FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE entered into this 19 day of May, 2008, 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 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 (2) years to commence on November 1, 2008 and terminating on October 31, 2010.

2. 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**
LY 1	November 1, 2008	$50,347,73 annually	$4,195.64 monthly
LY 2	November 1, 2009	$52,865.13 annually	$4,405.42 monthly

SIGNATURE PAGE TO FOLLOW

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

WITNESS:

By: Valerie Gerald

LANDLORD:
7676 New Hampshire Limited Partnership
Stout and Teague Company
General Partner

By: _____

G. Neel Teague

Date: 3/14/08

WITNESS:

By: Deborah A. Richards

TENANT:
MONTGOMERY COUNTY,
MARYLAND

By: Diane R. S. Jones

Diane R. Schwartz Jones
Assistant Chief Administrative Officer

Date: 3-20-08

Date: 3/19/08

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: _____

Assistant ~~Associate~~ County Attorney

Date: 3/11/08

RECOMMENDED

By: Cynthia B

Cynthia Brenneman, Director
Office of Real Estate

Date: 3/6/08