

FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE (this "Amendment") is made as of the 31 day of January 2014, by and between BONIFANT BUILDING, LLC (hereinafter called "Landlord"), and MONTGOMERY COUNTY, MD (hereinafter referred to as "the County").

WITNESSETH:

WHEREAS, Landlord and the County are parties to that certain Lease Agreement dated June 13, 2008, and the First Amendment to Lease dated April 28, 2010 and the Second Amendment to Lease dated April 23, 2012 and the Third Amendment to lease dated February 14, 2013 (the "Lease") with respect to certain premises consisting of approximately 1,834 square feet and commonly known as, Suite 220 (the "Leased Premises") of the 2nd floor of the office building located at 1110 Bonifant Street, Silver Spring, Montgomery County, Maryland (the "Building");

WHEREAS, pursuant to that certain Third Amendment to Lease Agreement, dated February 14, 2013, Landlord and the County agreed to extend the Term of the Lease through December 31, 2013, upon the terms and conditions more particularly set forth therein;

WHEREAS, Landlord and the County desire to extend the Term of the Lease for an additional Nine (9) months upon the terms and conditions hereafter set forth.

WHEREAS, Landlord and the County now desire to modify the terms of the Lease, in the manner set forth herein.

NOW, THEREFORE, in consideration of the premises and of the mutual promises and agreement herein contained, Landlord and the County agree that the Lease is hereby modified, amended, and/or supplemented as hereinafter set forth, and any language of, or provision in the Lease which is inconsistent or is in conflict with the following, and not hereinafter referred to, shall be deemed appropriately amended or modified:

1. TERM

Section Two (2) of the Lease Agreement is hereby amended by deleting and adding the following in lieu thereof:

The Fourth Lease Amendment shall extend the Term for an additional Nine (9) Months, commencing January 1, 2014 and terminating September 30, 2014.

2. BASIC RENT

The County shall pay or cause to be paid to the Landlord the annual and monthly amounts listed in the following schedule:

<u>Basic Annual Rent</u>	<u>Basic Monthly Rent</u>
\$63,566.44	\$5,297.20

3. ANNUAL OPERATING EXPENSES

Per the terms of the First Amendment, the Annual Operating Costs are included in the Rent schedule, Paragraph 3, BASIC RENT, above. No additional Operating Expenses shall be paid by the County.

4. NON-MODIFICATION

Except as modified by this Fourth Lease Amendment, all terms, conditions, covenants, and agreements of the Lease shall be and remain in full force and effect.

SIGNAURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed as of the date first written above.

WITNESS:

LANDLORD:

BY:

BONIFANT BUILDING, LLC,

Michael S. Donohue

By: *[Signature]*

Name: *Vito DeNencio*

Title: *General Partner*

Date: *1/17/14*

WITNESS:

TENANT:

MONTGOMERY COUNTY, MD

Julie White

By: *Ramona Bell-Pearson*

Name: *Ramona Bell-Pearson*

Title: *Asst. Chief Administration Officer*

Date: *January 31, 2014*

APPROVED AS TO FORM
RECOMMENDED AND LEGALITY
OFFICE OF THE COUNTY
ATTORNEY

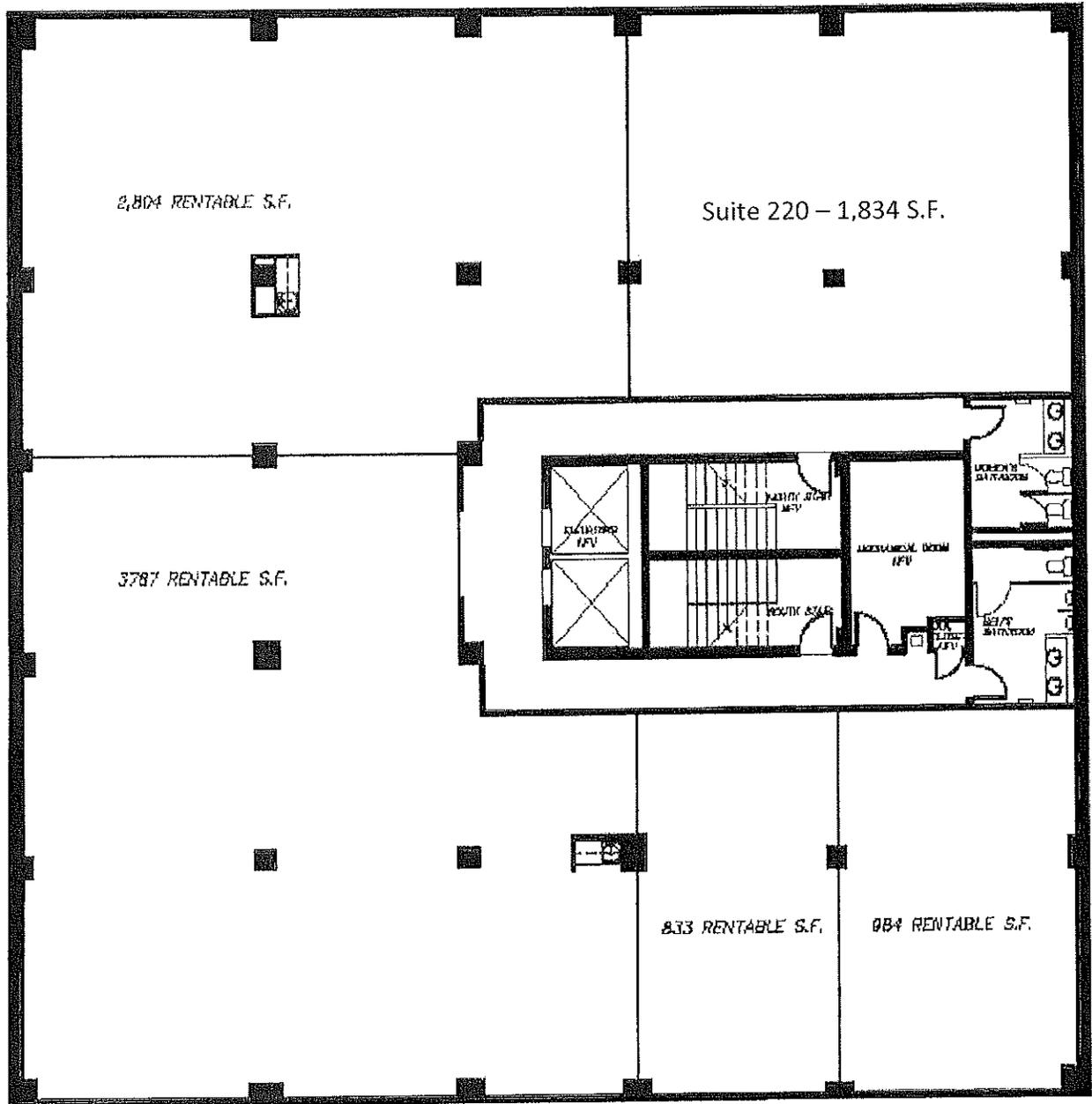
By: *Alexandra Proga*

Date: *1/28/14*

By: *[Signature]*
Cynthia Brenneman, Director
Office of Real Estate

Date: *1/27/14*

Exhibit A



METHOD OF AREA MEASUREMENT IS BOMA 1986 STANDARD.

AREA PLAN
SECOND FLOOR

1110 BONIFANT STREET
SILVER SPRING, MD 20910

1110 BONIFANT STREET, SUITE 600
SILVER SPRING, MD 20910