

COSTAR GROUP INC
Form 8-K
March 13, 2007

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): March 9, 2007

COSTAR GROUP, INC.

(Exact name of registrant as specified in its charter)

<u>Delaware</u> (State or other jurisdiction of incorporation)	<u>0-24531</u> (Commission File Number)	<u>52-2091509</u> (IRS Employer Identification No.)
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<u>2 Bethesda Metro Center, Bethesda, Maryland</u> (Address of principal executive offices)	<u>20814</u> (Zip Code)
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Registrant's telephone number, including area code (301) 215-8300

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 1.01. Entry into a Material Definitive Agreement

On March 9, 2007, CoStar Group, Inc. (“CoStar”) and Corporate Place I Business Trust (“Lessor”) entered into a lease agreement (the “Lease”), pursuant to which CoStar has agreed to lease from Lessor approximately 32,341 square feet of office space located within the building known as 8140 Corporate Drive, White Marsh, Maryland 21236. The Lease has an initial term of 60 months and has an average base rent of approximately \$24.95 per rentable square foot per year (excluding property tax and service charges). Additionally, CoStar has a conditional option to renew the Lease for an additional 5-year period.

Item 2.03. Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.

The disclosure set forth above under Item 1.01 is hereby incorporated by reference into this Item 2.03.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

COSTAR GROUP, INC.

By:

/s/ Frank A. Carchedi

Date: March 13, 2007

Name: Frank A. Carchedi

Title: Chief Financial Officer