

FOURTH AMENDMENT TO LEASE

This Fourth Amendment to Lease (“Fourth Amendment”) made and executed this Thirtieth day of April 20, 2021 by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic (the “County”) and 7676 NEW HAMPSHIRE LIMITED PARTNERSHIP (the “Landlord”) (the County and Landlord together the "Parties").

WITNESSETH:

WHEREAS, The County and the Landlord are Parties to a lease agreement dated October 10, 2005, and amended by the First Amendment to Lease dated March 19, 2008, the Second Amendment to Lease dated October 21, 2010 and the Third Amendment to Lease dated February 18, 2016 (collectively "the Lease") under which the County leased from the Landlord the premises comprising 2,303 square feet of space in Suite 411, Fourth floor within the building located at 7676 New Hampshire Ave., Langley Park, Maryland 20782 ; and

WHEREAS, the term of the Lease is set to expire on April 30, 2021; and

WHEREAS, the Parties desire to extend the term of the Lease, and to adjust the rental terms.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. TERM EXTENSION: The term of this Lease extension shall be five (5) years, commencing on May 1, 2021 and terminating on April 30, 2026.

2. RENTAL ADJUSTMENTS: It is agreed between parties that the annual rent payable by the County is as set forth in the following schedule:

<u>Date</u>	<u>Annual</u>	<u>Monthly</u>
05/01/2021 - 04/30/2022	\$61,029.50	\$5085.79*
05/01/2022 - 04/30/2023	\$62,860.38	\$5,238.36

05/01/2023 - 04/30/2024	\$64,746.19	\$5,395.51
05/01/2024 - 04/30/2025	\$66,688.57	\$5,557.38
05/01/2025 - 04/30/2026	\$68,689.22	\$5,724.10

*Notwithstanding the foregoing, Landlord shall fully abate the Monthly Base from May 1, 2021 through and including October 31, 2021.

3. LEASE RATIFICATION: All terms, covenants and conditions of the Lease not expressly modified and amended by this Fourth Amendment shall remain in full force and effect and are hereby ratified and affirmed in all respects.

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IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be properly executed by their duly appointed representatives.

WITNESS:

LANDLORD:

7676 New Hampshire Limited Partnership
Stout and Teague Company
General Partner

By: Sarah Paul

Name: G. Neil Teague

Date: 4/20/2021

TENANT:

WITNESS:

**MONTGOMERY COUNTY,
MARYLAND**

By: _____

Name: Jerome Fletcher

Jerome Fletcher, Assistant
Chief Administrative Officer

Date: 4/30/2021

APPROVED AS TO FORM &
LEGALITY OFFICE OF THE
COUNTY ATTORNEY

RECOMMENDED:

By: Neal Anker
Neal Anker
Associate County Attorney

By: C. Brennan
Cynthia Brenneman, Director
Office of Real Estate

Date: 4/27/2021

Date: 4/27/2021

