



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett  
*County Executive*

David E. Dise  
*Director*

November 30, 2011

**Via Certified Mail, Return Receipt, hand delivery and E-Mail to:**

Phillip Feliciano  
Felland Limited Partnership  
4935 Nicholson Court, 2<sup>nd</sup> Floor  
Kensington, Maryland 20895

**Via Certified Mail, Return Receipt, hand delivery and E-Mail to:**

Phillip Feliciano  
Felland Limited Partnership  
13701 Turnmore Road  
Silver Spring, Maryland 20906

**Via Certified Mail, Return Receipt, hand delivery and E-Mail to:**

Timothy C. Price, Esq.  
Ethridge, Quinn, Kemp, McAuliffe, Rowan & Hartinger  
33 Wood Lane  
Rockville, Maryland 20850

SUBJECT: Lease between Felland Limited Partnership and Montgomery County,  
Maryland, dated May 30, 2007

Dear Mr. Feliciano:

This letter shall serve as notice that Montgomery County wishes to exercise the first renewal option available under paragraph 1D of the lease. The first renewal option will commence on June 1, 2012 and terminate on May 30, 2017.

Per the terms of paragraph 1D, the County will pay Felland Base Rent of 104% of the Base Rent in effect on the last day of the initial term. The new annual Base Rent will be \$748,502.27. The new monthly Base Rent will be \$62,375.19.

Also per the terms of paragraph 1D, the County will arrange to have the garage floors refurbished with Armor-Ultra floor coating in accordance with manufacturer's specifications.

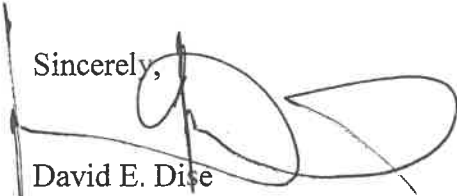
**Office of the Director**

101 Monroe Street, 9th Floor • Rockville, Maryland 20850  
[www.montgomerycountymd.gov/dgs](http://www.montgomerycountymd.gov/dgs)

Letter to Phillip Feliciano  
November 30, 2011  
Page 2

Paragraph 1D also states that the Parties will execute an amendment to the lease prior to the commencement of the renewal term. There are some terms that we are hoping to negotiate on during the drafting of the amendment, most importantly, the \$5million insurance requirement. I would like to set up a meeting, at your convenience, to discuss the amendment. Please contact Cynthia Brenneman with your team's availability and she'll arrange the meeting.

Sincerely,



David E. Dize  
Director

DREAMS:RE:projects:leased:fellandlease::Felland Renewal Letter