

## COMMERCIAL LEASE

### *Renewal Lease 2026*

This renewed lease Agreement is dated as of 02/01, 2026 by and between Green Nature Investments ("Landlord"), and Atascosa Area Regional Public Defender's Office d/b/a Atascosa Area Advocates ("Tenant"). The parties agree as follows:

**PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant 3,400 sf office space located at 607 W. Oaklawn, Pleasanton, TX 78064 ("Premises").

**TERM.** The lease term will be for one year beginning on March 1, 2026, and will terminate on February 28, 2027.

**LEASE PAYMENTS.** Tenant shall pay to Landlord monthly installments of \$4,410.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 211 N Main, Suite 103, Pleasanton, Texas 78064.

**SECURITY DEPOSIT.** Landlord will retain the initial security deposit of \$4,000.00 that was issued at the signing of the original Lease. The security deposit of \$4,000.00 will be held and disbursed for Tenant damages to the Premises (if any) as provided by law. Deposit will be returned to tenant at the end of the lease term if the lease is not renewed, minus any damages which may have occurred during the lease term.

**POSSESSION.** Tenant shall be entitled to continued possession on the first day of the term of this Lease and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

**USE OF PREMISES.** Tenant may use the Premises only for Office Space. The Premises may not be sublet or used for any other purpose without the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

**UTILITIES.** All utilities are the responsibility of the tenant.

**MAINTENANCE.** Landlord shall maintain the exterior of the building i.e., hvac, parking lot, roof, windows, plumbing and electrical systems. Tenant is accepting the building "as is". Tenant will be responsible for any interior design. Tenant is authorized to make changes and improvements to the property only with Landlord's prior approval.

**PROPERTY INSURANCE.** Under the renewed lease, Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises.

**Tenant is responsible for maintaining casualty insurance on their own property.**

**LIABILITY INSURANCE.** Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00 with the Landlord listed as an additional insured. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

**RENEWAL TERMS.** Tenant will have the option to renew the lease by giving notice to the landlord that Tenant is interested in exercising their lease option 60 days prior to lease ending. If lessee exercises its option to renew, all terms of this lease shall continue during the renewal period without modification and the amount of the lease payment. Landlord has the right to increase the lease payment in an amount not to exceed 5% of the previous year's lease payment.

**TAXES.** Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

**REAL ESTATE TAXES.** Landlord shall pay all real estate taxes and assessments for the Premises.

**PERSONAL PROPERTY TAXES.** Tenant shall pay all personal property taxes and any other charges that the city or county may assess which are attributable to Tenant's use of the Premises.

**DEFAULTS.** Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default, and the cost of such action shall be added to Tenant's financial obligations under this Lease.

Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

**LATE PAYMENTS.** For any payment that is not received by the Landlord within 5 days after its due date, Tenant shall pay a late fee of \$441.00.

**CUMULATIVE RIGHTS.** The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

**NON-SUFFICIENT FUNDS.** Tenant shall be charged \$35.00 for each check that is returned to Landlord for lack of sufficient funds.

**ACCESS BY LANDLORD TO PREMISES.** Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

**ASSIGNABILITY/SUBLETTING.** Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

**NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

**LANDLORD:**

Green Nature Investments, LLC  
211 N Main, Suite 103  
Pleasanton, Texas 78064

**TENANT:**

Atascosa Area Advocates Public Defender's Office  
d/b/a Atascosa Area Advocates  
607 W. Oaklawn  
Pleasanton, TX 78064  
Mailing Address

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

**GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of Texas.

**ENTIRE AGREEMENT/AMENDMENT.** This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understanding or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

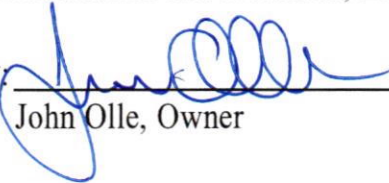
**SEVERABILITY.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it will become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**WAIVER.** The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**BINDING EFFECT.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:

Green Nature Investments, LLC

BY:  \_\_\_\_\_  
John Olle, Owner

TENANT:

Atascosa Area Advocates Public Defender's Office d/b/a Atascosa Area Advocates

| *Stephanie R. Brown 1/29/2026*  
| Executive Director

| **Stephanie R. Brown**  
| Printed Name