

April THIS DECLARANT'S AGREEMENT ("Agreement") made as of April, 2002 by and between THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION ("Declarant") and HRVC, LLC, a Maryland limited liability company ("Owner"), formerly known of record as HRVC Limited Partnership, a Maryland limited partnership, such name change being as a result of the conversion of the partnership to a limited liability company pursuant to Annotated Code of Maryland, Corporations and Associations Article, Section 4A-211, as amended.

WHEREAS, Declarant is the current "Declarant" under that certain Hickory Ridge Village Center Declaration of General Covenants, Restrictions and Liens dated April 20th, 1992 recorded in the Land Records of Howard County, Maryland ("Land Records") in Liber 2522 Folio 515 (the "Covenants"); and

WHEREAS, Owner is the owner of that certain parcel of land subject to the Covenants, which land is more particularly described on Exhibit A attached hereto (the "Subject Parcel"); and

WHEREAS, Owner has asked Declarant to restrict certain of its actions under the Covenants and Declarant is willing to agree to such restrictions.

NOW THEREFORE, Declarant agrees as follows:

1. Declarant shall not, without the prior written consent of the Owner, or upon Owner's transfer thereof, any subsequent owner of the Subject Parcel, which consent may be withheld in such Person's (as hereinafter defined) sole and absolute discretion,

(i) amend, supplement or otherwise modify the Covenants to annex additional property; or

(ii) assign its rights under the Covenants as "Declarant" to any Person other than to an Affiliate (as hereinafter defined) of The Howard Research And Development Holdings Corporation or The Rouse Company, to a Person that succeeds The Rouse Company as the overall developer of Columbia, Maryland, or to The Columbia Association, Inc. or other similar governing body.

Upon such assignment, Declarant shall record a supplemental instrument in the Land Records designating the new Declarant and reciting that such Declarant meets one of the foregoing requirements.

For purposes hereof, "Affiliate" means, with respect to any specified Person, any other Person that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with such specified Person.

For purposes hereof, "Person" means any individual, partnership, firm, corporation, limited liability company, association, trust, unincorporated organization or other entity, as well as any syndicate or group that would be deemed to be a person under Section 13(d)(3) of the Securities Exchange Act of 1934, as amended.

2. The terms of this Agreement are binding upon Declarant and shall inure to the benefit of the Owner and its successors and assigns in interest to the Subject Parcel.

3. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall comprise but one and the same instrument.

Signatures Begin on Next Page

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written above.

WITNESS/ATTEST





DECLARANT:

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

By: 
Vice President

OWNER:

By: **HRVC, LLC**, a Maryland limited liability company, formerly known as HRVC Limited Partnership, a Maryland limited partnership

By: **Rouse Columbia Contribution, LLC**,
Manager

By: 
Senior Vice President

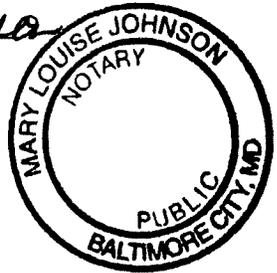
STATE OF MARYLAND
COUNTY OF HOWARD

I HEREBY CERTIFY, that on this 21st day of March, 2002, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Alton J. Scott, who acknowledged himself to be a Vice President of The Howard Research And Development Corporation, and that he as such officer, being authorized so to do, executed the foregoing document on behalf of the said corporation by signing his name as Senior Vice President.

WITNESS my hand and Notarial Seal

My Commission expires: My Commission Expires
May 1, 2005

Mary Louise Johnson
Notary Public



STATE OF Maryland :
COUNTY OF Howard :

I HEREBY CERTIFY THAT on this day 21st of March 2002, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Menetoli, who acknowledged himself to be the Vice-President of Senior Vice President of Rouse Columbia Contribution, LLC, a Maryland limited liability company, and that he/she as such Senior Vice-President, being authorized so to do, executed the foregoing instrument on behalf of such corporation acting in its capacity as Manager of HRVC, LLC for the purposes therein contained.

WITNESS my hand and Notarial Seal

My Commission expires: My Commission Expires
May 1, 2005

Mary Louise Johnson
Notary Public



THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Arianne Hale Monroe
Arianne Hale Monroe

LIBER 6092 FOLIO 0455

EXHIBIT A

Parcel A-1, as shown on Plat entitled "Correction Plat, Columbia, Village of Hickory Ridge, Section 6, Area 3, Parcels A-1, A-2 and A-3, A Resubdivision of Parcel A and Lot 109 and Section 6, Area 5, Lots 110 thru 113, A Resubdivision of Lot 1 and Lot 61, Sheet 1 of 2," recorded among the Land Records of Howard County, Maryland as Plat No. 10299, containing approximately 14.163 acres, more or less.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 6092, p. 0455, MSA_CE53_6076. Date available 04/26/2004. Printed 09/03/2019.

IMP FD SURE \$	0.00
RECORDING FEE	20.00
TOTAL	20.00
REF# H004	KOPI 1 0440
PLR LCH	PLR 1 112
APT 027 2002	02704 PG