

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (this "Fourth Amendment") is made this 17th day of December, 2015 by and between (i) **UNITED THERAPEUTICS CORPORATION**, a Delaware corporation (the "Lessor"); and (ii) **MONTGOMERY COUNTY, MARYLAND**, a body corporate and politic and political subdivision of the State of Maryland (the "Lessee").

WITNESSETH

RECITALS:

R-1. The Lessor (as successor to Spring Street Associates Limited Partnership) and the Lessee are parties to a Lease Agreement dated December 3, 1999, as amended by First Amendment to Lease Agreement dated August 4, 2004, Second Amendment to Lease Agreement dated August 26, 2009 and Third Amendment to Lease Agreement dated November 10, 2014 (collectively, the "Lease") pursuant to which the Lessee leases from the Lessor the premises described as Suite 407 in the building located at 1109 Spring Street, Silver Spring, Maryland.

R-2. The term of the Lease expired on October 31, 2015 and the parties wish to amend the Lease to extend the term as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, mutually agree as follows:

1. The foregoing Recitals are incorporated in and made a part of this Fourth Amendment to the same extent as if herein set forth in full.

2. Section 2 of the Lease is hereby amended by adding the following:

"The Lease Term is hereby extended and shall expire on October 31, 2016 (the 'Fourth Extended Term') upon the same terms and conditions as currently set forth in the Lease. There are no further options to extend the Lease Term beyond the Fourth Extended Term."

3. Except as amended hereby, the terms and provisions of the Lease shall remain in full force and effect and are hereby ratified, confirmed and reaffirmed by the parties in all respects. Any capitalized terms not defined herein shall have the same meanings ascribed to them in the Lease. This Fourth Amendment may be executed in counterpart signature pages.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment under seal as of the day and year first above written.

WITNESS:

LESSOR:

UNITED THERAPEUTICS CORPORATION,
a Delaware corporation

Amy Polsson
Print Name: Amy Polsson

By: A Halpert
Print Name: AVI HALPERT
Title: VP

Date: 17 DEC 2015

WITNESS:

LESSEE:

MONTGOMERY COUNTY, MARYLAND, a
body corporate and politic and political
subdivision of the State of Maryland

Julie L. White
Print Name: Julie L. White

By: Ramona Bell Pearson
Print Name: Ramona Bell-Pearson
Title: ASST. CAO

Date: 12/10/15

APPROVED AS TO FORM AND LEGALLY RECOMMENDED:
OFFICE OF THE COUNTY ATTORNEY

WITNESS:

Alexandra Phoupa
Print Name: Alexandra Phoupa

By: Cynthia Brennan
Name: Cynthia Brennan
Title: Director, office of Real Estate

Date: 12/7/15