

THIRD AMENDMENT TO LEASE

THIS THIRD AMENDMENT TO LEASE entered into this 18th day of Feb 2016, 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 dated October 10, 2005, and amended by way of First Amendment to Lease dated March 19, 2008, and amended by way of Second Amendment to Lease dated October 21, 2010 (hereinafter referred to as “the Lease”) under which the County leased from the Landlord the premises comprising 2,303 square feet of space in Suite 411 and 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 this Third Amendment is 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 to commence on May 1, 2016 and terminating on April 30, 2021.

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>
05/01/2016 - 04/30/2017	\$58,265.90	\$4,855.49*
05/01/2017 - 04/30/2018	\$60,596.54	\$5,049.71
05/01/2018 - 04/30/2019	\$63,020.40	\$5,251.70
05/01/2019 - 04/30/2020	\$65,541.21	\$5,461.77
05/01/2020 - 04/30/ 2021	\$68,162.86	\$5,680.24

*Notwithstanding the foregoing, Landlord shall fully abate the Monthly Base Rental from May 1, 2016 through and including July 31, 2016.

3. MAIL NOTICES: This amendment shall reflect a change of address for the County. The new address 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. This amendment shall reflect a change of address for the Landlord. The new address is: 7676 NEW HAMPSHIRE LIMITED PARTNERSHIP c/o Stout & Teague Management, 8001 Forbes Place, Suite 305 Springfield, Virginia 22151.

4. TENANT IMPROVEMENTS: Landlord shall, at Landlord's sole cost and expense, and utilizing building standard materials, paint and install new carpet tile within the Premises at a time mutually convenient for both Landlord and Tenant. The contractor, to be hired and paid directly by the Landlord, shall perform the work in a first class condition and be required to be licensed, bonded, and insured in the State of Maryland,

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

WITNESS:

By: Sarah Paul

LANDLORD:

7676 New Hampshire Limited Partnership
Stout and Teague Company
General Partner

By: [Signature]

G. Neel Teague

Date: 02/08/2016

WITNESS:

By: Julie L White

Date: 2/18/16

TENANT:

Montgomery County,
Maryland

By: Ramona Bell-Pearson

Ramona Bell-Pearson
Assistant Chief Administrative Officer

Date: 2/18/16

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: [Signature]
Associate County Attorney

Date: 1/29/16

RECOMMENDED

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

Date: 1/28/16

EXHIBIT A
SUITE 411 – 2,303 SF

