AMENDMENT TO LEASE AGREEMENT

This Amendment to Lease Agreement ("Amendment"), is made this 23rd day of June, 2005, between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland, (the "County") and THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON (the "Tenant") (County and Tenant, together, the "Parties").

WHEREAS, the County and Tenant entered into a Lease Agreement dated June 16, 2005 (the "Lease"); and

WHEREAS, the Parties desire to amend the Lease to remove a contingency that the Lease is subject to the approval of Board of Public Works of the State of Maryland, since the Board of Public Works approved a substantially similar lease between the Parties in 1982.

NOW THEREFORE, in consideration of the premises and intending to be legally bound hereby, the Parties hereto agree to the following change and modification to the Lease.

1. Article 2 of the Lease is hereby deleted and the new Article 2 is substituted:

2. TERM: The term hereby created shall be ten (10) years, based on the Tenant's contribution of capital improvements as fully described in Exhibit D. The commencement date of this Lease shall be the date of execution hereof, as set forth on page 2 of this Lease. Tenant and County acknowledge that the County will notify the Public School Construction Program of the State of Maryland that the Parties have entered into a new Lease. Such notice will be made in accordance with the Public School Property Transfer Agreement between the County and the State of Maryland dated April 8, 1986.

Notwithstanding anything to the contrary contained herein, Tenant shall have the option to terminate this Lease, and thereby terminate all of Tenant's obligations hereunder, by providing to Landlord not less than twenty-four (24) months' written notice of Tenant's intention to so terminate the Lease.

2. Except as modified herein, all other terms and conditions of the Lease will remain in full force and effect.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year above written.

COUNTY:
MONTGOMERY COUNTY, MARYLAND

Rebecca S Domaruk
Witness

By: Joseph F. Beach
Name: Joseph F. Beach
Title: Assistant Chief Administration Officer
Date: 6/16/05

TENANT:
THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF METROPOLITAN WASHINGTON

Leigh Taylor-Keen
Witness

By: Angie Reese-Hawkins
President, CEO
Date: 6/23/05

APPROVED AS TO FORM AND
LEGALITY OFFICE OF THE
COUNTY ATTORNEY

By: Eileen T. Basaman
Eileen T. Basaman
Associate County Attorney
Date: 6/10/2005

RECOMMENDED BY:

By: Cynthia L. Brenneman
Cynthia L. Brenneman, Director
Office of Real Estate
Date: 6/10/05