

# ***Mercado Delta Lease Agreement***

This lease is entered into between Delta Region Revitalization Corporation (Landlord) and County of Hidalgo (Tenant). In consideration of the mutual covenants and agreements of this lease, and other good and valuable consideration, Landlord leases to Tenant, and Tenant leases from Landlord, office space, located at 510 N. Yellow Jacket Dr., Edcouch, Texas 78538 (address). The premises are referred to in this lease as "the premises: or "the leased premises."

The lease of the premises includes the right to use common areas only for the purpose intended by the Landlord, and said common areas shall be shared with other tenants, their employees and the general public. Rules will be established by the Landlord from time to time.

## **ARTICLE 1.**

### **TERM.**

The term of this lease is one (1) year, beginning on July 01, 2012 ("Commencement Date"), unless terminated sooner or extended as provided in the lease.

### **HOLDOVER**

If Tenant holds over and continues in possession of the premises after the lease term expires, Tenant will be considered to be occupying the premises at will or on a month-month tenancy, subject to all of the terms of this lease. Tenant may terminate this Lease Agreement without cause on thirty (30) days written notice to Landlord.

## **ARTICLE 2.**

### **RENT**

Tenant will pay Landlord \$ 1,729.17 per month, from the beginning of the lease term and throughout the original lease term, in advance on the 15<sup>th</sup> day of each month. This amount is the "basic rent," or "Rent." Rent for any fractional month at the beginning or end of the lease will be prorated on a per-day basis.

## **ARTICLE 3.**

### **USE OF PREMISES PERMITTED USE**

Tenant will use the premises only for the purpose of providing county services to county residents, (i.e. Texas AgriLife Extension Services, WIC, Health, Nutrition Services) unless Landlord gives Tenant prior written consent for a different use. The premises shall not be used or occupied for any unlawful purposes or in any manner that will contribute to waste, nuisance or unreasonable annoyance to Landlord, other Tenants of the facility, or the general public. Use of premises shall be subject to rules and regulations as outlined in the Mercado Delta Vendor Handbook, attached herein as exhibit B.

### **INSURANCE AND INSURANCE HAZARDS**

Tenant may not use, or permit using, the premises in any manner that will cause a cancellation of, or an increase in, the existing rates for fire, liability, or other insurance policies covering the premises or any improvements on them, or insuring Landlord for any liability in connection with owning the premises.

## **INSURANCE—TENANT'S OPERATION**

Tenant will not do or suffer to be done anything which will contravene Lessor's insurance policies or prevent Lessor from procuring such policies in amounts and companies selected by Lessor. If anything done, omitted to be done or suffered to be done by Tenant in, upon or about the Leased Premises shall cause the rates of any insurance effected or carried by Lessor on the Leased Premises or other property to be increased beyond their regular rate from time to time applicable to the Leased Premises for use for the purpose permitted under this Lease, or such other property for the use or uses made thereof, Tenant will either pay the amount of such increase promptly upon Lessor's demand or terminate this Lease Agreement.

## **COMPLIANCE WITH LAWS**

Tenant may not use, or permit using, the premises in any manner that results in waste of premises or constitutes a nuisance or for any illegal purpose. Tenant, at its own expense, will comply, and will cause its officers, employees, agents, and invitees to comply, with all applicable laws, ordinances, and governmental rules and regulations concerning the use of the premises.

## **ARTICLE 4.**

### **SERVICES, MAINTENANCE, AND SURRENDER**

#### **A. SERVICE AND MAINTENANCE BY LANDLORD**

So long as Tenant is not in default under this lease, Landlord will furnish the premises with the following services and maintenance at its sole expense:

Maintaining the structure of the Building, including but not limited to maintaining of common areas, the roof, exterior walls (including windows), floors, and foundation and utilities servicing the facilities ONLY as initially installed by Landlord; electrical, plumbing, and HVAC.

#### **B. MAINTENANCE AND SURRENDER BY TENANT**

Tenant shall at all times keep the Premises (including all entrances and vestibules) and all partitions, window and window frames and moldings, glass, doors, door openers, fixtures, equipment and appurtenances thereof and all parts of the Leased Premises not required herein to be maintained by Landlord in good order, condition and repair and clean, orderly, sanitary and safe, damage by unavoidable casualty excepted. If Tenant fails to perform its obligations hereunder, Landlord without notice may, but shall not be obligated to, perform Tenant's obligations or perform work resulting from Tenant's acts, actions or omissions and add the cost of the same to the next installment of Fixed Rent due hereunder.

#### **C. UTILITIES AND IMPROVEMENTS**

Tenant shall not construct any improvements or install any equipment which can exceed the capacity of any utility facilities and if any equipment installed by Tenant requires additional utility facilities, the same shall be installed at Tenant's expense in compliance with all code requirements and plans and specifications which must be approved in writing by Landlord. Approval of such shall not be a representation by Landlord that said alterations comply with applicable laws nor shall it limit or reduce Tenant's responsibility to meet all codes, ordinances or requirements of all entities and agencies having jurisdiction over said Premises. Improvements shall be professionally designed and installed. Tenant shall not construct any improvements which does not meet all present and future laws, statutes, requirements, codes, ordinances etc. of any and all public authorities, entities, municipalities, and agencies having jurisdiction on the premises and /or proposed improvements concerning use, occupancy condition of premises, equipment, entrances, exits, furnishings, etc. as well as the building codes in place to protect the health, safety and welfare of the public. Tenant shall present occupancy certificate or any other certification required by law to Landlord prior to occupying and operating in the Premises.

Tenant shall be solely responsible for and promptly pay all charges for use or consumption of sewer, gas, electricity, water and all other utility services. If Landlord makes available electrical service Tenant agrees to purchase the same from Landlord and pay Landlord for the electrical service (based upon Landlord's determination from time to time of Tenant's consumption of electricity), as Additional Rent, on the first day of each month in advance (and prorated

for partial months), commencing on the Commencement Date, as herein defined, at the same cost as would be charged to Tenant from time to time by the utility company which otherwise would furnish such services to the Leased Premises if it provided such services and metered the same directly to the Leased Premises. If Landlord elects to supply water, Tenant shall pay Landlord at the same rate as would be charged to Tenant by the utility company which otherwise would furnish such service to the Leased Premises if it provided such services and metered the same directly to the Premises, but in any event not less than the minimum monthly charge which would have been charged by the water utility applicable to the size of meter which would have been installed by Tenant in or for the Leased Premises.

## **ARTICLE 5.**

### **TAXES ON TENANT'S PROPERTY**

Tenant will pay all taxes levied or assessed against personal property. If any taxes for which Tenant is liable are levied or assessed against Landlord or Landlord's property, and Landlord elects to pay them, or if the assessed value of Landlord's property, is increased by including, furniture, or fixtures placed by Tenant in the premises, and Landlord elects to pay the taxes based on the increase, Tenant must, upon demand, pay Landlord the part of the taxes for which Tenant is primarily liable under this article.

## **ARTICLE 6.**

### **ALTERATIONS, ADDITIONS, IMPROVEMENTS, AND FIXTURES CONSENT OF LANDLORD**

Tenant may not make any alterations, additions, or improvements to the premises without Landlord's prior written consent. Landlord may not unreasonably withhold consent for nonstructural alterations, additions, or improvements.

### **PROPERTY OF LANDLORD**

All alterations, additions, or improvements made by Tenant will become Landlord's property when the lease terminates. However, Landlord may, when the lease terminates, remove any alterations, additions, and improvements made by Tenant and any other property it placed in the premises, and charge Tenant the cost of removal plus interest.

### **TRADE FIXTURES**

Tenant has the right at all times to erect or install furniture and fixtures, as long as Tenant complies with all applicable governmental laws, ordinances, and regulations. Tenant may remove such items when this lease terminates, if Tenant is not in default at the time and the fixtures can be removed without structural damage to the premises. Before this lease terminates, Tenant must repair any damage cause by removing any fixtures. Any furniture or fixtures not removed by Tenant when this lease terminates are considered abandoned by Tenant and automatically become Landlord's property.

## **ARTICLE 7.**

### **DAMAGE OR DESTRUCTION NOTICE TO LANDLORD**

If the premises or any structures or improvements on them are damaged or destroyed by fire, tornado, or other casualty, Tenant must immediately give Landlord written notice of the damage or destruction, including a general description of the damage and, as far as known to Tenant, the cause of the damage.

### **TOTAL DESTRUCTION**

If the premises are totally destroyed by fire, tornado, or other casualty other than by the negligence, gross negligence, or intentional tort of Tenant or any person in or about the premises with Tenant's express or implied consent, or if they are so damaged that rebuilding or repairs cannot reasonably be completed within 90 working days

and at a costs not to exceed \$12,000, and the damage exceeds the insurance recovery, this lease will terminate, and rent will be abated for the unexpired portion of this lease, effective as of the date of written notification of said damage or destruction.

### **PARTIAL DESTRUCTION**

If the premises are damaged by fire, tornado, or other casualty other than by the negligence, gross negligence, or intentional tort of Tenant or any person in or about the premises with Tenant's express or implied consent, but not to such an extent that rebuilding or repairs cannot reasonably be completed within 30 working days and at a costs not to exceed \$3,000, and the damage exceeds the insurance recovery, this lease will not terminate except as follows:

- a. If the premises are partially destroyed during the final 3 months of the lease term, Landlord need not rebuild or repair the premises. If Landlord elects not to rebuild or repair, and the damage rendered the premises unable to be released in whole or in part, Tenant may terminate the lease or continue it, with the rent for the remainder of the lease period adjusted equitably.

### **ARTICLE 8.**

#### **INSPECTION AND ACCESS BY LANDLORD**

Landlord and its officers, agents, employees, and representative may enter any part of the premises at all reasonable hours for purposes access and use, inspection, cleaning, maintenance, repairs, alternations, or additions as Landlord considers necessary (but without any obligation to perform any of these functions except as stated in the lease), or to show the premises to prospective tenants, purchasers, or lenders. Tenant is not entitled to any abatement or reduction of rent by reason of the entry to Landlord or any of its officers, agents, representatives, or employees under this article, nor will such an entry be considered an actual or constructive eviction.

### **ARTICLE 9.**

#### **MECHANIC'S LIEN**

Tenant will not permit any mechanic's lien to be placed on the premises or on improvements on them. If a mechanic's lien is filed on the premises or on improvements on them, Tenant will promptly pay it. If default in payment of the lien continues for 15 days after Landlord's written notice to Tenant, Landlord may, at its option, pay the lien or any portion of it without inquiring into its validity. Any amounts Landlord pays to remove a mechanic's lien caused by a Tenant to be filed against the premises or against improvements on the premises, including expenses and interest, are due from Tenant to Landlord and must be repaid to Landlord immediately on rendition of notice, together with interest at 9 percent annually until repaid.

### **ARTICLE 10.**

#### **INDEMNITY**

##### **TENANT'S GENERAL INDEMNITY**

Tenant to the extent allowed by law will indemnify and hold Landlord harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees, for defending claims and demands arising from the conduct or management of Tenant's business on the premises or its use of the premises, or from any breach on Tenant's part of any conditions of this lease, or from any act or negligence of Tenant, its officers, agents, contractors, employees, subtenants, or invitees in or about the premises. In case of any action or proceeding brought against Landlord by reason of any such claim, Tenant, on notice from Landlord, will defend the action or proceeding by counsel acceptable to Landlord.

## ARTICLE 11.

### ASSIGNMENT AND SUBLEASE

#### ASSIGNMENT AND SUBLETTING BY TENANT

Tenant has the right, but only with Landlord's prior written consent, to assign this lease, and any interest in it, and to sublet the premises, or any part of them, or any right or privilege pertinent to the lease or the premises, if each assignee assumes in writing all of Tenant's obligations under this lease, and Tenant will remain liable for each obligation under this lease. Landlord may not arbitrarily or unreasonably withhold consent under this section.

#### ASSIGNMENT BY LANDLORD

Landlord may assign or transfer any of its interest under this lease. On transfer, and on the transferee's assumption of its obligations, Landlord is relieved of its obligations under the lease. Landlord may assign any or all of its interest under this lease.

## ARTICLE 12.

### DEFAULT

#### TENANT'S DEFAULT

The following events are considered as "default" by Tenant under this lease:

- a. Tenant fails to pay any installment of rent due under this lease, or any other amounts owing by Tenant to Landlord, and the failure continues for 10 days.
- b. Tenant fails to comply with any term or covenant of this lease, other than the payment of rent or any other sum of money owing by Tenant to Landlord, and does not cure the failure within 20 days after written notice of the failure to Tenant.
- c. Tenant makes an assignment for the benefit of creditors.
- d. Tenant deserts or vacates any substantial portion of the premises for five or more consecutive days.

Tenant and Landlord agree that, for the purpose of posting the notice requiring by Property code Section 93.002(f), the "front door" of the leased premises is \_\_\_\_\_ (the entrance on the east side of the building).

#### LANDLORD'S REMEDIES

In the event of any default, Landlord may pursue one or more of the following remedies:

- a. Landlord may terminate this lease, in which event Tenant must immediately surrender the premises to Landlord. If Tenant fails to do so, Landlord may, without prejudice to any other remedy that it may have for possession or arrearages in rent, enter on and take possession and expel or remove Tenant and any other person occupying the premises or any part of them, by any lawful means, without being liable for prosecution or any claim of damages for the entrance and expulsion or removal. Tenant will, on demand, pay Landlord the amount of the remaining term of the lease and all loss and damage that Landlord suffers by reason of the termination.
- b. Landlord may enter on and take possession of the premises and expel or remove Tenant any other person occupying the premises or any part of them, by any lawful means, without being liable for prosecution or any claim for damages for the entrance and expulsion or removal; release the premises on the terms Landlord considers advisable; and receive the rent for the releasing. Tenant will on demand pay Landlord any deficiency that may arise by reason of releasing.
- c. Landlord may enter the premises, by any lawful means (and Landlord is expressly reserving and retaining the right to so reenter the premises), without being liable for prosecution or any claim for damages for the entry, and do whatever Tenant is obligated to do under the terms of this lease to correct the default. Tenant, will, on demand, reimburse Landlord for any expenses that Landlord incurs in effecting compliance with Tenant's obligations under this lease in this manner, and Tenant further releases Landlord from liability for any damages resulting to Tenant from such an action.

No reentry or taking possession of the premises by landlord may be construed as an election on its part to terminate this lease, unless a written notice of the intention is given to Tenant. Notwithstanding any such releasing, reentry, or taking possession, Landlord may at any time thereafter terminate this lease for a previous default. The loss or damage that Landlord may suffer in terminating this lease or the deficiency from any releasing as provided above, includes the expense of repossession.

### **LANDLORD'S LIEN**

Landlord has, at all times, a valid security interest to secure payment of all rentals and other sums of money becoming due under this lease from Tenant and to secure payment of any damages or loss that Landlord may suffer by reason of Tenant' breaching any covenant, agreement, or condition contained in this lease. The security interest covers all goods, wares, equipment, fixtures, furniture, and other personal property of Tenant that is now on the premises or placed on the premises at some later date, and all proceeds from the. This property may not be removed from the premises without Landlord's consent until all arrearages in rent and all other sums of money then due Landlord under this lease have been paid and discharged, and all the covenants, agreements, and conditions of this lease have been fully complied with and performed by Tenant.

If Tenant is in default, Landlord may, in addition to any other remedies provided in this lease or by law, after giving reasonable notice of the intent to take possession and giving an opportunity for a hearing on the issue, enter on the premises and take possession of any goods, wares, equipment, fixtures, furniture, and other personal property of Tenant situated on the premises, without liability for trespass or conversion, and sell the property at public or private sales, with or without having the property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made. Landlord or its assigns may buy any items to be sold at such a sale unless they are prohibited from doing so by law. Unless otherwise provided by law, and without excluding any other manner of giving Tenant reasonable notice, the reasonable notice requirement is met if notice is given at least 10 days before time of sale. The proceeds from any such disposition, less any expenses connected with taking possession, holding, and selling the property (including reasonable attorney's fees and other expenses), will be applied as a credit against the indebtedness secured by the security interest granted in this section. Any surplus will be paid to Tenant or as otherwise required by law, and Tenant will pay any deficiencies immediately. To secure the performance of Tenant's obligations under this Lease, Tenant hereby grants to Lessor a security interest in and an express contractual lien upon all of Tenant's equipment, furniture, furnishings, appliances, goods, trade fixtures, inventory, chattels and personal property which will be brought upon the Leased Premises by Tenant, and all after-acquired property, replacements and proceeds. Lessor is authorized to prepare and file U.C.C. financing statements signed only by Lessor (as secured party) covering the security described above. Upon any default under this Lease by Tenant, any or all of Tenant's obligations to Lessor secured hereby shall, at Lessor's option, be immediately due and payable without notice or demand. In addition to all rights or remedies of Lessor under this Lease and the law, including the right to judicial foreclosure, Lessor shall have all the rights and remedies of a secured party under the Texas Business and Commerce Code. Lessor's security interest shall be subordinate to the lien or security interest of any vendor's or lessor of equipment or chattels upon the Leased Premises or of any lender taking or succeeding to a purchase money security interest thereon, and upon Tenant's written request, if no default exists hereunder, Lessor shall execute an instrument confirming such subordinations. This security agreement and the security interest hereby created shall survive the termination of this Lease if such termination results from Tenant's default. The above-described security interest and lien are in addition to and cumulative of the Lessor's lien provided by the law of the state of Texas.

### **LANDLORD'S DEFAULT**

If Landlord defaults in performing any term or covenant that Landlord must perform under this agreement, Tenant may, after not fewer than 30 days' written notice to Landlord, remedy the default by any necessary action and, in connection with this remedy, may pay any necessary expenses. Landlord must, on demand, pay Tenant all reasonable sums expended or obligations incurred by Tenant in connection with remedying Landlord's default.

## CUMULATIVE REMEDIES

Landlord's or Tenant's pursuing any remedy provided in this lease will not preclude pursuing any other remedy provided in this lease. Either party's pursuing any remedy provided in this lease or by law will not constitute a forfeiture or waiver of any damages accruing to either party by reason of violating any term or covenant of this lease. Nor will Landlord's pursuing any remedies provided in this lease constitute a waiver or forfeiture of any rent due under this lease.

## WAIVER OF DEFAULT

Either party's waiving any default or violation or breach of any term or covenant of this lease does not waive any other violation or breach of any term or covenant of this lease. Nor does either party's forbearing to enforce one or more of the remedies provided in this lease or by law on a default waive the default. Landlord's accepting rent following default under this lease does not waive the default.

## SURRENDER OF PREMISES

No act done by Landlord or its agents during the lease term may be considered an acceptance of a surrender of the premises, and no agreement to accept a surrender of the premises is valid unless in writing and subscribed by Landlord.

## ARTICLE 13.

### TERMINATION BY TENANT

Notwithstanding anything to the contrary herein, Tenant may terminate this Agreement without cause by providing thirty (30) days notice to Landlord.

## ARTICLE 14.

### MORTGAGES

Tenant accepts this lease subject to any deeds of trust, security interest, or mortgages that might now or later constitute a lien on the Building or on improvements in it or on the premises. Tenant must, on demand, execute any instruments, release, or the documents requirement by any lender to subject and subordinate this lease to the lien of any such deed of trust, security interest or mortgage. With respect to any deed of trust, security interest, or mortgage constituting a lien on the Building or improvements in it or on the premises, Landlord may waive the application of this section so that this lease will not be subject and subordinate to any such deed of trust, security interest, or mortgage.

## NOTICES AND ADDRESSES

All notices required under this lease may be given by the following methods:

- a. By first class mail, addressed to the property party, at the following addresses:

Landlord: P.O. Box 237, Edcouch, Texas 78538

Tenant: 2818 S. Bus. Hwy. 281, Edinburg, Texas 78539

- b. By fax transmission, to the property party, at the following fax numbers:

Landlord: \_\_\_\_\_

Tenant: 956-292-7034

Notices are effective when received. Either party may change the address or fax number to which notices are to be sent by sending written notice of the new address or number to the other party in accordance with the terms of this section.

#### **PARTIES BOUND**

This agreement binds, and inures to the benefit of, the parties to the lease and their respective heirs, executors, administrators, legal representatives, successors, and assigns when this agreement permits.

#### **TEXAS LAW TO APPLY**

This agreement is to be construed under Texas law, and all obligations of the parties created by this agreement are performable in Edcouch, Hidalgo County, Texas.

#### **LEGAL CONSTRUCTION**

If any one or more of the provisions in this agreement are for any reason held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision of the agreement, which will be construed as if it had not included the invalid, illegal, or unenforceable provision.

#### **ACCORD & SATISFACTION**

Landlord is entitled to accept, receive and cash or deposit any payment made by Tenant for any reason or purpose or in any amount whatsoever, and apply the same at Landlord's option to any obligation of Tenant and the same shall not constitute payment of any amount owed except to which Landlord has applied the same. No endorsement or statement on any check or letter of Tenant shall be deemed an accord and satisfaction or otherwise recognized for any purposes whatsoever. The acceptance of any such check or payment shall be without prejudice to Landlord's right to recover any and all amounts owed by Tenant hereunder and Landlord's right to pursue any other available remedy.

#### **ENTIRE AGREEMENT**

There are no representations, covenants, warranties, promises, agreements, conditions or undertakings, oral or written, between Landlord and Tenant other than herein set forth. Except as herein otherwise provided, no subsequent alterations, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless in writing and signed by them.

#### **NO PARTNERSHIP**

Landlord does not, in any way or for any purpose, become a partner, employer, principal, master, agent or joint venture of or with Tenant.

#### **AMENDMENT**

No amendment, modification, or alteration of the terms of this agreement is binding unless in writing, dated subsequent to the date of this agreement, and duly executed by the parties.

#### **JOINT AND SEVERAL LIABILITY**

If there is more than one Tenant, the obligations imposed on Tenants by this lease are joint and several. If there is a guarantor of Tenant's obligations under this lease, the obligations imposed on Tenant are the joint and several obligations of Tenant and the guarantor. Landlord need not first proceed against Tenant before proceeding against the guarantor, nor will any such guarantor be released from guaranty for any reason whatsoever.

**RIGHTS AND REMEDIES CUMULATIVE**

The rights and remedies provided by this lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to sue any other remedy. This rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

**ATTORNEY'S FEES AND COSTS**

If, as a result of either party's breaching this agreement, the other party employs an attorney to enforce its rights under this lease, the breaching or defaulting party will pay the other party the reasonable attorney's fees and costs incurred to enforce the lease.

**FORCE MAJEURE**

Neither Landlord nor Tenant is required to perform any term or covenant of this lease so long as performance is delayed or prevented by force majeure, which includes acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within Landlord's or Tenant's control and that Landlord or Tenant, by exercising due diligence and paying money, cannot prevent or overcome in whole or part.

**TIME OF ESSENCE**

Time is of the essence of this agreement.

The undersigned Landlord and Tenant execute this agreement on this 12<sup>th</sup> day of June, 2012, at Edinburg, Hidalgo County, Texas.

LANDLORD,

BY: \_\_\_\_\_

TENANT,  
COUNTY OF HIDALGO

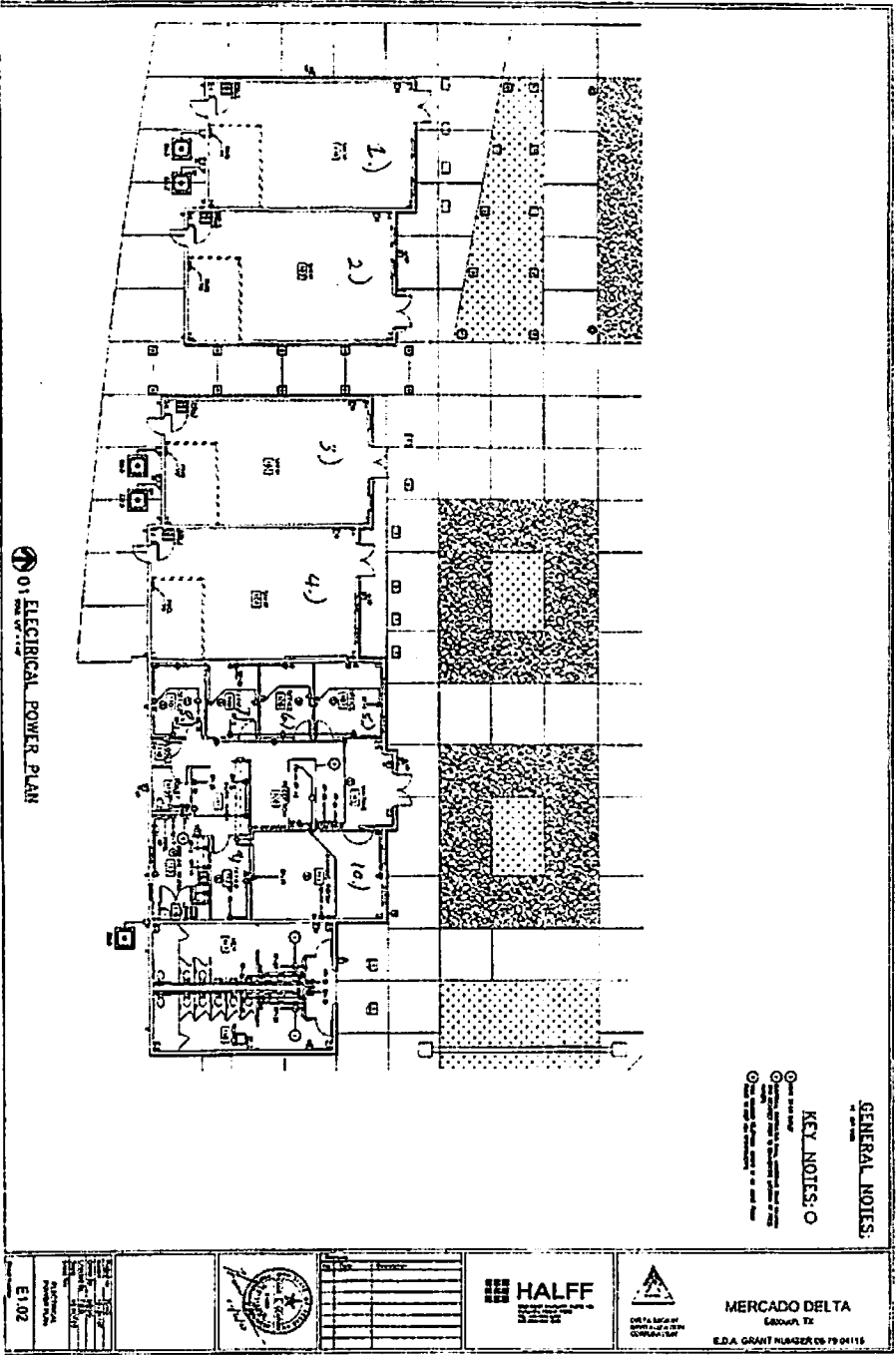
BY: Ramon Garcia  
Ramon Garcia, County Judge

Approved as to form and substance:  
ATLAS, HALL & GONZALEZ, LLP

By: Steve Crain  
Steve Crain, Legal Counsel

ATTEST:  
Arturo Guajardo Jr.  
Arturo Guajardo, Jr., County Clerk

**APPROVED BY**  
**COMMISSIONERS' COURT**  
ON: 6/12/12



- 1.) 24' X 40' = 960 Sq. Ft.
- 2.) 24' X 40' = 960 Sq. Ft.
- 3.) 24' X 40' = 960 Sq. Ft.
- 4.) 24' X 40' = 960 Sq. Ft.

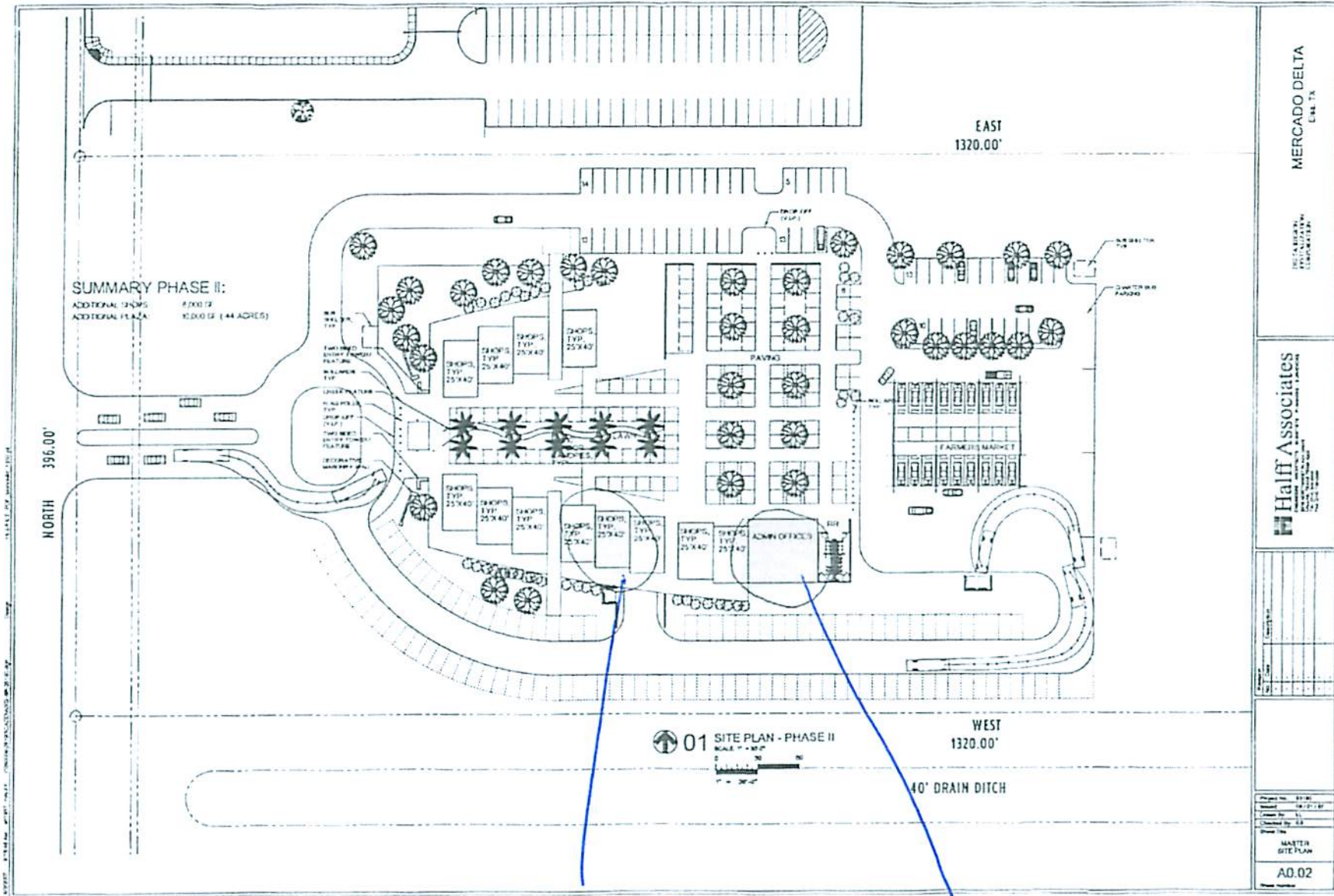
- 5.) 14' X 14' = 196 Sq. Ft.
- 6.) 10' X 14' = 140 Sq. Ft.
- 7.) 10' X 14' = 140 Sq. Ft.
- 8.) 10' X 14' = 140 Sq. Ft.
- 9.) 8' X 16' = 128 Sq. Ft.
- 10.) 16' X 24' = 384 Sq. Ft.

01 ELECTRICAL POWER PLAN

GENERAL NOTES:

- KEY NOTES: O
- 1. See notes on page 1.
  - 2. See notes on page 2.
  - 3. See notes on page 3.
  - 4. See notes on page 4.

			<p><b>MERCADO DELTA</b> EAGLEVILLE, TX E.D.A. GRANT NUMBER CB-19-01115</p>
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Proposed  
 1,000 sq-ft add'l  
 Conf. Rm

Current  
 lease space