

SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement (the "Second Amendment"), is made this 19th day of November, 2007, between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland, (the "County") and THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON (the "Tenant") (County and Tenant, together, the "Parties").

WHEREAS, the County and Tenant entered into a Lease Agreement dated June 16, 2005 (the "Lease") for the Leased Premises known as the Ayrlawn Elementary School, 5650 Oakmont Avenue, Bethesda, Maryland ; and

WHEREAS, the County and Tenant entered into an Amendment to Lease Agreement (the "Amendment") dated June 23, 2005, for the purpose of removing a contingency that the Lease is subject to the approval of the Board of Public Works of the State of Maryland; and

WHEREAS, the Parties desire to amend the Lease to restate the area encompassing the Leased Premises to include a structure known as the Ancillary Building.

NOW THEREFORE, in consideration of the Leased Premises and intending to be legally bound hereby, the Parties hereto agree to the following change and modification to the Lease.

1. Article 1 of the Lease is hereby deleted and the new Article 1 is substituted:

1. **PREMISES:** The County does hereby lease and demise unto Tenant the Property described as the Ayrlawn Elementary School, 5650 Oakmont Avenue, Bethesda, Maryland. The County leases to Tenant the buildings, walkways, play areas, parking lot, driveway and land contiguous to the buildings, on property as outlined in red on Revised Exhibit C attached and incorporated as if fully set forth (the "Leased Premises"). The Leased Premises are leased and accepted by Tenant in "as is" condition.

2. Exhibit C is removed and replaced with revised Exhibit C.

3. Except as modified herein, all other terms and conditions of the Lease will remain in full force and effect.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year above written.

COUNTY:
MONTGOMERY COUNTY, MARYLAND

Debbie Richards
Witness

By: Diane R. S. Jones
Name: Diane R. S. Jones
Title: Assistant Chief Administration Officer
Date: 12/18/07

TENANT:
THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF METROPOLITAN WASHINGTON

Leigh Taylor-Kron
Witness Leigh Taylor-Kron

By: Angie Reese-Hawkins
Date: 11/19/07 Angie Reese-Hawkins
CEO

APPROVED AS TO FORM AND
LEGALITY OFFICE OF THE
COUNTY ATTORNEY

By: Eileen T. Basaman
Eileen T. Basaman
Associate County Attorney

Date: 10/31/2007

RECOMMENDED BY:

By: Cynthia L. Brenneman
Cynthia L. Brenneman, Director
Office of Real Estate

Date: 10/25/07

