

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE entered into this 5th day of March, 2004, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, hereinafter referred to as "County" and PEERLESS ROCKVILLE HISTORIC PRESERVATION, LTD., hereinafter referred to as "Lessee" (County and Lessee together the "Parties").

WITNESSETH:

WHEREAS, The County and the Lessee are Parties to a lease agreement (hereinafter referred to as "the Lease") dated April 24, 1996, under which Lease the Lessee leased from the County premises comprising 1,455 square feet within the building located at 29 Courthouse Square, Room 110, Rockville, Maryland; and

WHEREAS, the First Amendment to the Lease extended the term through October 14, 2004; and

WHEREAS, a copy of the Lease and 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 (4) years to commence on October 15, 2004 and terminating on October 14, 2008.

2. RENTAL ADJUSTMENTS: It is agreed between parties that the annual rent payable by Lessee is as set forth in the following schedule:

LY 1	October 15, 2004	\$6656.50 annually	\$554.70 monthly
LY 2	October 15, 2005	\$7347.50 annually	\$612.29 monthly
LY 3	October 15, 2006	\$8,038.50 annually	\$669.87 monthly
LY 4	October 15, 2007	\$8,729.00 annually	\$727.45 monthly

SIGNATURE PAGE TO FOLLOW

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

WITNESS:

By: Eileen S. M. Gucken

TENANT:
PEERLESS ROCKVILLE HISTORIC
PRESERVATION, LTD.

By: Suzanne E. Fowler

Title: 3-3-2004

Date: PRESIDENT

WITNESS:

By: Rebecca S. Domaruk

LANDLORD:
MONTGOMERY COUNTY,
MARYLAND

By: Joseph F. Beach

Joseph F. Beach, Assistant
Chief Administrative Officer

Date: 3-5-04

Date: 3/5/04

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: Eileen P. Brennan

Associate County Attorney

Date: 2/26/2004

RECOMMENDED

By: Cynthia Brennan

Cynthia Brennan, Director
Office of Real Estate

Date: 2/25/04