



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

November 30, 2016

David E. Dise
Director

Via Certified Mail, Return Receipt, hand delivery and E-Mail to:

Phillip Feliciano
Felland Limited Partnership
4935 Nicholson Court, 2nd Floor
Kensington, Maryland 20895

Via Certified Mail, Return Receipt, hand delivery and E-Mail to:

Phillip Feliciano
Felland Limited Partnership
13701 Turnmore Road
Silver Spring, Maryland 20906

Via Certified Mail, Return Receipt, hand delivery and E-Mail to:

Timothy C. Price, Esq.
Ethridge, Quinn, Kemp, McAuliffe, Rowan & Hartinger
33 Wood Land
Rockville, Maryland 20850

SUBJECT: Lease Between Felland Limited Partnership and Montgomery County, Maryland,
Dated May 30, 2007

Dear Mr. Feliciano:

This letter shall serve as notice that Montgomery County wishes to exercise the Second Option Term available under paragraph 1D of the Lease. The Second Option Term will commence on June 1, 2017 and terminate on May 30, 2022.

Per the terms of paragraph 1D, the County will pay Felland Base Rent of 104% of the Base Rent in effect on the last day of the First Option Term. The new annual Base Rent will be \$910,667.47. The new monthly Base Rent will be \$75,888.85.

Also per the terms of paragraph 1D, the County will arrange to have the garage floors refurbished with Armor-Ultra floor coating in accordance with manufacturer's specifications.

Office of Real Estate

101 Monroe Street, 9th Floor • Rockville, Maryland 20850 • 240-777-6001 • 240-777-6011 FAX
www.montgomerycountymd.gov



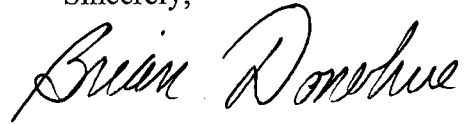
Letter to Phillip Feliciano

November 30, 2016

Page 2

However, instead of re-coating the entire garage floors for 4901, 4941, and 4943, the Landlord and the County have agreed to complete coating in minor areas that the Landlord has identified as requiring remedial attention.

Sincerely,

A handwritten signature in cursive script that reads "Brian Donohue". The signature is written in black ink and is positioned above the printed name.

Brian Donohue
Real Estate Specialist III