

Exhibit 245



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December 22, 2014

Mr. Richard Cohen
Chairman and President
Willco Companies
7811 Montrose Road
Suite 200
Potomac, MD 20854

Re: Proposed Representation

Dear Mr. Cohen:

Thank you for considering Squire Patton Boggs to represent Willco Companies in connection with the National Institute of Health leases in your building on Executive Boulevard in Bethesda. Our firm is well suited to assist you in this matter – we have significant experience in handling federal leasing transactions for private companies as well as dealing with the federal tenant agencies and their legislative oversight committees from a policy perspective. It is our experience that ensuring that the agency’s policy goals are aligned with the legal aspects of a transaction, can make it work in a way that benefits both the government and the private landlord.

Federal leasing policy recognizes that sometimes it just makes financial sense for an agency to stay in place. [REDACTED]

[REDACTED] In order to be successful, the lessor must be aware of the laws and regulations governing [REDACTED] as well as what processes and supporting documents the agency needs to bring such negotiations to a successful close.

[REDACTED]
[REDACTED] the NIH tenants are covered by four separate leases [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Squire Patton Boggs (US) LLP is part of the international legal practice Squire Patton Boggs, which operates worldwide through a number of separate legal entities.

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[REDACTED] I would take the lead on the policy work with the agencies. Jack, as he mentioned, has worked with [REDACTED] on leasing issues in the National Capital Region over the past twenty years. [REDACTED], our GSA leasing expert would handle the transactional side of the work. After we present our analysis and plan for going forward, we can then mutually agree on how to proceed into the [REDACTED]
[REDACTED]

Again, thanks for the opportunity to work with you on this. We look forward to hearing how you wish to proceed.

Sincerely yours,

Squire Patton Boggs (US) LLP

Jack Evans

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