



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



**SUPPLEMENTAL**

*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**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



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



**SUPPLEMENTAL**

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This item previously appeared on the December 3, 2025, DGS Agenda as Item 26-LT and was withdrawn.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