

THIRD AMENDMENT TO LEASE AGREEMENT

This Third Amendment to Lease Agreement (this "Third Amendment") is being made this 10th day of NOV 2014, between United Therapeutics Corporation, a Delaware corporation ("Landlord or Lessor") and Montgomery County, Maryland, a body corporate and politic and a political subdivision of the State of Maryland ("County or Lessee"), (The Landlord and the County together the "Parties").

WHEREAS, the Lessor's predecessor in interest and the Lessee entered into a Lease Agreement dated December 3, 1999, as amended by the First Amendment to Lease Agreement dated August 4, 2004 and the Second Amendment to Lease dated August 26, 2009 (collectively the "Lease") for premises described as Suite 407 comprising 2,486 square feet of space (the "Premises") on the fourth floor of the building located at 1109 Spring Street, Silver Spring, Maryland 20910 (the "Property"); and

WHEREAS, after the Lease was executed, the Lessor acquired the Property and in connection therewith, the Lease was assigned to the Lessor; and

WHEREAS, the Lease Term expires on October 31, 2014; and

WHEREAS, the Parties desire to amend the Lease by extending the term of the Lease for one (1) additional one (1) year period; and

WHEREAS, the Parties desire to amend the terms and conditions of the Lease to reflect the extension of the Term.

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. Definitions. Unless otherwise set forth in this Third Amendment to Lease Agreement, all capitalized terms shall have the same meanings as set forth in the Lease.
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 Term shall hereby by extended for a period of one (1) year, commencing November 1, 2014 and expiring, unless sooner terminated pursuant to the terms of the Lease, on October 31, 2015 (the "Third Extended Term"), upon the same terms and conditions as the Lease currently in effect, except as otherwise set forth below. There shall be no further option to extend the Lease Term beyond the Third Extended Term."

3. Rent. Section 3 of the Lease is hereby amended by deleting the paragraph in its entirety and adding the following in lieu thereof:

“Rent: The County shall pay or cause to be paid to the Landlord the annual and monthly amounts listed in the following schedule during the Third Extended Term:

	<u>Annual</u>	<u>Monthly</u>
Year 1	\$53,812.08	\$4,484.34

All payments are to be made in advance of the first day of the month, during each lease year, and shall be payable to United Therapeutics Corporation, 1040 Spring Street, Silver Spring, Maryland 20910. In the event that the Lease is terminated prior to the end of any full lease year, the annual rent shall be adjusted accordingly.”

4. Mail Notices. Section 33 of the Lease is hereby amended by deleting the Lessor’s and Lessee’s addresses in their entirety and adding the following in lieu thereof:

LESSOR: United Therapeutics Corporation
1040 Spring Street
Silver Spring, MD 20910
Attention: Mr. Avi Halpert – Vice President,
Corporate Real Estate

With a copy to: United Therapeutics Corporation
1735 Connecticut Avenue, N.W., Second Floor
Washington, D.C. 20009
Attention: Paul Mahon, Esq.

LESSEE: Montgomery County, Maryland
Department of General Services
Office of Real Estate
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
Attn: Director of Real Estate

With a copy, that does not constitute Notice, to:

Montgomery County, Maryland
Office of the County Attorney
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850
Attn: County Attorney


5. All other terms of the Lease not modified herein shall remain as set forth in the Lease.
6. This Third Amendment to Lease is incorporated into the Lease and shall be deemed a part thereof.

SIGNATURE PAGE FOLLOWS

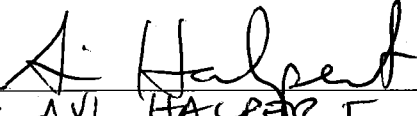
AS

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

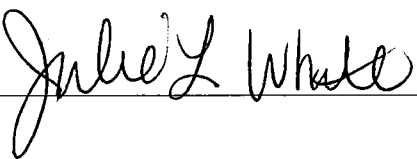
WITNESS:

By: 
Print Name: Amy Poisson


LANDLORD:
UNITED THERAPEUTICS CORPORATION,
a Delaware corporation

By: 
Name: AVI HALPERN
Title: VP CORPORATE REAL ESTATE
Date: 10 NOV 2014

WITNESS:

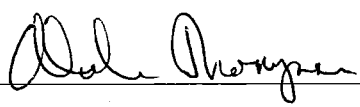
By: 

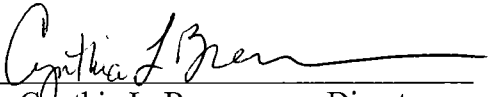
COUNTY:
MONTGOMERY COUNTY, MARYLAND

By: 
Ramona Bell-Pearson, Assistant
Chief Administrative Officer

Date: 11/24/14

APPROVED AS TO FORM & LEGALITY RECOMMENDED:
OFFICE OF THE COUNTY ATTORNEY

By: 

By: 
Cynthia L. Brenneman, Director
Office of Real Estate

Date: 10/30/14

Date: 10/29/14