FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE entered into this 10 day of Oct., 2016, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, hereinafter referred to as "the County" and Georgia West, LLC, 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 February 21, 2013, under which the County leased from the Landlord the premises comprising 8,574 square feet of space located on the premises known as 11435 Grandview Avenue Wheaton, Maryland (Premises) ; and

WHEREAS, a copy of the Lease 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 (3) years to commence on October 17, 2016 and terminating on October 16, 2019.
2. OPTION TO RENEW: Provided that this Lease is in full force and effect and the County is not in default under any of the terms, conditions or provisions hereof, County shall have an option to extend this Lease for two (2) additional periods of six months (each additional period being herein after referred to as the "Renewal period"). The first renewal option shall be exercisable by the County giving written notice of the exercise of such renewal option to the Landlord at least one hundred eighty (180) days prior to the expiration of the then-current Lease Term. The second renewal option shall be exercisable by the County giving written notice of the exercise of such renewal option to the Landlord at least ninety (90) days prior to the expiration of the then-current Lease Term. In the event that the County exercises the option to renew this Lease, then Lease

Term shall be extended accordingly upon the same terms, covenants and conditions as set forth in this Lease with respect to the original Lease Term as if the original term of this Lease included the exercised Renewal period.

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

	Annual	**Monthly**
10/17/2016 - 10/16/2017	$239,307.27	$19,942.27
10/17/2017 - 10/16/2018	$246,486.48	$20,540.54
10/17/2018 - 10/16/2019	$253,881.07	$21,156.75

SIGNATURE PAGE TO FOLLOW

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

WITNESS:

By: _____

LANDLORD:
Georgia West, LLC

By: _____
Leonard A. Greenberg

Date: 10/6/16

WITNESS:

By: _____

Date: 10/10/16

TENANT:
Montgomery County,
Maryland

By: _____
Ramona Bell-Pearson
Assistant Chief Administrative Officer

Date: 10/10/16

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: _____
Associate County Attorney

Date: 10/7/16

RECOMMENDED

By: _____
Gregory J. Ossont
~~Cynthia Brenneman, Director~~
Office of Real Estate

Date: 9-30-2016