Tax Account No(s).: 04-00145040

04-00145038 04-00145120

TERMINATION AND RELEASE OF EASEMENT

THIS TERMINATION AND RELEASE OF EASEMENT (this "Termination") is made this ______ day of ______, 202_, by and among BXP SHADY GROVE LOT 6 LLC, a Delaware limited liability company (the "Lot 6 Owner"), BXP SHADY GROVE LOT 7 LLC, a Delaware limited liability company (the "Lot 7 Owner"), and BXP SHADY GROVE LOT 8 LLC, a Delaware limited liability company (the "Lot 8 Owner") (together with the Lot 6 Owner and the Lot 7 Owner, the "Owners"), and THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, a municipal corporation organized under the laws of the State of Maryland (the "City") (collectively with the Owners, the "Parties").

RECITALS:

WHEREAS, the Lot 6 Owner is the owner of certain real property known as Lot 6, Danac Technology Park, as shown on a plat of subdivision recorded as Plat No. 8640 (the "Lot 6 Plat") in the Land Records of Montgomery County, Maryland (the "Land Records") (the "Lot 6 Property"); and

WHEREAS, the Lot 7 Owner is the owner of certain real property known as Lot 7, Danac Technology Park, as shown on a plat of subdivision recorded as Plat No. 8869 (the "Lot 7 Plat") in the Land Records (the "Lot 7 Property"); and

WHEREAS, the Lot 8 Owner is the owner of certain real property known as Lot 8, Danac Technology Park, as shown on a plat of subdivision recorded as Plat No. 9700 (the "Lot 8 Plat") (together with the Lot 6 Plat and the Lot 7 Plat, the "Plats") in the Land Records (the "Lot 8 Property") (together with the Lot 6 Property and the Lot 7 Property, the "Subject Properties"); and

WHEREAS, the Subject Properties are subject to the following easements, which were created for the benefit of the City to provide access to portions of the Properties for the installation, construction, reconstruction, maintenance, repair, operation, and inspection of a storm sewer system within the easement areas shown and described (the "**Existing Easements**"):

- i. A 35' wide storm drain easement on the Lot 6 Property established by the Lot 6 Plat, as more specifically described on Exhibit A attached hereto;
- ii. A variable width storm drain easement on the Lot 7 Property and the Lot 8 Property established by that certain Easement dated April 2, 1969 and recorded in the Land Records at Book 3846, Page 780, and by the Lot 7 Plat and the Lot 8 Plat, as more specifically described in Exhibit B attached hereto; and
- iii. A 30' wide storm drain easement on the Lot 8 Property, as more specifically described in Exhibit C attached hereto; and

WHEREAS, the portions of the Subject Properties on which the storm sewer system were constructed are being modified, and the Owners will record a new storm drainage easement concurrently with this Termination to replace the Existing Easements; and

WHEREAS, the City has determined that, with the establishment of the new storm drainage easements, the Existing Easements are no longer necessary; and

WHEREAS, the Parties desire to release and terminate the Existing Easements; and

WHEREAS, the Existing Easements to be released and terminated are described more particularly on Exhibit D attached hereto and made a part of this Termination (the "Release Area").

NOW, THEREFORE, in consideration of the above recitals, which are hereby incorporated into this Termination, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. The City hereby releases and extinguishes its rights and interests in the Release Area and further declares the Existing Easements null and void and of no further force or effect with respect to the Release Area, and the Owners shall have no further obligations, if any, under the Existing Easements.
- 2. Nothing herein shall be deemed to release or otherwise affect any other easement or right-of-way that the Owners or their predecessors in title have recorded or may record in connection with the Subject Properties.
- 3. The Owners agree to execute and record this Termination in the Land Records, and to provide notice of such recordation to the City.
- 4. This Termination may be executed in multiple counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

10223077.1

IN WITNESS WHEREOF, the Parties have caused this Termination to be executed as of this day and year written first above.

		Shady Grove Lot 6 LLC, a Delaware limited by company
	By:	Boston Properties Limited Partnership, a Delaware limited partnership
		By: BXP, Inc., a Delaware corporation, its General Partner
	Name:	
	* * *	•
STATE OF:	*	
COUNTY OF:	*	
undersigned, a Notary Public in and for to the series of BXP Shady Grove Lot 6 L. Termination and Release of Easement on below.	he State me (o LC, bei half of t	day of
Ma Campinian Francisco		Notary Public
My Commission Expires:	_	
[NOTARIAL SEAL]		
	* * *	:

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

liability company By: Boston Properties Limited Partnership, a Delaware limited partnership BXP, Inc., a Delaware corporation, its By: General Partner Name: Title: * * * STATE OF: COUNTY OF: I HEREBY CERTIFY that on this _____ day of ______, 202_, before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , known to me (or satisfactorily proven) to be the authorized representative of BXP Shady Grove Lot 7 LLC, being authorized so to do, executed the foregoing Termination and Release of Easement on behalf of the aforesaid company for the purposes therein. IN TESTIMONY WHEREOF, I have caused the seal of the court to be affixed, or have affixed my official seal, this _____ day of ______, 202_. Notary Public My Commission Expires:

BXP Shady Grove Lot 7 LLC, a Delaware limited

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

10223077.1 86762.010

[NOTARIAL SEAL]

liability company By: Boston Properties Limited Partnership, a Delaware limited partnership BXP, Inc., a Delaware corporation, its By: General Partner Name: Title: * * * STATE OF: COUNTY OF: I HEREBY CERTIFY that on this _____ day of ______, 202_, before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , known to me (or satisfactorily proven) to be the authorized representative of BXP Shady Grove Lot 8 LLC, being authorized so to do, executed the foregoing Termination and Release of Easement on behalf of the aforesaid company for the purposes therein. IN TESTIMONY WHEREOF, I have caused the seal of the court to be affixed, or have affixed my official seal, this _____ day of ______, 202_. Notary Public My Commission Expires: [NOTARIAL SEAL]

BXP Shady Grove Lot 8 LLC, a Delaware limited

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

WITNESS:	CITY:
	THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND
Print Name:	By: Name: Title:
Reviewed for legal sufficiency by:	
Robert Dawson Senior Assistant City Attorney	
STATE OF:	* * *
I hereby certify that on thisa Notary Public in and for the	day of, 202, before the subscriber, State and County aforesaid, personally appeared
proven) to be the person described in t did acknowledge that he/she, having bee	known to me (or satisfactorily the foregoing Termination and Release of Easement, who en properly authorized, executed the same on behalf of The cyland in the capacity therein stated and for the purposes
Witness my hand and official se	eal this, 202
My commission expires:	Notary Public
[NOTARIAL SEAL]	

EXHIBIT A

LEGAL DESCRIPTIONS OF EXISTING 30' STORM DRAINAGE EASEMENT ON LOT 6

TAX ACCT NO: 04-00145040

VIKA Maryland, LLC 20251 Century Blvd. Suite 400 Germantown, MD 20874 301.916.4100 vika.com

EXHIBIT A OCTOBER 13, 2025 RELEASE OF ALL OF AN EXISTING 35 FOOT STORM DRAIN EASEMENT PLAT BOOK 83 PLAT 8640 4TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Being part of the property acquired by BXP Shady Grove Lot 6 LLC, a Delaware limited liability company, from Grove Rockville 31 II LLC, a Delaware limited liability company, by deed dated August 2, 2021 and recorded in Book 63755 at Page 338, said property also being all of the 35 foot Storm Drain Easement recorded in Plat Book 83 as Plat 8640, and part of Lot 6, Danac Technological Park, recorded as Plat No. 8640, all among the Land Records of Montgomery County, Maryland.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

10/13/2025 Date

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Joshua G. Price

Professional Land Surveyor

Maryland No. 21846

License Expires: May 31, 2026



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1 State 1467, One pour to 165/10/50, Prince 162 172925

EXHIBIT B

LEGAL DESCRIPTIONS OF EXISTING STORM DRAINAGE EASEMENT ON LOTS 7 & 8 $\,$

VIKA Maryland, LLC 20251 Century Blvd. Suite 400 Germantown, MD 20874 301.916.4100 vika.com

EXHIBIT B OCTOBER 13, 2025 RELEASE OF ALL OF AN EXISTING STORM DRAIN EASEMENT LIBER 3846 FOLIO 780 4TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Being part of the property acquired by BXP Shady Grove Lot 8 LLC, a Delaware limited liability company, from Grove Rockville 31 IV LLC, a Delaware limited liability company, by deed dated August 2, 2021 and recorded in Book 63755 at Page 350, and part of the property acquired by BXP Shady Grove Lot 7 LLC, a Delaware limited liability company, from Grove Rockville 31 III LLC, a Delaware limited liability company, by deed dated August 2, 2021 and recorded in Book 63755 at Page 344, said property also being all of an existing Storm Drain Easement recorded in Liber 3846 at Folio 780 and shown on a subdivision Record Plat entitled "Danac Technological Park" recorded as Plat No. 9700, said easement being on Lots 7 and 8, Danac Technological Park, recorded as Plat Nos. 9700 and 8869, all among the Land Records of Montgomery County, Maryland.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Joshua G. Price

Professional Land Surveyor

Maryland No. 21846

License Expires: May 31, 2026



LIBER 3846 FOLIO 780

EASEMENT

Made this Znd day of APRIC, 1969, by and between DANAC REAL ESTATE INVESTMENT CORPORATION, a Maryland corporation, Party of the First Part, and THE MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland, Party of the Second Part;

WITNESSETH, that in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid to the Party of the First Part, the sum of which is hereby confessed and acknowledged, the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, the easement and right-of-way for the installation, construction, reconstruction, maintenance, repair, operation and inspection of a storm sewer system within the said easement area and right-of-way, together with the right of ingress and egress along and over said area for any and all such purposes, the said easement and right-of-way being described as follows:

Being the centerline of a storm drainage easement through the property of DANAC Real Estate Investment Corporation as conveyed in Liber 3091 at Folio 187 among the Land Records for Montgomery County, Maryland, said property also being proposed Lot 8, DANAC Technological Park, City of Rockville, Montgomery County, Maryland, and being more completely described as follows:

For the centerline of a 30 foot easement measured 15 feet on both sides perpendicular and adjacent thereto, beginning at the intersection of the easterly or S 28° 27' 31" W, 714.43 foot line of Lot 7, DANAC Technological Park, and the southerly line of Gaither Road, 70 feet wide, as shown on a Plat of Subdivision recorded in Plat Book 85 at Plat 8869 among the Land Records for Montgomery County, Maryland, and running with said easterly line thence, S 28° 27' 31" W, 34.00 feet; thence leaving said easterly line and crossing said property conveyed in Liber 3091 at Folio 187, proposed Lot 8, S 10° 37' 17" W, 212.20 feet; thence S 33° 05' 19" W, 371.64 feet; thence S 12° 27' 33" E, 233. 78 feet to the end of the centerline of a 30 foot easement, said point also being the beginning for the centerline of a 35 foot easement, measured 17 and 1/2 feet on both sides perpendicular and adjacent thereto and running thence S 57° 17' 00" E, 349.12 feet; thence S 18° 33' 43" E, 27.98 feet to the end thereof, said point being on the northerly or S 57° 17' 00" E, 672.95 foot line of Lot 6, DANAC Technological Park, as shown on a plat of subdivision recorded in Plat Book 83 at Plat 8640 among the Land Records for Montgomery County, Maryland, said point being along said northerly line reversed N 57° 17' 00" W, 150.00 feet from the easternmost corner of said Lot 6;

AND ALSO, two 20 foot storm drainage easements measured 10 feet on both sides perpendicular and adjacent to the centerlines hereinafter described:

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LIBER 3846 FOLIO 781

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Beginning for the first at a point on the easterly or S 28° 27' 31" W, 714.43 foot line of aforesaid Lot 7, said point being S 28° 27' 31" W, 237.00 feet from the intersection of said line and the southerly line of Gaither Road, 70 feet wide, and running thence across aforesaid property conveyed in Liber 3091 at Folio 187, proposed Lot 8, S 62° 25' 22" E, 65.01 feet to the end thereof, said point being at the end of the second or S 10° 37' 17" W. 212.20 foot line of the 30-foot easement herebefore described;

And Beginning for the second at a point on the easterly or S 28° 27' 31" W, 714.43 foot line of aforesaid Lot 7, said point being 85.00 feet from the end thereof, and running thence across aforesaid property conveyed in Liber 3091 at Folio 187 N 85° 08' 53" E, 41.88 feet to the end thereof, said point being at the end of the third or S 33° 05' 19" W, 371.64 foot line of the 30 foot easement herebefore described;

Subject to conveyances and restrictions of record.

TO HAVE AND TO HOLD the granted easement and right-of-way and all the rights and appurtenances thereto belonging to the said Party of the Second Part, its successors and assigns, forever.

IN TESTIMONY WHEREOF, the said Party of the First Part has caused these presents to be signed by E. AUSTIN CARLIN, its PRESIDENT , its ASSISTANI SECRETARY attested by J. D. DINGWELL and does hereby appoint E. Heisten Charles its true and lawful attorneyin-fact to acknowledge and deliver these presents as its act and deed.

ATTEST:

DANAC REAL ESTATE INVESTMENT CORPORATION

STATE OF MARYLAND

COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that on this 2 day of April , 1969, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared E Austra Chron, who is well known to me as the person named as attorney-in-fact in the foregoing Easement, and by virtue of the authority vested in him by said Easement, acknowledged the same to be his act and deed.

WITNESS my hand and notarial seal.

Notary Public

My Commission Expires: Ancey 1. 1969

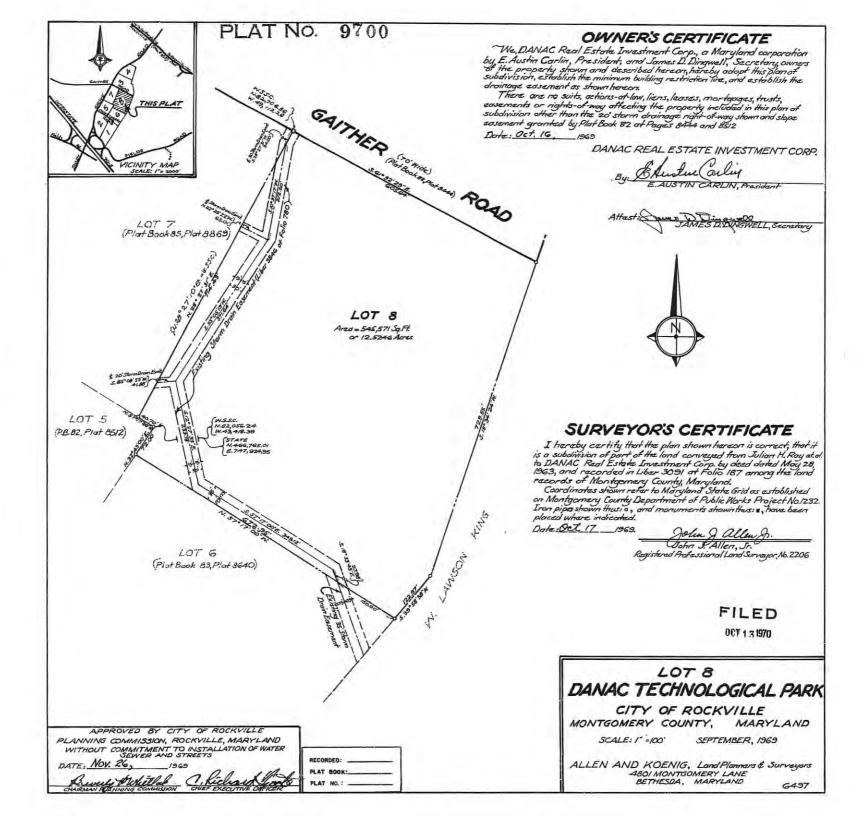


EXHIBIT C

LEGAL DESCRIPTIONS OF EXISTING 30' STORM DRAINAGE EASEMENT LOT 8 EXTENSION

TAX ACCT NO: 04-00145038

VIKA Maryland, LLC 20251 Century Blvd. Suite 400 Germantown, MD 20874 301.916.4100 vika.com

EXHIBIT C OCTOBER 13, 2025 RELEASE OF ALL OF AN EXISTING 30' STORM DRAIN EASEMENT LIBER 5790 FOLIO 004 4TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Being part of the property acquired by BXP Shady Grove Lot 8 LLC, a Delaware limited liability company, from Grove Rockville 31 IV LLC, a Delaware limited liability company, by deed dated August 2, 2021 and recorded in Book 63755 at Page 350, said property also being all of an existing 30 foot Storm Drain Easement recorded in Liber 5790 at Folio 4, and also being part of Lot 8, Danac Technological Park, recorded as Plat No. 9700, all among the Land Records of Montgomery County, Maryland.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Joshua G. Price

Professional Land Surveyor

Maryland No. 21846

License Expires: May 31, 2026



LIBER 5790 FOLID 004

EASEMENT

MADE this 27 day of October, 1981, by and between DANAC REAL ESTATE INVESTMENT CORP a Maryland Corporation, Party of the First Part, and the MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland, Party of the Second Part;

WITNESSETH, that in consideration of the sum of TEN DOLLARS (\$10.00), the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, the easement and right-of-way for the installation, construction, reconstruction, maintenance, repair, operation and inspection of a storm sewer within the said easement area and right-of-way, together with the right of ingress and egress along, under and over said area for any and all such purposes, the said easement and right-of-way being described as follows:

Being the centerline of a storm drainage easement through the property of DANAC Real Estate Investment Corporation, as conveyed in Liber 3091 at Folio 187 among the Land Records of Montgomery County, Maryland, part of the property also being Lot 8, Danac Technological Park as recorded among the aforesaid Land Records in Plat Book 90 as Plat No. 9700, and being more particularly described as follows:

Beginning for the centerline of a thirty (30) foot wide easement, fifteen (15) feet on either side of the centerline hereinafter described at a point in the fourth (4) or South 12° 27' 33" East, 233.78 foot line of a conveyance from Danac Real Estate Investment Corporation to the Mayor and Council of Rockville, dated April 2, 1969 and recorded among the aforesaid Land Records in Liber 3846 at Folio 780, 62.10 feet from the beginning thereof, then running

- 1) South 28° 27' 31" West, 66.54 feet to a point, then running
- South 61° 32' 29" East, 57.68 feet to intersect a point on the said fourth (4) or South 12° 27' 33" East, 233.78 foot line, 83.57 feet from the end thereof.

Containing a computed area of 3727 square feet of land.

TO HAVE AND TO HOLD the granted easement and right-of-way and all the rights and appurtenances thereto belonging to the said Party of the Second Part, its successors and assigns, forever.

And the said Parties of the First Part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, and that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

#ISC. 13.

HISC. 13.00 SUBTOTAL 26.35 CHECK 26.35 #58506 C213 RO1 T16:21

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LINER 5790 FOLIO 005

IN TESTIMONY WHEREOF, the said Party of the First Part has caused these presents to be signed by Jerold E. Williamson, its President, attested by William F. Schmidt, its Assistant Secretary, and does hereby appoint Jerold E. Williamson its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed.

ATTEST:

DANAC REAL ESTATE INVESTMENT CORP

William F. Schmidt, Asst. Seg. Je

Jerold E. Williamson

STATE OF MARYLAND COUNTY OF MONTGOMERY

On this the 29th day of October, 1981, before me, Harriet Clinger the undersigned officer, personally appeared Jerold E. Williamson, who acknowledged himself to be the President of DANAC Real Estate Investment Corp., a corporation and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In witness whereof I hereunto set my hand and official seal.

Harriet Clinger

MARRIET BREMA CLINGER MOTARY PUBLIC STATE OF MARYLAND My Commission Expires July 1, 1982

LIBER 5790 FOLIO 006

Pursuant to the provisions and requirements of the Real Property Article of the Annotated Code of Maryland, the following additional information is declared by the parties hereto to be contained within the easement:

Parcel Identifier No. 4-201-145038

County Tax Account No. 4-201-145038

Street Address of Property: 2092 Gaither Road, Rockville, Maryland

Names, Addresses and Nature of Interest:

Danac Real Estate Investment Corporation 7315 Wisconsin Avenue Bethesda, Maryland 20014

Nature of Interest: Grantor

Mayor and Council of Rockville, Maryland Maryland at Vinson Rockville, Maryland 20850

Nature of Interest: Grantee

The servient land referred to herein was conveyed and granted to DANAC-Virginia Corporation, a Maryland Corporation, now known as DANAC Real Estate Investment Corp., a Maryland Corporation, by reason of Articles of Amendment of change of name by DANAC Real Estate Investment Corp., a Virginia Corporation, by deed dated April 24,1978, and recorded among the land records of Montgomery County, Maryland in Liber 5122 at Folio 292.

EXHIBIT D

RELEASE AREA

