuals do not loiter in the building. They also assist guests by directing them to your suites. Security personnel are also available to escort our Clients to the parking garage during the evening hours if so desired.