



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026

SUPPLEMENTAL



Contact: Wendy Scott- Napier 410-767-4088
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51-LT-MOD. TENANT LEASE MODIFICATION
Office of the Comptroller

Recommendation: Approve a Supplemental Lease Agreement to extend the existing Term.

Prior Board Action: DGS 42-LT, 04/23/2025

Lessee: Office of the Comptroller

Lessor: Klitenic Family Properties, LLC
11019 McCormick Road, Suite 400, Hunt Valley MD 21031

Property Location: 1904 Emmorton Road, Belair MD 21015

Space Type: Office w/ client interaction (2,650 sq. ft.)

Lease Type: Amendment

Original Term: 07/01/2025 – 06/30/2035 (w/ standard 6-month holdover)

Modified Term: 02/16/2026 – 02/15/2041 (w/ standard 6-month holdover)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 02/01/2041 – 01/31/2046

Annual Rent Office: \$63,600.00 **SF Rate:** \$24.00/sq. ft.

Rent Escalation: \$24.00 (years 1-3), \$26.40 (years 4-6), \$29.04 (years 7-9), \$31.94 (years 10-12), \$35.13 (years 13-15)

Estimated Full Term Value: \$1,164,754.50

Fund Source: 100% General

Appropriation Code: E00A0403 430 1301 4311

Utilities/Custodial Responsibility:

Tenant/Tenant

Termination for Convenience Clause:

Yes


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51-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Procurement Method: Sole Source
*See COMAR 21.05.05.02A(1); DGS Space Mgmt Manual
 ¶6-605 E*

Remarks: The Maryland Office of the Comptroller is relocating from 103 Chesapeake Boulevard, in Elkton, to 1904 Emmorton Road, in Belair, to expand its Harford County Operations. The new Lease for this location was approved by the BPW on April 23, 2025. The modified term is required to accommodate the Landlord's increase in tenant improvement costs. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on March 17, 2025.

This item previously appeared on the December 3, 2025, DGS Agenda as Item 26-LT and was withdrawn.

Climate / Sustainability: The new construction will include energy-efficient LED lighting with motion detection controls, solar shades, and water-conserving plumbing throughout the restrooms and kitchen areas.

Resident Business: Domestic

MD Tax Clearance: 25-0302-0000

This item was withdrawn from the 12/3/25 BPW Agenda as DGS #26-LT

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION