

Exhibit 186

The Forge Company
1025 Thomas Jefferson Street, N.W.
Suite 502 East
Washington, DC 20007-5201
202/295-8105

Russell C. Lindner
Chairman/CEO

February 16, 2016

Mr. John Ray, Esq
Partner
Manatt Phelps
1050 Connecticut Ave NW
Suite 600
Washington, DC 20036

Dear John,

This letter will commemorate our agreement with respect to the special effort of Manatt Phelps to reinstitute the DC Enterprise Zone (consistent with the attached map), permitting Colonial Parking to qualify for federal tax credits of up to \$3,000 for each DC resident employee working at a location falling within a designated "EZ Zone".

If successful, Forge Company (Colonial's parent) will pay Manatt [REDACTED] the aforementioned EZ tax credits are available for Colonial's usage, as well as [REDACTED] if such EZ tax credits remain available. Furthermore, Forge will pay [REDACTED] of retroactive qualification, if such is obtained and can be used by Forge/Colonial.

Forge's [REDACTED]
[REDACTED]
[REDACTED] By way of example, if Company X agrees to a structure whereby it pays [REDACTED]
[REDACTED]

As agreed, accompanying this letter is a check in the amount of [REDACTED]. It is a non-refundable advance. However, if this EZ effort is successful and a [REDACTED] [REDACTED] will be credited against such [REDACTED]

I look forward to a successful undertaking, John.

