

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 8

### Bill No. 41 -2026

Introduced by: The Chairperson at the request of the County Executive

Short Title: Fourth Amendment to Lease – 12,477rentable square feet – 6095 Marshalee Drive,  
Elkridge

Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving a Fourth Amendment to Lease between Howard County, Maryland and Merritt-CPTF Lyndwood, for the lease of approximately 12,477 rentable square feet of space located at 6095 Marshalee Drive, Elkridge, Columbia, Maryland; and authorizing the County Executive to take certain actions in connection with the Agreement.

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Introduced and read first time \_\_\_\_\_, 2026. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2026.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on \_\_\_\_\_, 2026 and Passed \_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2026

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, Howard County (the “County”) currently leases approximately 12,477  
2 square feet of space located at 6095 Marshalle Drive, Elkridge (the “Leased Space”) from Merritt-  
3 CPTF Lyndwood, LLC, a Maryland limited liability company pursuant to a Lease Agreement  
4 dated August 21, 2018 and that Lease Agreement has been amended 3 times (collectively the  
5 “Lease Agreement”); and

6  
7           **WHEREAS**, the term of the Lease Agreement is set to expire on June 30, 2027; and

8  
9           **WHEREAS**, the County and Merritt-CPTF Lyndwood desire to extend the term of the  
10 lease for five years pursuant to a Fourth Amendment to Lease, substantially in the form attached  
11 as Exhibit A; and

12  
13           **WHEREAS**, such a multi-year term requires the payment by the County of funds from an  
14 appropriation in a later fiscal year and therefore requires County Council approval as a multi-year  
15 agreement pursuant to Section 612 of the Howard County Charter.

16  
17           **NOW, THEREFORE,**

18  
19           ***Section 1. Be It Enacted*** by the County Council of Howard County, Maryland that in accordance  
20 with Section 612 of the Howard County Charter, it approves the Fourth Amendment to Lease  
21 between Howard County and Merritt-CPTF Lyndwood, LLC, a Maryland limited liability  
22 company for a five-year term and renewal terms, that is substantially in the form of Exhibit A  
23 attached to this Act.

24  
25           ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
26 the County Executive is hereby authorized to execute the Fourth Amendment to Lease for such  
27 term in the name of and on behalf of the County.

28  
29           ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
30 the County Executive, prior to execution and delivery of the Fourth Amendment to Lease, may

1 *make such changes or modifications to the Fourth Amendment to Lease as he deems appropriate*  
2 *in order to accomplish the purpose of the transactions authorized by this Act, provided that such*  
3 *changes or modifications shall be within the scope of the transactions authorized by this Act; and*  
4 *the execution of the Fourth Amendment to Lease by the County Executive shall be conclusive*  
5 *evidence of the approval by the County Executive of all changes or modifications to the Fourth*  
6 *Amendment to Lease, and the Fourth Amendment to Lease shall thereupon become binding upon*  
7 *the County in accordance with its terms.*

8

9 ***Section 4. And Be It Further Enacted*** *by the County Council of Howard County, Maryland that*  
10 *this Act shall be effective immediately upon its enactment.*

**FOURTH AMENDMENT TO LEASE**

THIS FOURTH AMENDMENT TO LEASE (this “**Amendment**”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between MERRITT-CPTF LYNDWOOD, LLC, a Maryland limited liability company (“**Landlord**”), HOWARD COUNTY, MARYLAND, a body corporate and politic (“**Tenant**” or “**County**”).

EXPLANATORY STATEMENT

Landlord and Tenant are parties to that certain Lease dated August 21, 2018, supplemented by that Declaration of Commencement Date dated May 28, 2019, and further amended by Amendment to Lease dated February 16, 2022 (the "First Amendment"), supplemented by the Letter Agreement dated March 13, 2024 (the "Letter Agreement"), and further Amended by the Second Amendment to Lease dated July 15, 2024 (the "Second Amendment"), and further Amended by the Third Amendment to Lease dated September 4, 2024 (the "Third Amendment") (collectively, the "**Lease**") pursuant to which Landlord leases to Tenant, and Tenant rents from Landlord, certain premises known as 6095 Marshalee Drive, Elkridge Maryland (the "**Building**"), consisting of +/- 12,477 rentable square feet comprised of: (i) 1,744 square feet located on the first floor and designated as Suite 140 and; (ii) 10,733 square feet located on the second floor and designated as Suites 220-230, as more particularly described in the Lease (the "**Premises**").

The parties desire to amend the Lease as hereinafter set forth.

NOW, THEREFORE, AND IN CONSIDERATION of the mutual covenants and agreement herein contained, the parties hereto hereby covenant and agree as follows:

**AGREEMENTS**

1. **Extension.** Landlord and Tenant agree to extend Tenant's current term under the Lease for a period of five (5) years commencing on July 1, 2027 through June 30, 2032 (the "**Extension Term**").

2. **Base Rent.** Tenant’s base rental schedule (“**Base Rent**”) for the Extension Term shall be as follows:

<b>Term:</b>	<b>Annual Rate:</b>	<b>Monthly Rate:*</b>	<b>Per Sq. Ft.:</b>
7/1/27 - 6/30/28	\$299,448.00	\$24,954.00	\$24.00
7/1/28 - 6/30/29	\$306,185.64	\$25,515.47	\$24.54
7/1/29 - 6/30/30	\$313,047.96	\$26,087.33	\$25.09
7/1/30 - 6/30/31	\$320,035.08	\$26,669.59	\$25.65
7/1/31 - 6/30/32	\$327,271.68	\$27,272.64	\$26.23

\*Absent manifest error, the monthly rate shall control in the event of any conflict in the above chart.

3. **County Vendors.** Landlord consents to the County permitting its vendors to use the Premises.

4. Landlord's Work. Landlord, at its sole cost and expense, shall convert the space currently designated as Storage 112 to Office 112 for the benefit of the County (the "County's Work") in accordance with the plans and specifications approved by the parties (the "Plans"), which Plans are attached hereto and incorporated herein as Exhibit A. Landlord shall complete the work outlined in the budget attached hereto and in incorporated herein as Exhibit B (the "Budget") for the benefit of the County's vendor, Bus Patrol America, LLC, in accordance with the Plans (the "BusPatrol's Work"). Prior to Landlord's commencement of the BusPatrol's Work, Bus Patrol America, LLC and the County shall remit to Landlord the amount of Forty-Two Thousand Three Hundred Forty-Three and 00/100 Dollars (\$42,343.00) (the "Reimbursement Amount"). Upon Landlord's receipt of the Reimbursement Amount in full, Landlord shall promptly deliver to Tenant a written acknowledgment confirming payment in full of all amounts due and owing in connection with the BusPatrol's Work, which acknowledgment shall constitute Landlord's release of any and all claims against Tenant arising from the Reimbursement Amount. Landlord shall complete the County's Work and the BusPatrol's Work in a good and workmanlike manner.

5. Commencement of Work. Landlord shall commence (i) the County's Work within ten (10) days of the date that all of the following conditions are satisfied: (a) upon execution of the amendment, (b) all of the plans have been finalized and approved by Tenant and Landlord, and (c) all permits necessary to commence the County's Work have been issued, and (ii) the BusPatrol's Work within ten (10) days of the date that all of the following conditions are satisfied: (a) upon execution of the amendment, (b) all of the plans have been finalized and approved by Tenant and Landlord, (c) all permits necessary to commence the BusPatrol's Work have been issued, and (d) Landlord has received the Reimbursement Amount in full pursuant to Section 4 above. Landlord shall pursue completion of the BusPatrol's Work diligently until Landlord achieves substantial completion of the BusPatrol's Work.

6. Renewal Option. If Tenant is not then in default under this Lease or any of the provisions hereof, Tenant may extend the term of this Lease for one (1) additional successive period of five (5) years (the "Renewal Term"), by notifying Landlord in writing of its intention to do so at least two hundred seventy (270) days prior to the expiration of the Term. The Renewal Term shall be under the same terms and conditions as are herein set forth except that the annual Base Rent for the Renewal Term shall be adjusted as follows:

BASE RENT FOR THE FIRST YEAR OF EACH RENEWAL TERM SHALL BE THE THEN CURRENT MARKET RATE, BUT IN NO EVENT LESS THAN THE THEN-CURRENT BASE RENT UNDER THIS LEASE. THE BASE RENT SHALL INCREASE ANNUALLY AT THE THEN CURRENT MARKET RATE THROUGHOUT EACH RENEWAL TERM.

After Landlord's receipt of the Renewal Notice, Landlord shall provide Tenant with notice of its determination of the current "market rate" base rent (the "Market Rent"), which notice may be given via e-mail. Tenant shall be required to enter into a mutually agreeable renewal agreement for the Renewal Term within thirty (30) days following the date Landlord provides its determination of the Market Rent. In the event Tenant fails to enter into such a renewal agreement during such thirty (30) day period, then Tenant's rights with respect to the Renewal Term shall be deemed waived and of no further force or effect.

7. Operating Costs and Taxes. Effective on the Extension Date, Tenant's base year for operating costs and taxes shall be the 2027 calendar year, with the exception that Tenant's snow and ice removal costs and all costs associated with snow and ice removal shall be based on a base stop equal to the budgeted value for 2027.

8. No Further Extension/Termination. Tenant shall have no further options to expand, renew or terminate the Lease except as set forth herein, and all such rights, including any rights of first offer, set forth in the Lease are hereby null and void.

9. Brokers. Each of Tenant and Landlord warrant that they have dealt with no broker in connection with this Amendment except Chartwell Enterprises, LLC ("County's Broker") and agree to indemnify, defend and save the other harmless from all claims, actions, damages, costs and expenses and liability whatsoever, including reasonable attorney's fees, that may arise from any breach of this warranty. The Landlord shall pay the County's Broker a commission in accordance with terms of a separate commission agreement entered into between the Landlord and the County's Broker.

10. Public Emergency. The parties acknowledge that instances of civil unrest, riots, war, insurrection, government-imposed closures or occupancy restrictions, states of emergency, natural disasters, acts of God, pandemics, epidemics, outbreaks, or similar circumstances arising from the spread or threatened spread of diseases, illnesses, infections, contagions, and similar health or safety issues (a "**Public Emergency**") may occur or recur during the Term. Tenant agrees that no Public Emergency shall give rise to any Tenant right to terminate the Lease, to claim any offset, deduction or abatement of Rent, and/or to be relieved of any other obligations of Tenant under the Lease.

11. Extent of Amendment. Except as expressly amended and modified herein, all of the terms, conditions, and provisions of the Lease are hereby ratified and confirmed as being in full force and effect. In the event that any of the terms, conditions, and provisions of this Amendment conflict with any of the terms, conditions, and provisions of the Lease, then the terms, conditions, and provisions of this Amendment shall control.

12. Time. Time is of the essence for all purposes in this Amendment.

13. Authority. The execution, delivery and performance by Tenant of its obligations under this Amendment are within Tenant's powers, and have been duly authorized by all necessary corporate action. The person executing this Amendment has been duly authorized to execute this Amendment and cause it to become a binding agreement of Tenant.

14. Headings. The headings set forth at the beginning of each of the sections of this Amendment are inserted for convenience of reference only, and shall not be deemed to have any legal significance or meaning whatsoever.

15. Defined Terms. All capitalized terms used in this Amendment that are not expressly defined herein shall be deemed to have the meanings attributed to them in the Lease.

16. Governing Law. This Amendment shall be governed by, and construed in accordance with, the laws of the State of Maryland without regard to principles of conflicts of law.

17. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

18. Explanatory Statement. The Explanatory Statement set forth at the beginning of this Amendment shall be deemed to be a part of this Amendment.

19. Counterparts. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which together shall constitute one and the same agreement.

[Signatures appear on following page]

IN WITNESS WHEREOF, the parties hereto have executed the within Fourth Amendment, or have caused the same to be executed on their respective behalves by their duly authorized representatives, the day and year first above written.

ATTEST:

HOWARD COUNTY, MARYLAND (Tenant)

\_\_\_\_\_  
Brandee Ganz  
Chief Administrative Officer

BY: \_\_\_\_\_ (SEAL)  
Calvin Ball  
County Executive

APPROVED:

\_\_\_\_\_  
Samantha M. Cobb,  
Director Department of General Services

APPROVED FOR SUFFICIENCY OF FUNDS:

\_\_\_\_\_  
Rafiu O. Ighile,  
Director Department of Finance

APPROVED FOR FORM AND LEGAL SUFFICIENCY:  
This \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

REVIEWING ATTORNEY:

\_\_\_\_\_  
Kristen K. Haskins  
Senior Assistance County Solicitor

(Signatures Continue on the Next Page)

WITNESS:

MERRITT-CPTF LYNDWOOD, LLC (Landlord)

BY: MERRITT MANAGEMENT  
CORPORATION, AGENT

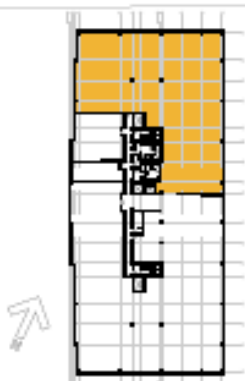


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BY: \_\_\_\_\_ (SEAL)

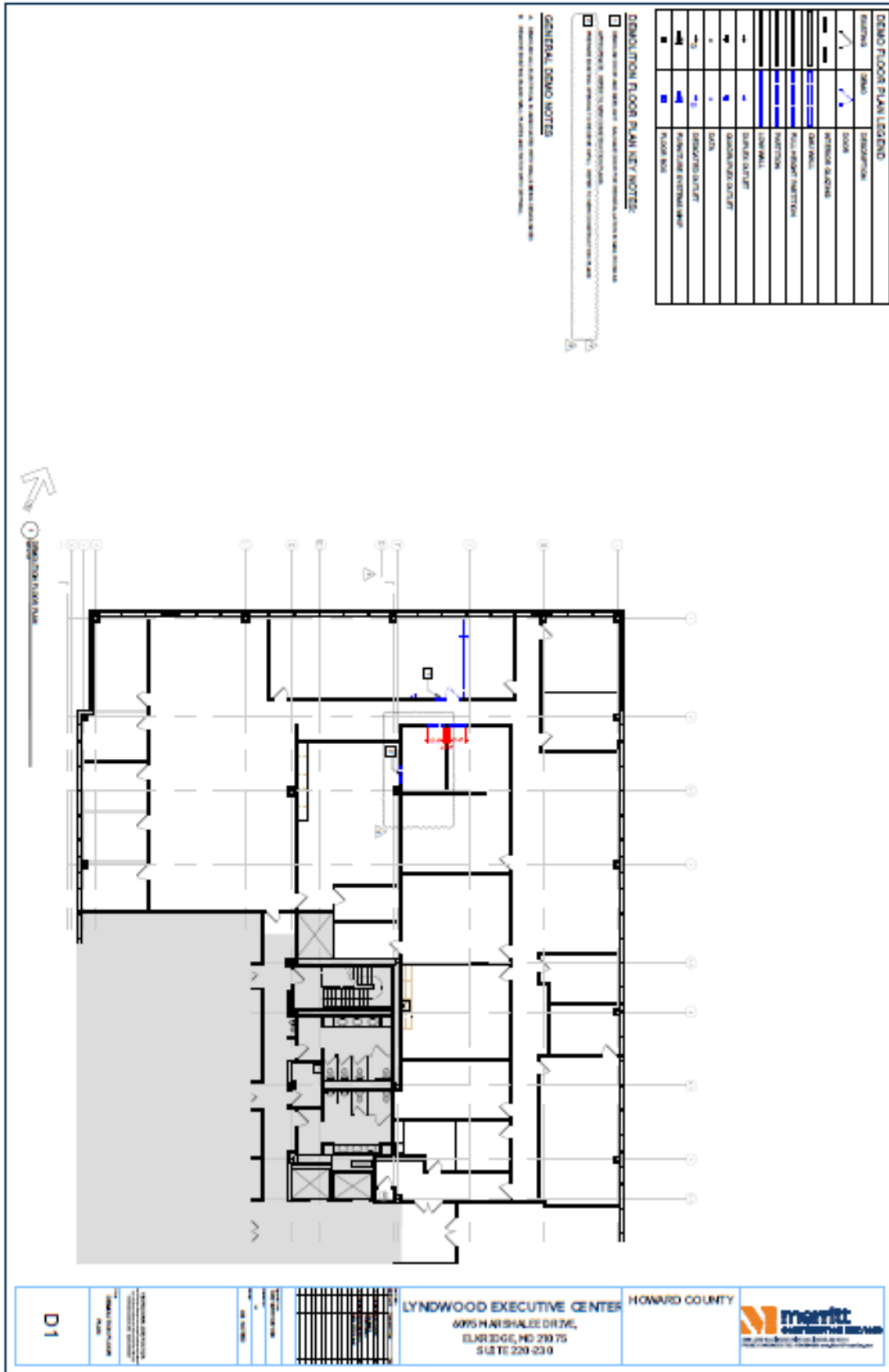
NAME: \_\_\_\_\_ (Print)

TITLE: \_\_\_\_\_

# EXHIBIT A (The "Plans")

<p><b>CONSTRUCTION NOTES:</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1. THE CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES.</li> <li>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.</li> <li>3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.</li> <li>4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FOUNDATIONS.</li> <li>12. 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PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF ALL ELECTRICAL SYSTEMS.</li> </ol>	<p><b>PROJECT TEAM</b></p> <p><b>OWNER:</b> HOWARD COUNTY</p> <p><b>ARCHITECT:</b> KELLY B. CORNELL</p> <p><b>MECHANICAL ENGINEER:</b> JASON B. COTTE</p> <p><b>ELECTRICAL ENGINEER:</b> MARK V. MARONITE</p> <p><b>CONTRACTOR:</b> MERITT</p> <p><b>SITE INFORMATION</b></p> <p><b>SITE NUMBER:</b> 220-230</p> <p><b>DATE:</b> 02/10/2018</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p> <p><b>TOTAL AREA:</b> 12,500 SQ. FT.</p> <p><b>AREA OF WORK:</b> 10,000 SQ. FT.</p> <p><b>GENERAL SYMBOLS LEGEND</b></p> <table border="0"> <tr> <td></td> <td>ROOM AND NUMBER</td> </tr> <tr> <td></td> <td>DOOR</td> </tr> <tr> <td></td> <td>WALL</td> </tr> <tr> <td></td> <td>WINDOW</td> </tr> <tr> <td></td> <td>VENT</td> </tr> <tr> <td></td> <td>PARTITION WALL</td> </tr> <tr> <td></td> <td>ELECTRICAL PANEL</td> </tr> <tr> <td></td> <td>ELECTRICAL RACEWAY</td> </tr> <tr> <td></td> <td>ELECTRICAL OUTLET</td> </tr> <tr> <td></td> <td>ELECTRICAL SWITCH</td> </tr> <tr> <td></td> <td>ELECTRICAL LIGHT</td> </tr> <tr> <td></td> <td>ELECTRICAL FAN</td> </tr> <tr> <td></td> <td>ELECTRICAL ALARM</td> </tr> <tr> <td></td> <td>ELECTRICAL SIGN</td> </tr> <tr> <td></td> <td>ELECTRICAL CONTROL</td> </tr> <tr> <td></td> <td>ELECTRICAL DEVICE</td> </tr> <tr> <td></td> <td>ELECTRICAL COMPONENT</td> </tr> <tr> <td></td> <td>ELECTRICAL SYSTEM</td> </tr> <tr> <td></td> <td>ELECTRICAL EQUIPMENT</td> </tr> <tr> <td></td> <td>ELECTRICAL FIXTURE</td> </tr> <tr> <td></td> <td>ELECTRICAL ACCESSORY</td> </tr> <tr> <td></td> <td>ELECTRICAL DETAIL</td> </tr> </table> <p><b>DRAWING LIST</b></p> <table border="0"> <tr> <td>NO.</td> <td>DESCRIPTION</td> </tr> <tr> <td>01</td> <td>GENERAL NOTES</td> </tr> <tr> <td>02</td> <td>ELECTRICAL SYMBOLS LEGEND</td> </tr> <tr> <td>03</td> <td>CONSTRUCTION NOTES</td> </tr> <tr> <td>04</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>05</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>06</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>07</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>08</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>09</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>10</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>11</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>12</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>13</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>14</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>15</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>16</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>17</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>18</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>19</td> <td>CONSTRUCTION PLAN</td> </tr> <tr> <td>20</td> <td>CONSTRUCTION PLAN</td> </tr> </table>		ROOM AND NUMBER		DOOR		WALL		WINDOW		VENT		PARTITION WALL		ELECTRICAL PANEL		ELECTRICAL RACEWAY		ELECTRICAL OUTLET		ELECTRICAL SWITCH		ELECTRICAL LIGHT		ELECTRICAL FAN		ELECTRICAL ALARM		ELECTRICAL SIGN		ELECTRICAL CONTROL		ELECTRICAL DEVICE		ELECTRICAL COMPONENT		ELECTRICAL SYSTEM		ELECTRICAL EQUIPMENT		ELECTRICAL FIXTURE		ELECTRICAL ACCESSORY		ELECTRICAL DETAIL	NO.	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<p><b>CS</b></p>	<p><b>LYNDWOOD EXECUTIVE CENTER</b></p> <p>6095 HARRIS HALL DRIVE, ELLSBORO, MD 21075 SUITE 220-230</p>	<p><b>HOWARD COUNTY</b></p>  <p><small>FOR ALL INFORMATION CONTACT US AT: TEL: 410-326-1000 FAX: 410-326-1001</small></p>																																																																																						

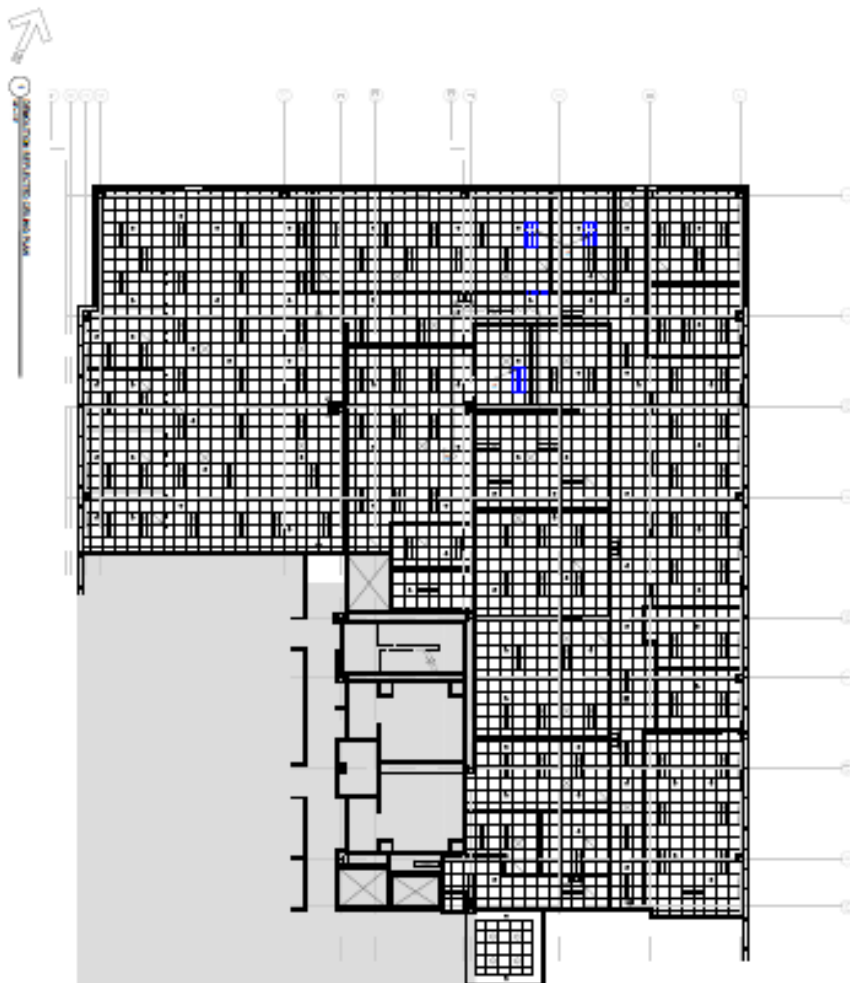
## EXHIBIT A (The "Plans") Continued



# EXHIBIT A (The "Plans") Continued

DEMOS RCP LEGEND		
SYMBOL	DEMO	DESCRIPTION
	1	MAIN DRY STORAGE AREA - EXISTING FILE
	2	MAIN STORAGE FURNACE
	3	MAIN STORAGE FURNACE
	4	REFRIGERATION UNIT
	5	AIRWAY DAMPER
	6	EXHAUST FAN OUTLET
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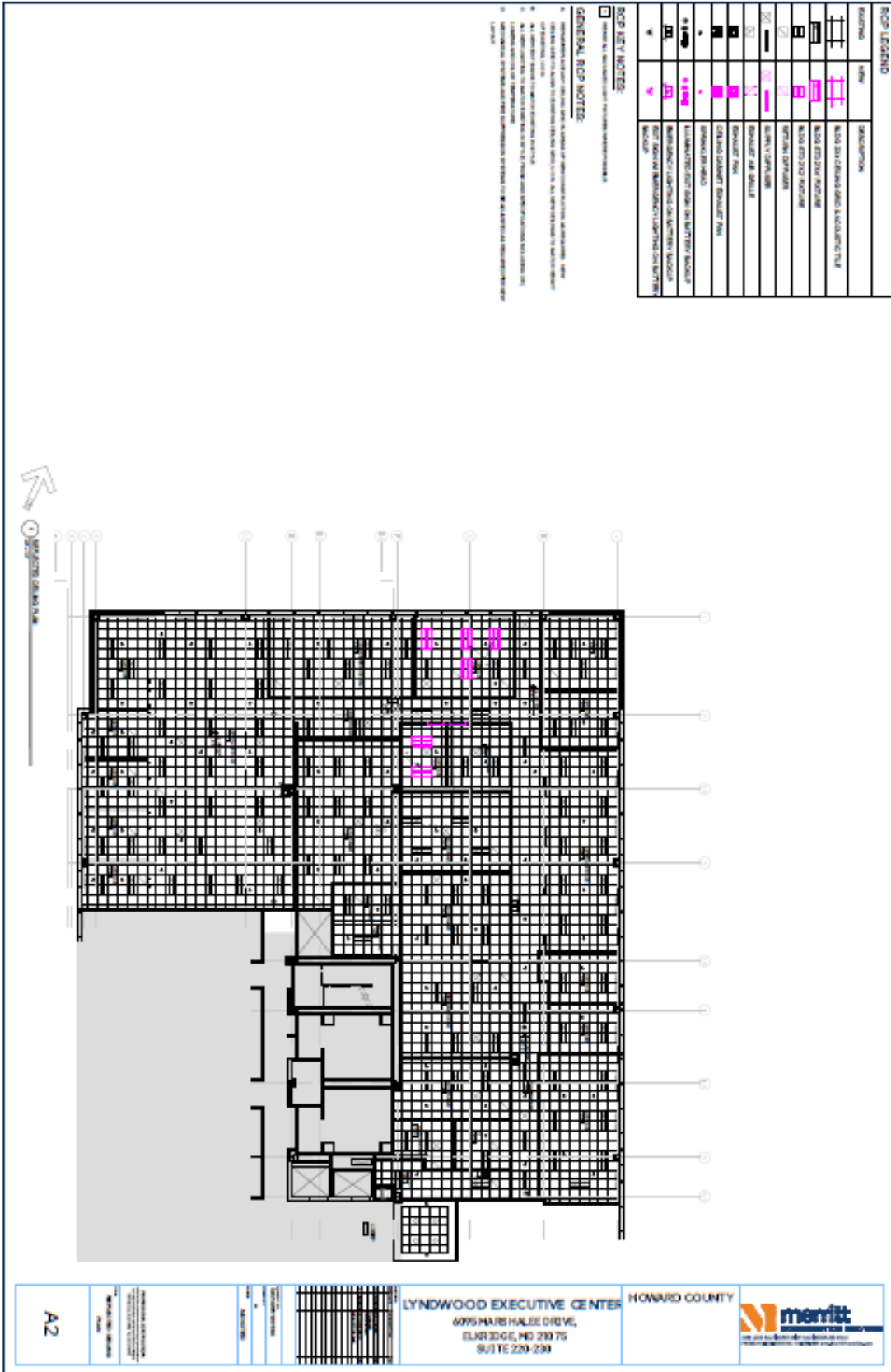
**DEMOLITION RCP KEY NOTES:**  
 1. DEMOLITION RCP SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.  
 2. DEMOLITION RCP SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.



D2	PROJECT NO. 10000000000000000000 SHEET NO. 10000000000000000000 DATE 10/10/2010	<b>LYNDWOOD EXECUTIVE CENTER</b> 6095 HARRIS HALLS DR VE, ELK RIDGE, MD 21175 SUITE 229-230	HOWARD COUNTY	 <small>meritt.com</small>
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**EXHIBIT A**  
**(The "Plans") Continued**



SYMBOL	DESCRIPTION
	RCP 101 (REVISIONS)
	RCP 102 (REVISIONS)
	RCP 103 (REVISIONS)
	RCP 104 (REVISIONS)
	RCP 105 (REVISIONS)
	RCP 106 (REVISIONS)
	RCP 107 (REVISIONS)
	RCP 108 (REVISIONS)
	RCP 109 (REVISIONS)
	RCP 110 (REVISIONS)
	RCP 111 (REVISIONS)
	RCP 112 (REVISIONS)
	RCP 113 (REVISIONS)
	RCP 114 (REVISIONS)
	RCP 115 (REVISIONS)
	RCP 116 (REVISIONS)
	RCP 117 (REVISIONS)
	RCP 118 (REVISIONS)
	RCP 119 (REVISIONS)
	RCP 120 (REVISIONS)

**RCP KEY NOTES:**

**GENERAL RCP NOTES:**

1. RCP 101 (REVISIONS) - RCP 101 (REVISIONS)

2. RCP 102 (REVISIONS) - RCP 102 (REVISIONS)

3. RCP 103 (REVISIONS) - RCP 103 (REVISIONS)

4. RCP 104 (REVISIONS) - RCP 104 (REVISIONS)

5. RCP 105 (REVISIONS) - RCP 105 (REVISIONS)

6. RCP 106 (REVISIONS) - RCP 106 (REVISIONS)

7. RCP 107 (REVISIONS) - RCP 107 (REVISIONS)

8. RCP 108 (REVISIONS) - RCP 108 (REVISIONS)

9. RCP 109 (REVISIONS) - RCP 109 (REVISIONS)

10. RCP 110 (REVISIONS) - RCP 110 (REVISIONS)

11. RCP 111 (REVISIONS) - RCP 111 (REVISIONS)

12. RCP 112 (REVISIONS) - RCP 112 (REVISIONS)

13. RCP 113 (REVISIONS) - RCP 113 (REVISIONS)

14. RCP 114 (REVISIONS) - RCP 114 (REVISIONS)

15. RCP 115 (REVISIONS) - RCP 115 (REVISIONS)

16. RCP 116 (REVISIONS) - RCP 116 (REVISIONS)

17. RCP 117 (REVISIONS) - RCP 117 (REVISIONS)

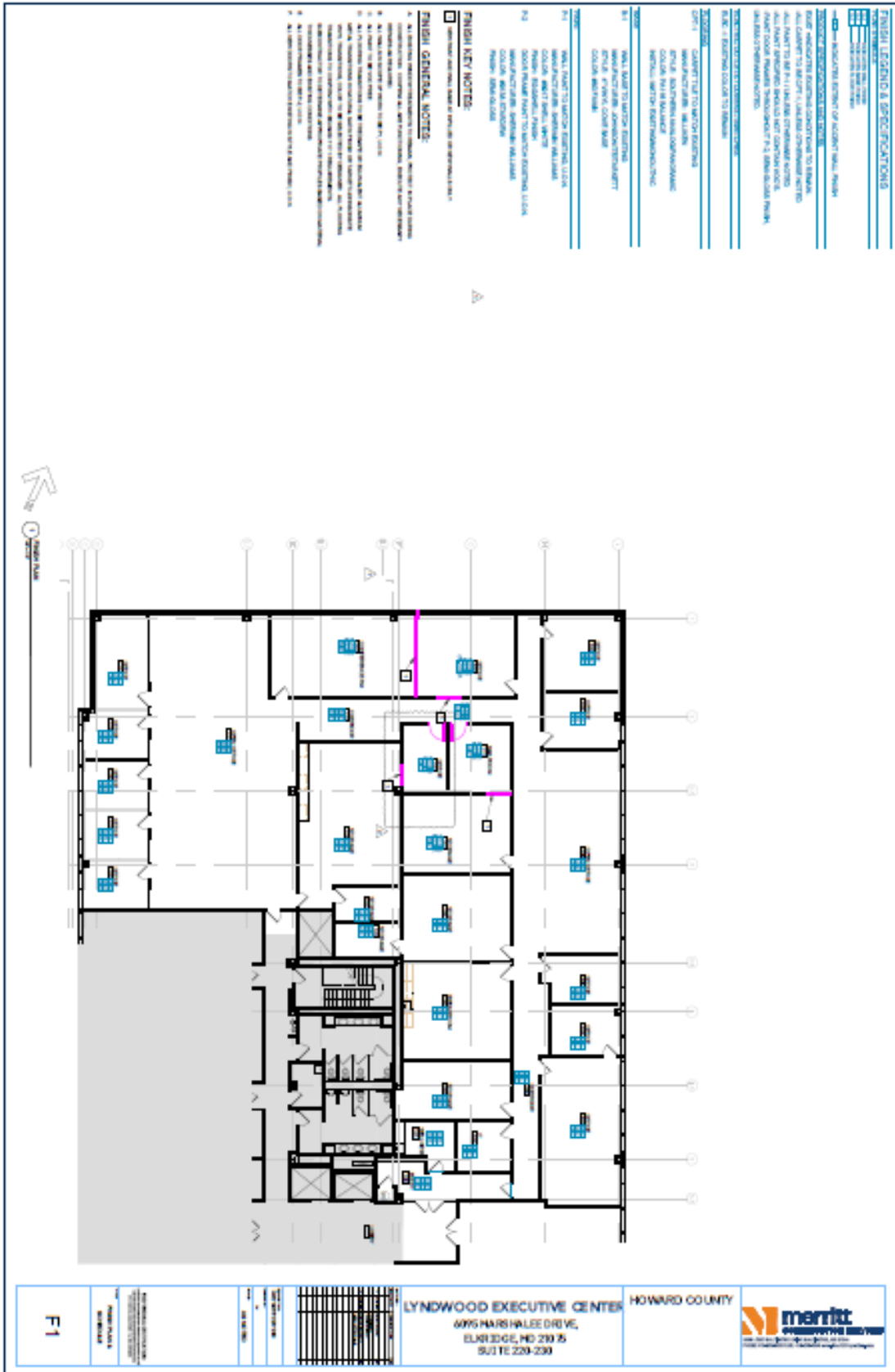
18. RCP 118 (REVISIONS) - RCP 118 (REVISIONS)

19. RCP 119 (REVISIONS) - RCP 119 (REVISIONS)

20. RCP 120 (REVISIONS) - RCP 120 (REVISIONS)

<p><b>A2</b></p>	<p><b>GENERAL NOTES:</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA).</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS' ASSOCIATION (IMPEA) CODE.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CEMENT MORTAR AND PLASTER FINISHERS (IACMUF).</p> <p>7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRICKLAYERS (IAB).</p> <p>8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CARPENTERS (IAC).</p> <p>9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF JOINERS (IAJ).</p> <p>10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WOODWORKERS (IAW).</p> <p>11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PAINTERS AND DECORATORS (IAPD).</p> <p>12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PLASTERERS (IAP).</p> <p>13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR).</p> <p>14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SHEET METAL WORKERS (IASM).</p> <p>15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TINSMITHS (IAT).</p> <p>16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WELDERS (IAW).</p> <p>17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PIPEFITTERS (IAPF).</p> <p>18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF RIGGING AND BLOCING (IARB).</p> <p>19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STEEL ERECTION WORKERS (IAS).</p> <p>20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TOWER CRANES (IATC).</p>	<p><b>LYNDWOOD EXECUTIVE CENTER</b></p> <p>6095 MARSH HALL DRIVE, ELK RIDGE, MD 21075 SUITE 220-230</p>	<p>HOWARD COUNTY</p>	<p>meritt</p> <p>10000 Old Branch Road Baltimore, MD 21286 410.528.1200</p>

# EXHIBIT A (The "Plans") Continued



## EXHIBIT B The Budget



PROJECT NAME	Howard County
Office SF	10733
SF (Office & Wash)	10733
LOCATION	6095 Marshalee Drive Elkridge MD 21075 suite 220-230
DATE	4/9/2026

	S/SF Office
Warm LI Shell	\$ -
T.I. Fit Out	\$ 3.95

\* plan dated 3-13-26 (KC)

CATEGORY CODE	CODE DESCRIPTION	TOTAL COST	SF OFFICE	NOTES
<b>NEW TENANT T.I. BUILDOUT</b>				
<b>01-01-0000 Pre-Development</b>				
01-01-0030	Building Permits	\$ 350	0.03	
01-01-0535	MCS/MM Labor - Interior Design/Space Planning	\$ 1,920	0.18	\$120/hr
01-01-0536	MCS/MM Labor - Architect	\$ 2,560	0.24	\$160/hr
<b>03-01-0000 General Conditions</b>				
03-01-0510	MCS/MM Labor - Project Manager	\$ 1,380	0.13	\$115/hr
03-01-0515	MCS/MM Labor - Superintendent	\$ 5,250	0.49	\$105/hr
03-01-0070	Dumpsters	\$ 1,040	0.10	
03-01-0190	General Clean Up	\$ 400	0.04	
<b>03-08-0000 Doors &amp; Windows</b>				
03-08-0020	Doors, Frames & Hardware	\$ 900	0.08	- frame & hardware, reuse door
<b>03-09-0000 Finishes</b>				
03-09-0010	Drywall & Ceiling	\$ 4,700	0.44	
03-09-0020	Painting	\$ 2,259	0.21	
03-09-0030	Flooring/Base	\$ 3,500	0.33	- allowance; place holder
<b>03-15-0000 Mechanical</b>				
03-15-0010	Fire Protection/Sprinklr System	\$ 1,040	0.10	
03-15-0050	HVAC	\$ 2,670	0.25	
<b>03-16-0000 Electrical</b>				
03-16-0010	Electrical Contract	\$ 8,450	0.79	
03-16-0010	Electrical Fixtures	\$ 242	0.02	- 2 additional fixtures
03-16-0030	Fire Alarm Upgrade	\$ -	-	
<b>TOTAL HARD COSTS</b>		<b>\$ 36,661</b>	<b>\$ 3.42</b>	
<b>CONTINGENCY</b>		<b>\$ 1,633</b>	<b>\$ 0.17</b>	
<b>MCS FEE</b>		<b>\$ 3,649</b>	<b>\$ 0.36</b>	
<b>TOTAL TI BUDGET</b>		<b>\$ 42,343</b>	<b>\$ 3.95</b>	

**Exclusions**

- above building standard finishes
- premium working hours
- additional exhaust/vent work
- upgrading light fixtures
- telecom & security wiring
- moving existing furniture
- new office furniture & appliances
- wall coverings
- in-floor electric/low voltage boxes
- new window blinds