



**DEPARTMENT OF GENERAL SERVICES**

Marc Elrich  
*County Executive*

David Dise  
*Director*

December 17, 2023

**VIA CERTIFIED MAIL  
VIA E-MAIL**

Marinelli Associates, LLC  
c/o Nellis Corporation  
7811 Montrose Road, Suite 420  
Potomac, MD 20854  
Attention: Mr. Peter J. Federowicz

**SUBJECT: First Extension Option for Lease Between Marinelli Associates, LLC and  
Montgomery County, Maryland Dated August 20, 2013**

Dear Peter:

As per the terms and conditions set forth in Section 2. Term, Subsection (b) of the Lease for the property located at 5320 Marinelli Road, Rockville, MD 20852 (the "Building"), the County at this time is exercising its option for the First Extension Term. Under this option, the County shall pay to the Landlord an Annual Base Rent of \$185,970.84 or \$15,497.73 per month. The Base Annual Rent for the Building will be escalated 2.75% annually. The First Extension Term shall be for an additional 10 years and shall commence on February 1, 2025.

The County appreciates our tenancy at the Building and for the Landlord's consistent professional service. Upon your review of the County exercising the First Extension Term, please feel free to contact me at 703-472-5044 or [brian.donohue@montgomerycountymd.gov](mailto:brian.donohue@montgomerycountymd.gov).

Sincerely,

*Brian Donohue*

Brian Donohue  
Real Estate Specialist III

Office of Real Estate  
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