

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE entered into this ____ day of ____, 2010, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, hereinafter referred to as "the County" and 7676 NEW HAMPSHIRE LIMITED PARTNERSHIP, hereinafter referred to as "Landlord" (the County and Landlord together the "Parties").

WITNESSETH:

WHEREAS, The County and the Landlord are Parties to a lease agreement (hereinafter referred to as "the Lease") dated October 10, 2005, under which the County leased from the Landlord the premises comprising 2,303 square feet of space on the fourth floor within the building located at 7676 New Hampshire Ave., Langley Park, Maryland 20782; and

WHEREAS, a copy of the Lease and the First Amendment are attached hereto and made a part hereof, and

WHEREAS, the Parties desire to extend the term of the Lease, and to adjust the rental terms.

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 (5) years and 6 months to commence on November 1, 2010 and terminating on April 30, 2016.

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</u>	<u>Monthly</u>
11/01/2010 - 04/30/2011	\$46,060.00	\$1,919.16
05/01/2011 - 10/31/2011	\$46,060.00	\$3,838.33
11/01/2011 - 10/31/2012	\$47,902.00	\$3,991.86
11/01/2012 - 10/31/2013	\$49,818.00	\$4,151.50
11/01/2013 - 10/31/2014	\$51,811.00	\$4,317.58
11/01/2014 - 10/31/2015	\$53,833.00	\$4,490.28
11/01/2015 - 04/30/2016	\$56,039.03	\$4,669.92

3. MAIL NOTICES: This amendment shall reflect a change of address for the County and Landlord. The new address for the County is: Montgomery County, Department of General services, Office of real estate, 101 Monroe Street 9th floor, Rockville Maryland 20850 with a copy that does not constitute notice to Montgomery County, Office of the County Attorney, 101 Monroe Street 3rd floor, Rockville Maryland 20850. The new address for the landlord is: 7676 New Hampshire Limited Partnership, 6862 Elm Street, Suite 650, McLean Virginia 22101.

4. BROKERS: Tenant represents and warrants that it has not employed any broker in carrying on the negotiations relating to this lease renewal. Should Tenant wish to retain a broker in carrying on the negotiations of this lease, Tenant's broker shall look solely to Tenant for compensation.

All terms, covenants and conditions of the Lease not expressly modified and amended hereby shall remain in full force and effect and are hereby ratified and affirmed in all respects.

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SIGNATURE PAGE TO FOLLOW

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

WITNESS:

By: M Garcia

LANDLORD:

7676 New Hampshire Limited Partnership
Stout and Teague Company
General Partner

By: G. Neel Teague

G. Neel Teague

Date: 10/20/10

WITNESS:

By: Julie L. White

Date: 10/21/10

TENANT:

MONTGOMERY COUNTY,
MARYLAND

By: Diane R. Schwartz Jones

Diane R. Schwartz Jones
Assistant Chief Administrative Officer

Date: 10/21/10

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: Assistant Associate County Attorney

Date: 10/19/10

RECOMMENDED

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

Date: 10/19/10