

EXHIBIT B**Tenant Relocation Assistance Plan
Redevelopment of the Breezeway Motel and the Fairfax Gardens Apartments**

For tenants in good standing at the Fairfax Gardens Apartments, the following relocation measures will be provided:

1. Each tenant shall receive a written notice of the need to relocate from Fairfax Garden Apartments a minimum of ninety (90) days prior to the start of construction and in accordance with all State and Federal requirements. This notice shall be delivered to all tenants in good standing, including those on month-to-month leases.
2. Tenants receiving the notice to vacate who are residents in good standing at that time will receive a reimbursement for moving expenses in the amount of eight hundred dollars (\$800.00) for a one bedroom unit and one thousand dollars (\$1,000.00) for two and three bedroom units to help defray such costs. This reimbursement will be paid after the notice to vacate has been delivered and to those tenants requesting assistance.
3. To the extent possible, the management company for the Fairfax Gardens Apartments will provide an ongoing listing of available rental residential units in the City of Fairfax and/or nearby areas of Fairfax County communities that are of a similar condition and price point as Fairfax Gardens Apartments to those tenants requesting assistance. Said listing will be available to relocating tenants who have been in good standing during residency at the Fairfax Gardens Apartments.
4. As leases mature within twelve (12) months of the anticipated construction start date, any new leases will be executed on a month-to-month basis. No new month-to-month leases will be entered into within three (3) months of the construction start unless the tenant acknowledges in writing receipt of notification of impending construction and the need to relocate.