

AMENDMENT TO LEASES
255 Rockville Pike, Rockville, Maryland

THIS AMENDMENT TO LEASES ("Amendment") is made as of this 13th day of March, 2013 (the "Effective Date") by and between HESTER, INC., a/k/a Eldridge, Inc., a Delaware corporation ("Landlord") and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic ("Tenant").

RECITALS

R-1. Landlord and Tenant are parties to two (2) lease agreements described as follows for the lower level, and first and second floors of the building (the "Building") located at 255 Rockville Pike, Rockville, Maryland (collectively, the "Leased Premises"):

Lease Agreement dated February 12, 1997 by and between Landlord and Tenant, as amended by Amendment to Lease dated March 22, 2002, Second Amendment to Lease dated May 21, 2007 (the "Second Amendment to First and Second Floor Lease"), and letter amendment dated November 10, 2011, for approximately 128,509 square feet on the first and second floors of the Building (the "First and Second Floor Lease"); and

Lease Agreement dated June 30, 1998 by and between Landlord and Tenant, as amended by First Amendment to Lease dated December 19, 2001, Second Amendment to Lease dated May 21, 2007 (the "Second Amendment to Lower Level Lease"), Third Amendment to Lease dated July 7, 2007, and letter amendment dated November 10, 2011, for approximately 15,262 square feet on the lower level of the Building (the "Lower Level Lease").

The First and Second Floor Lease and the Lower Level Lease are collectively hereinafter referred to as the "Original Leases".

R-2. Landlord and Tenant desire to enter into this Amendment in order to modify the Original Leases, all in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Original Leases as follows:

1. Recitals. The recitals set forth above are incorporated herein and made a part of this Amendment to the same extent as if set forth herein in full.

2. Amendments and Agreements that Apply to the First and Second Floor Lease Only. The following amendments and agreements apply to the First and Second Floor Lease only:

(a) HVAC/DPS Second Floor Server Room. Pursuant to Section 14 of the First and Second Floor Lease, the auxiliary equipment located in the second floor server room # A097 (the

“Server Room”) or that serves the Server Room, for which Tenant is solely responsible includes, without limitation, the existing five (5) ton split system air conditioning unit, model Leibert, 1C19342P1, the generator on the roof, model Olympian, #G45F1, serving the Server Room, the fire suppression system, and electrical distribution panel in the Server Room. Pursuant to Section 11 of the First and Second Floor Lease (Alterations), Tenant has requested that Landlord replace the existing five (5) ton split system air conditioning unit serving the Server Room with two (2) new 7 ton units (the “Server Room A/C Work”). Notwithstanding anything contained to the contrary in the First and Second Floor Lease, Landlord shall perform such replacement subject to the following terms and conditions:

(i) The scope of the Server Room A/C Work is more particularly described in the proposal originally dated February 28, 2013, prepared by American Combustion Industries, Inc. (“ACI”) for a total maximum price of \$128,801.00 as set forth therein, a copy of which proposal is attached hereto as Exhibit A (the “ACI Proposal”). The ACI Proposal, as attached, and the specifications for the equipment associated with the Server Room A/C Work, have been approved by Tenant and such approval is reconfirmed herein. ACI, not Landlord, is responsible for actually performing the Server Room A/C Work. Tenant acknowledges that Landlord caused the ACI Proposal for the Server Room A/C Work to be prepared for the benefit of the Tenant, but that Landlord will not be responsible for the selection of ACI for the performance of the Server Room A/C Work, the scope of such Server Room A/C Work, or the Tenant’s compliance with the specifications for any equipment associated with the Server Room A/C Work.

(ii) The Server Room A/C Work constitutes Tenant’s authorized alterations to the Leased Premises as described in Section 11 of the First and Second Floor Lease (Alterations). Landlord hereby agrees to facilitate, on behalf of the County, the performance of the Server Room A/C Work, by entering into the ACI Proposal with ACI, and by managing the Server Room A/C Work as it is performed by ACI. Landlord’s entering into the ACI Proposal or management of the Server Room A/C Work does not represent or warrant, in any manner whatsoever, the opinion of the Landlord on the content or function of the ACI Proposal, the Server Room A/C Work for the intended use by the Tenant, or the impact of any of the foregoing on the Leased Premises or any systems serving the Leased Premises. Landlord is only responsible for the management of the Server Room A/C Work, which is to be performed by ACI in accordance with the ACI Proposal. Completion of the Server Room A/C Work by ACI in accordance with the specifications in the ACI Proposal shall constitute satisfactory completion of Landlord’s responsibility.

(iii) Pursuant to Section 11 of the First and Second Floor Lease (Alterations), all costs associated with the Server Room A/C Work shall be the responsibility of the Tenant, and such costs shall include a management fee due to Landlord in an amount equal to ten percent (10%) of the total price (including options) of the ACI Proposal (collectively, the “Server Room A/C Work Costs”). The Server Room A/C Work Costs shall be billed by Landlord to Tenant as invoices are received from ACI, and Tenant shall remit payment to Landlord within ten (10) business days of receipt of each such invoice. The parties understand and agree that Landlord shall not be required to pay ACI unless and until it receives payment from Tenant.

(iv) Landlord shall use commercially reasonable efforts to cause ACI to perform the Server Room A/C Work in accordance with the ACI Proposal so that the Server Room A/C

Work is substantially complete and operational on or before June 30, 2013. Tenant shall cooperate with Landlord and with ACI in order to achieve this goal.

(v) Tenant acknowledges that Landlord's agreement to manage the Server Room A/C Work shall in no event impose upon Landlord any obligation of repair or replacement of any building and/or mechanical equipment, including any equipment associated with the Server Room A/C Work. Any warranties and guarantees associated with the Server Room A/C Work shall be for the benefit of Landlord. After substantial completion of the Server Room A/C Work, Landlord agrees to enforce any such warranties and guarantees with respect to repairs or replacements associated with the Server Room A/C Work, as an Operating Expense. However, the costs of any repair or replacement of any equipment installed in connection with the Server Room A/C Work that is not covered by the aforesaid warranties and guarantees shall be at the sole cost and expense of the Tenant.

(b) CUPF Space. Pursuant to Section 11 of the First and Second Floor Lease (Alterations), Tenant requested that Landlord make certain renovations to the 2nd floor of the Leased Premises for the use of Community Use of Public Facilities ("CUPF"). Notwithstanding anything contained to the contrary in the First and Second Floor Lease, Tenant hereby acknowledges that Landlord performed such renovations in accordance with the following terms and conditions:

(i) The location of the CUPF space is shown on the plan entitled "Proposed Modifications for Montgomery County Government C.U.P.F." prepared by Willkrist Contracting, Inc. ("Willkrist"), which includes hand written notations acceptable to the parties described as "version 5, 7/26/2012", a copy of which is attached hereto as Exhibit B (the "CUPF Plan").

(ii) The scope of work performed to the CUPF Space (the "CUPF Work") is more particularly described in the proposal dated 8/13/2012 prepared by Willkrist for a maximum price of \$99,715.00 as set forth therein, a copy of which proposal is attached hereto as Exhibit C (the "Willkrist Proposal"). Willkrist, not Landlord, was responsible for actually performing the CUPF Work. Tenant acknowledges that Willkrist prepared the CUPF Plan for the CUPF Work at the request and instruction of the Tenant, and that Landlord was not involved in, nor will be responsible for the selection of Willkrist for the performance of the CUPF Work, or the scope of such CUPF Work.

(iii) The CUPF Work constituted Tenant's alterations to the Leased Premises as described in Section 11 of the First and Second Floor Lease (Alterations). Landlord facilitated, on behalf of the County, the performance of the CUPF Work, by entering into the Willkrist Proposal with Willkrist, and by managing the CUPF Work performed by Willkrist. Landlord's entering into the Willkrist Proposal or management of the CUPF Work did not, and does not represent or warrant, in any manner whatsoever, the opinion of the Landlord on the content or function of the CUPF Plan, the CUPF Work for the intended use by CUPF and the Tenant, or the impact of any of the foregoing on the Leased Premises or any systems serving the Leased Premises. Landlord's only responsibility was for the management of the CUPF Work, which Tenant acknowledges was performed by Willkrist in accordance with the Willkrist Proposal.

(iv) Pursuant to Section 11 of the First and Second Floor Lease (Alterations), all costs associated with the CUPF Work was the responsibility of the Tenant, and such costs included, without limitation, a management fee due to Landlord in the amount of Five Thousand Dollars (\$5,000.00) (collectively, the "CUPF Costs"). The CUPF Costs were billed by Landlord to Tenant as invoices were received from Willkrist, and Tenant remitted payment to Landlord within ten (10) business days of receipt of each such invoice. The parties understood and agreed that Landlord was not required to pay Willkrist unless and until it received payment from Tenant. As of the Effective Date, Tenant acknowledges that all CUPF Costs have been paid by Tenant to Landlord for the CUPF Work, and there is no balance due to Willkrist in connection with the CUPF Work.

(v) Tenant acknowledges that Landlord fully, completely and timely performed all of the obligations required of it by Tenant with respect to the CUPF Work, including, without limitation, causing Willkrist to perform the CUPF Work in accordance with the CUPF Plan, and to substantially complete and have the CUPF space ready for move-in by CUPF on or before November 30, 2012.

3. Amendments and Agreements that Apply to Each of the Original Leases. The following amendments and agreements apply to each of the Original Leases:

(a) Replacement of Cooling Towers. Landlord, at its sole cost and expense, shall cause the cooling towers for the Building to be replaced and operational by no later than June 30, 2013 (the "Cooling Tower Work"). Tenant acknowledges that the Original Leases do not impose an obligation on the Landlord to replace the cooling towers or any other building and mechanical equipment for the Building. However, by performing the Cooling Tower Work, it is understood and agreed that Landlord is not assuming any additional responsibilities for replacement of building and mechanical equipment. After substantial completion of the Cooling Tower Work, and pursuant to Section 6(i) of the Original Leases (Services), Landlord shall maintain and repair the Cooling Tower Work equipment as part of its existing maintenance and repair responsibilities, and Tenant shall pay for the costs and expenses associated with Landlord's maintenance and repair consistent with the Original Leases as part of Operating Expenses. Any warranties and guarantees associated with the Cooling Tower Work shall be for the benefit of Landlord with respect to its maintenance and repair responsibilities for the same. Any future replacement of any equipment installed in connection with the Cooling Tower Work shall be paid for by Tenant consistent with the Original Leases as part of Operating Expenses.

(b) Additional Equipment or Systems Added by Tenant. Subsequent to the Effective Date of this Amendment, any reconfiguration of the Leased Premises, inclusion of additional equipment in the Leased Premises, or adjustments to any building and mechanical equipment that exceeds the specifications for any such equipment recommended by the manufacturer or the contractor, and not approved by the Landlord in advance in writing, shall be at the sole risk, cost and expense of the Tenant. Landlord shall not be responsible for the impact of such unapproved reconfiguration, additional equipment, adjustments or tampering on the building and mechanical systems, or their stabilized operations.

(c) Parking.

(i) Notwithstanding Paragraph 10 of the Second Amendment to First and Second Floor Lease and Paragraph 8 of the Second Amendment to Lower Level Lease, Landlord and Tenant have agreed that, commencing on February 1, 2013, the New Monthly Parking Fee payable by Tenant for each of Tenant's 277 parking contracts is One Hundred Five Dollars (\$105.00). Simultaneously with Tenant's execution of this Amendment, Tenant shall pay to Landlord an amount equal to Two Thousand Nine Hundred Fifty-Five and 59/100 Dollars (\$2,955.59) representing the difference between (A) the aforesaid New Monthly Parking Fee for each of the 277 parking contracts for February 1, 2013 (i.e., 277 parking contracts X \$105.00 per parking contract = \$29,085.00), and (B) the actual amount paid by Tenant to Landlord for the 277 parking contracts for February 1, 2013 (i.e., \$26,129.41).

(ii) The New Monthly Parking Fee of One Hundred Five Dollars (\$105.00) per parking contract shall remain in effect for three (3) years, commencing on February 1, 2013 and continuing through and including January 1, 2016. For each three (3) year period thereafter commencing on February 1, 2016 (a "3 Year Parking Period"), the New Monthly Parking Fee shall be mutually agreed upon by the parties based on the then-prevailing parking rates being charged by owners of parking garages which are similar to the Building's parking garage and are located in downtown Rockville, Maryland. If, as of the beginning of each 3 Year Parking Period, the parties have not agreed on the New Monthly Parking Fee for such 3 Year Parking Period, then Tenant shall continue to pay Landlord the then current New Monthly Parking Fee payable during the prior 3 Year Parking Period. Once the New Monthly Parking Fee has been determined for such 3 Year Parking Period, such New Monthly Parking Fee shall be deemed to have been effective as of the commencement of such 3 Year Parking Period, and Tenant shall immediately pay Landlord the difference between such New Monthly Parking Fee for such 3 Year Parking Period and any amount actually paid by Tenant to Landlord for such 3 Year Parking Period. Once the New Monthly Parking Fee has been determined for any 3 Year Parking Period, Landlord and Tenant shall enter into a lease amendment that sets forth such New Monthly Parking Fee for the applicable 3 Year Parking Period.

(iii) Notwithstanding anything to the contrary contained in Paragraph 3(c) of this Amendment, in no event shall the New Monthly Parking Fee for any 3 Year Parking Period be less than the greater of: (A) One Hundred Five Dollars (\$105.00) per parking contract, or (B) the then current New Monthly Parking Fee payable by Tenant for the prior 3 Year Parking Period.

4. Miscellaneous.

(a) As of the Effective Date, Tenant is not aware of any default, event of default or breach by Landlord under either of the Original Leases. Tenant has made no claim against Landlord alleging any default by Landlord under either of the Original Leases. Tenant is in full and complete possession of its Leased Premises under the First and Second Floor Lease and the Lower Level Lease, and has accepted such Leased Premises, including any work of Landlord performed therein pursuant to the terms and provisions of the Original Leases. The current Monthly Base Rent payable by Tenant under the First and Second Floor Lease is \$294,178.52, and the current Monthly Base Rent payable by Tenant under the Lower Level Lease is \$46,733.24.

(b) Except as amended by this Amendment, all terms and conditions of the Original Leases are hereby ratified and affirmed. To the extent there is any inconsistency between the Original Leases and this Amendment, the provisions of this Amendment control.

(c) All capitalized terms in this Amendment shall have the same meanings as in the Original Leases unless expressly provided otherwise herein.

(d) This Amendment and all of the covenants and provisions hereof shall inure to the benefit of and be binding upon the respective legal representatives, successors and assigns of the parties hereto.

(e) This Amendment may be executed in several counterparts, each of which shall be deemed an original and such counterparts shall constitute but one and the same instrument.

(f) The laws of the State of Maryland shall govern the validity, performance and enforcement of this Amendment.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Amendment to Leases as of the date first written above.

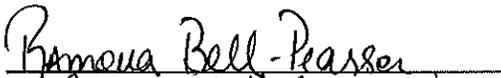
LANDLORD:

HESTER, INC., a/k/a Eldridge, Inc., a Delaware corporation

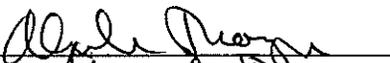
By: 
Name: MITCHELL B RUTTER
Title: President

TENANT:

MONTGOMERY COUNTY, MARYLAND

By: 
Name: Ramona Bell-Pearson
Title: Asst. Chief Administrative Officer

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

By: 
Name: Alexandra Nicyscu
Title: Associate Attorney
Date signed: 3/15/13

RECOMMENDED:

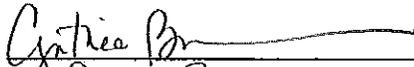
By: 
Name: Cynthia Brenneman
Title: Director, Office of Real Estate
Date signed: 3/15/13

Exhibit A Copy of ACI Proposal
Exhibit B Copy of CUPF Plan
Exhibit C Copy of Willkrist Proposal



Exhibit A

February 28, 2013

Eldridge Incorporated -Rockville Center
255 Rockville Pike
Rockville, MD 20850

Re: Server Room A/C Split System

Dear Eldridge Incorporated:

American Combustion Industries, Inc. (ACI) will provide all supervision, labor, and equipment to replace the existing 5 ton split system A/C unit serving the server room at the above referenced property. We will replace the 5 ton unit with two new 7 ton units giving you better control and enough extra BTU's for expansion in the future.

Qualified ACI Service Technicians will complete all work and the work area will be left in the condition in which it was found. The work is scheduled to be completed during after normal working hours at night and on Saturdays.

Based on a recent site visit and feedback that you have provided, ACI mechanics will accomplish the following scope of work:

SCOPE:

1. Temporarily install spot coolers in the server room. Spot coolers to be provided by Rockville Center.
2. Shutdown the server room a/c unit.
3. Per EPA guidelines properly recover and dispose of any refrigerant in the existing unit.
4. Remove the ceiling where necessary for removal of the old unit and replace tile where necessary.
5. Disconnect and remove for disposal the existing 5 ton split system A/C unit serving the server room and the associated condenser unit on the roof.
6. Provide and install per manufacturer guidelines two new 7 ton ceiling hung a/c split systems. The new indoor units will be installed in the ceiling of the hallway.
7. Provide and install new emergency pans under the new units. This will provide extra confidence if the condensate lines were to ever clog the emergency pans will catch any leaking water.
8. Set up a crane to lift the two new condenser units to the roof and set them in place.
9. Provide and install new line sets from the new indoor units to the two new outdoor units.
10. Pull new electrical wire from client emergency electrical breaker panel to supply the new units with power.
11. Wire the new units per manufacturer guidelines for power and control using the new electrical supply that was run.
12. Provide and install new properly sized ductwork to serve the requested rooms. The new supply ductwork will run down the walls to about 12" above the finished floor. Registers will be installed on the new duct work to provide better air flow in the rooms.

Exhibit A

13. Provide and install wall mounted microprocessor controller and remote temperature/humidity sensors.
14. Provide and install new 1¼" condensate line to the main condensate riser.
15. Re-install the ceiling where it has been removed. We will replace any ceiling tiles that break during the removal or re-installation.
16. Perform start up on the new unit and check for proper operations.
17. Once the unit is running a commissioning report and an air balance report will be provided for owner's retention.
18. Remove the spot coolers from the room.

***Total Investment as Listed Above ... \$101,551.00**

This proposal is valid for a period of 90 days from the above date

WARRANTY:

One year on parts and labor.

NOTE:

- The new units will have low ambient controls and hot gas bypass from the factory.
- The new units come with a one year warranty.

OPTIONS:

- To add a 5 year warranty on the compressors would be an additional **\$5,500.00**
- To add new stand alone controls to the two new units' would be an additional **\$21,750.00**. The new controls system will include a new supervisor controller and give email notification if any alarms where to go off. It will have the capabilities of integrating any other HVAC equipment into the same new controls system.

SCHEDULE:

The lead time on the new material is (4-6) weeks. It will be produced by the manufacturers on receipt of your order. Scheduling for the install will be coordinated by *Eldridge Incorporated - Rockville Center* and *ACI*. Barring any unforeseen difficulties, we expect to complete the project in (5-7) nights and have you back in service promptly. Please make arrangements for any shut-down coordination that may be required. To approve this project, please sign the acceptance sheet and return the proposal document, in its entirety, to our office.

Sincerely,

Greg Frey II

Greg Frey II

Sales Engineer

Exhibit A

ACI Proposal Acceptance Sheet

American Combustion Industries, Inc.'s ("ACI") proposal and estimate dated March 5, 2013 is incorporated by reference herein and is hereby accepted *Rockville Center c/o Facilities Plus* ("Owner").

Upon acceptance of the project, ACI will require a 25% deposit. The remaining balance of the project shall be billed as progress payments, based on the arrival of equipment or the percentage of completed work in accordance with the proposal. Payments are due to ACI thirty (30) calendar days after ACI submits an invoice to Owner. Payment in full is due net 30 calendar days after ACI completes the work. Accounts or invoices not fully paid within 30 calendar days are subject to a 1-½ % service charge per month (18% per annum). Notwithstanding anything contrary herein, no service will be performed by or required of ACI until amounts due are paid and the Owner's account is current and in good standing. If the account is sent for collection or subject to a dispute, Owner agrees to fully reimburse ACI for all ACI's court costs, attorneys' fees, and other collection costs and expenses.

All labor performed and materials supplied hereunder are guaranteed for one year from the date of completion or as specified in writing and signed by ACI. All work will be completed in a workmanlike manner according to standard industry practices. ACI expressly disclaims any implied warranties regarding its labor and materials provided hereunder. If work, alterations, or deviations from the work detailed in the proposal is required or requested of ACI, such change will be performed by ACI only upon written order from Owner and agreement between the parties on extra compensation and time. ACI will not be liable for failure to perform or complete the work contemplated herein in the event of any strikes, accidents, fire, flood, Acts of God, accidents, wars, delays, labor unrest, terrorism, or any other causes beyond ACI's control and any such events will void ACI's obligations hereunder. Owner is responsible for all property, liability, and other insurance. ACI's workers are fully covered by Workmen's Compensation Insurance. Neither ACI nor its subcontractors shall be liable for any loss of revenue, profit, property or use, or for indirect, special, or consequential damages, whether in contract or tort or otherwise arising out of or in connection with this agreement and the work performed hereunder. ACI and its subcontractors' liability hereunder shall be limited to the amounts actually paid to ACI for work performed hereunder. To the fullest extent permitted by the law, Owner will indemnify, defend and hold harmless ACI and its employees and subcontractors from all liability, loss, and damages, including attorneys' fees, arising out of or related to ACI's performance of the work hereunder.

Acceptance of Proposal: The above terms and conditions are satisfactory to Owner and are hereby accepted. ACI is authorized to do the work as specified. Payment will be made as outlined above and the signatory below represents that he or she is authorized to represent and bind Owner to this Agreement.

Signature: _____

Name and Title: _____
[Please Print]

Owner: _____

Date of Acceptance: _____

Upcoming renovation.
Using Willkrist for
construction.
Occupancy by December '12



-Will forward
Willkrist proposal

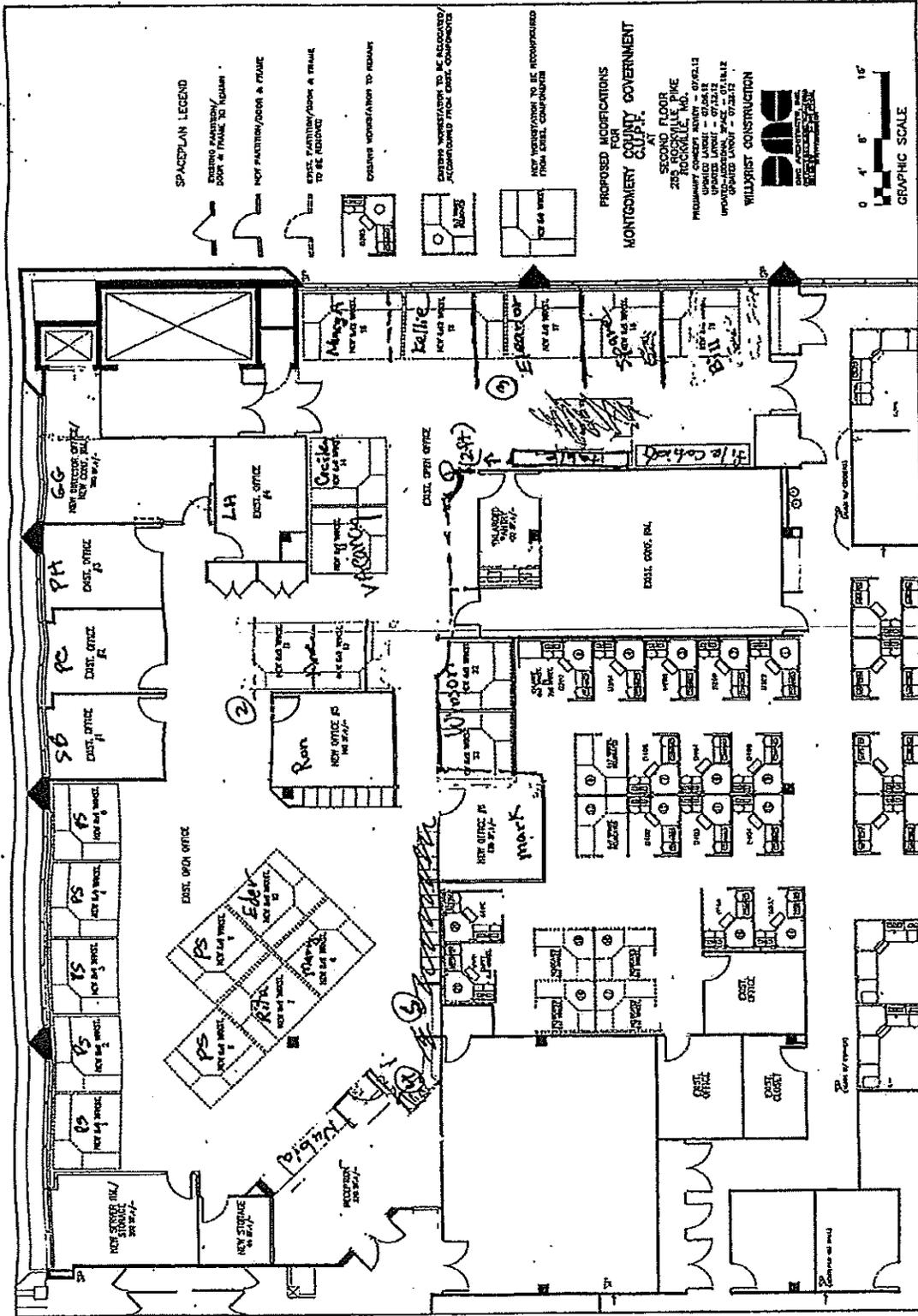
<http://portal.mc.gov/mctime>

Exhibit B

Version 4 7/26/2012

Version 5
7/26/2012

Exhibit B



enlarge 17 and 18 to 10x12

reduce 15 to 8x9

Exhibit C



PROPOSAL

DATE	ESTIMATE #
8/13/2012	P7895

NAME / ADDRESS
Rockville Center 255 Rockville Pike Rockville, MD 20850

TERMS	PROJECT
Due on receipt	3539/ C.U.P.F.

DESCRIPTION	QTY	COST	TOTAL
Willkrist Contracting, Inc. proposes to supply all labor and materials to complete following scope of work per drawings dated August 3, 2012 by DNC Architects.			
01100-General Requirements (supervision, debris removal, protection, Drawings/permit fees)		15,000.00	15,000.00
02050-Demolition		2,960.00	2,960.00
06220-Millwork (new c.tops @ existing elevation, new front desk/work station, and new ADA wall/base cabs. within galley)		11,600.00	11,600.00
08050-Basic Door and Window Materials & Methods (3 new 3-0/7-0 SC doors w/ HM frames and assoc. hardware)		2,100.00	2,100.00
08800-Glazing (9/0-8/0 store front elevation to match building stand. (double doors with side lites and auto open on active side)		8,800.00	8,800.00
09100/09200-Metal Support Systems/Gypsum (approx. 160 LF under grid partition "2-1/2 stud w/1/2" gyp 2 sides" and point up/repair though out)		8,960.00	8,960.00
09500-Ceilings (approx. 960 SF of repair/replacement as required due to scope)		4,800.00	4,800.00
09600-Flooring (NIS)		0.00	0.00
09900-Paints & Coatings (apply 1coat to existing and 2 coats to new with latex "flat on walls s/g doors-trim")		6,800.00	6,800.00
15400-Plumbing (disconnect 2 elevations and reconnect existing 1 new elevation)		2,900.00	2,900.00
1550-HVAC (1.5-2 ton ac for new lan room and relocation for existing flex, diffuser, returns, and t.stats as required)		11,800.00	11,800.00
16050-Basic Electrical Methods & Materials (modify existing electrical as required for new construction, including switching, power supply, specialty 110v power for LAN room, and relocation of 3 strobes)		13,500.00	13,500.00
Note: This proposal may be withdrawn by us if not accepted within 30 days.		TOTAL	

Acceptance Signature _____

P.O. Box 538
Damascus, MD 20872

301-330-1780
fax 301-330-1779

Exhibit C



PROPOSAL

DATE	ESTIMATE #
8/13/2012	P7895

NAME / ADDRESS
Rockville Center 255 Rockville Pike Rockville, MD 20850

TERMS	PROJECT
Due on receipt	3539/ C.U.P.F.

DESCRIPTION	QTY	COST	TOTAL
16400-Low Voltage/Communications (ring and string only - allowance 20		700.00	700.00
Final Clean		820.00	820.00
O&P (10%)		8,975.00	8,975.00
<p>General Notes: All pricing as noted is for budget purposes only and subject to modifications based on an approved set of Architectural and MEP construction drawing</p> <p>General Exclusions: Any and all labor/materials not specifically included within this proposal</p>			
Note: This proposal may be withdrawn by us if not accepted within 30 days.		TOTAL	\$99,715.00

Acceptance Signature _____

P.O. Box 538
Damascus, MD 20872

301-330-1780
fax 301-330-1779