

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS FOURTH AMENDMENT TO LEASE AGREEMENT entered into the 11th day of August, 2024, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland (“COUNTY”) and Susan T. Paro successor-in-interest to Robert B. Harney with Susan T. Paro (“CARETAKER”) hereinafter designated as the (“Parties”).

RECITALS:

WHEREAS, the Parties entered into a Lease Agreement dated October 23, 2003 for the premises described as 20130 Wasche Road, Dickerson, Maryland; and

WHEREAS, the Lease was amended on July 07, 2009 whereby the Term of the Lease was extended through October 22, 2013; and

WHEREAS, the Lease was amended on July 30, 2014 whereby the Term of the Lease was extended through August 30, 2019; and

WHEREAS, the Lease was amended on August 7, 2019 whereby the Term of the Lease was extended through August 30, 2024; and

WHEREAS, the Parties desire to amend the Lease to extend the term of the Lease for a three (3) year period; and

WHEREAS, Landlord and County desire to amend the Lease upon the terms, conditions, covenants and agreements set forth in this Fourth Amendment.

WITNESSETH:

NOW THEREFORE, for the mutual promises herein contained and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The recitals contained above are true to the best of the Parties’ knowledge and are incorporated by reference herein. Any term used herein that is defined in the Lease shall have the same meaning as specified in the Lease unless otherwise specifically provided herein.
2. Term. Section 2 of the Lease is hereby amended by adding the following to the end of the Section as a new paragraph.

“The Lease shall hereby be extended for a period of three (3) years, commencing August 30, 2024 and expiring on August 29, 2027 (the “Extended Term”), upon the same terms and conditions as the Lease currently in effect. In accordance with this Fourth Amendment to Lease Agreement,

the Caretaker may extend the Term for one (1), three (3) year period provided the Caretaker is not in default of any provisions of the Lease.”

3. Ratification of Terms. Except as amended by this Fourth Amendment, all terms and conditions of the Lease Agreement remain in full force and effect.

IN WITNESS WHEREOF, Landlord and County have executed under seal and delivered this Fourth Amendment under seal on the Effective Date above written.

WITNESS:

By: Andrea Paro

CARETAKER:

Susan T. Paro

By: Susan T. Paro

Date: 8/11/2024

WITNESS:

By: Monisola Brobbey

COUNTY:

MONTGOMERY COUNTY, MARYLAND,
a political subdivision of the State of Maryland

By: Fariba Kassiri

Name: Fariba Kassiri

Title: Deputy Chief Administrative Officer

Date: 08/19/2024

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

RECOMMENDED:

By: Neal Anker

Name: Neal Anker

Title: Assistant County Attorney

Date: 8/15/2024

By: Cynthia Brenneman

Name: Cynthia Brenneman

Title: Director Office of Real Estate

Date: 8/14/2024