

AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE entered into this 31<sup>st</sup> day of March 2006, by and between Washington Real Estate Investment Trust, 6110 Executive Boulevard, Rockville, MD 20852, (hereinafter designated as the "LANDLORD"), and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland, ( hereinafter designated as the ("COUNTY"); (LANDLORD and COUNTY, together, the "PARTIES").

WITNESSETH:

WHEREAS, The LANDLORD and COUNTY entered into a Lease Agreement dated June 6, 2001 for Suite 802 located at 51 Monroe Street, Rockville, MD 20850 containing approximately 1,952 square feet of space ("the Agreement"); and

WHEREAS, the PARTIES desire to amend that Agreement to permit one (1) five (5) year extension term from May 1, 2006 to April 30, 2011.

WHEREAS, a copy of the Lease is attached hereto and made a part hereof,  
and

WHEREAS, the LANDLORD agrees to provide Tenant with an allowance of Nine Thousand Seven Hundred Sixty-Six and 00/100 Dollars (\$9,766.00) to be spent on improvements to the Premises.

NOW THEREFORE, the Parties desire to modify the terms of the lease as set forth herein.

1. TERM EXTENSION: The term of this Lease extension shall be five (5) years to commence on May 1, 2006 and terminating on April 30, 2011.
2. RENTAL ADJUSTMENTS: It is agreed between parties that the annual rent payable by the COUNTY is as set forth in the following schedule:

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
05/1/06 - 04/30/07	\$70,239.79	\$5,853.32
05/1/07 - 04/30/08	\$73,400.58	\$6116.72
05/1/08 - 04/30/09	\$76,703.61	\$6,391.97
05/1/09 - 04/30/10	\$80,155.27	\$6,679.61
05/01/10 - 04/30/11	\$83,762.26	\$6,980.88

3. REAL ESTATE TAXES: The Base Year is redefined as July 1, 2006 through June 30, 2007.

4. ADDRESS: The amendment shall reflect the change of address for the COUNTY in paragraph 3 of the lease agreement. The new address is: Montgomery County, Department of Public Works and Transportation, Office of Real Estate, 101 Monroe St., 10<sup>th</sup> floor, Rockville MD, 20850 with a copy not to constitute notice to Montgomery Count, Office of County Attorney, 101 Monroe St. 3<sup>rd</sup> floor, Rockville MD., 20850.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have caused this Lease Amendment to be properly executed.

WITNESS:

By: David A. DiNardo

**David A. DiNardo**  
**Managing Director - Leasing**

LANDLORD:

Washington Real Estate Investment Trust

By: George F. McKenzie  
~~Edmund B. Cronin, Jr.~~

Title: ~~President~~ **George F. McKenzie**  
**Executive Vice President**

Date: \_\_\_\_\_

WITNESS:

By: Rebecca S. Demaruk

Date: 3-31-06

COUNTY:  
MONTGOMERY COUNTY,  
MARYLAND

By: Joseph F. Beach  
Joseph F. Beach, Assistant  
Chief Administrative Officer

Date: 3/31/06

APPROVED AS TO FORM & LEGALITY  
OFFICE OF THE COUNTY ATTORNEY

By: Sileen D. Brennan  
Associate County Attorney

Date: 3/17/2006

RECOMMENDED

By: Cynthia Brennan  
Cynthia Brennan, Director  
Office of Real Estate

Date: 3/15/06