

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE entered into this 11th day of Mar, 2002, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, hereinafter referred to as "County" and between PEERLESS ROCKVILLE HISTORIC PRESERVATION,LTD., hereinafter referred to as "Lessee" (County and Lessee together as the "Parties").

WITNESSETH:

WHEREAS, the County and the Lessee are Parties to a lease agreement (hereinafter referred to as "the Lease") dated April 24, 1996, under which Lease the Lessee leased from the County premises comprising 1,455 square feet within the building located at 29 Courthouse Square, Room 110, Rockville, Maryland, and

WHEREAS, a copy of the Lease is attached hereto and made a part hereof, and

WHEREAS, the Parties desire to extend the term of the Lease.

NOW THEREFORE, the Parties desire to modify the terms of the Lease as set forth herein.

1. TERM EXTENSION: The term of this Lease extension shall be (4) years to commence on October 15, 2000 and terminating on October 14, 2004.
2. All other terms and conditions of the lease between the Parties will remain in full force and effect, without change or modification except as set forth hereinabove.

SIGNATURE PAGE TO FOLLOW

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

WITNESS:

By: Eileen S. McKueas

TENANT:
PEERLESS ROCKVILLE HISTORIC
PRESERVATION, LTD.

By: Sezanne E. Fusler

Title: PRESIDENT

Date: 3/11/02

WITNESS:

By: Rebecca S. Domaruk

LANDLORD:
MONTGOMERY COUNTY,
MARYLAND

By: William M. Mooney Jr.
William M. Mooney Assistant
Chief Administrative Officer

Date: 3/13/02

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: Eileen D. Branan

RECOMMENDED

By: J. Ronald Smith
J. Ronald Smith, Chief
Facility Services Section

Date: 3/11/2002

Date: 3/14/02