Exhibit 10.14  
 LEASE AGREEMENT  
 THIS LEASE AGREEMENT (“this Lease”) is made as of this 30 day of January, 2019, between ARE-8000/9000/10000 XXXXXXXX XXXXX, LLC, a Delaware limited liability company (“Landlord”), and NEXTCURE, INC., a Delaware corporation (“Tenant”).  
 BASIC LEASE PROVISIONS  
 Address:  
 Suite 140, 8000 Xxxxxxxx Xxxxx Xxxx, Xxxxxxxxxx, Xxxxxxxx 00000.  
 Premises (before 9000 VMR Effective Date):  
 That portion of the Project, containing approximately 14,075 rentable square feet, as shown as the hatched area on Exhibit X. Xxxxxxxx, Inc., Landlord’s architect, has measured the area of the Premises pursuant to the BOMA 2017 for Office Buildings: Standard Methods of Measurement as adopted by the Building Owners and Managers Association International (ANSI/BOMA Z65.1-2017). Tenant acknowledges receipt of such measurement and confirms that (a) Tenant has had an opportunity to confirm such measurement with an architect of its selection before the Commencement Date, and (b) such measurement shall be conclusive as to the area of the Premises.