
Fwd: Lease**From :** Martha Salazar <martha.salazar@co.hidalgo.tx.us>

Mon, Sep 09, 2013 09:23 AM

Subject : Fwd: Lease

📎 2 attachments

To : Rocio Villarreal <rocio.villarreal@co.hidalgo.tx.us>, valde guerra <valde.guerra@co.hidalgo.tx.us>**Cc :** Darlene H. Betancourt <darlene.betancourt@co.hidalgo.tx.us>, lauro torres <lauro.torres@co.hidalgo.tx.us>

Ms. Rocio:

Make proposed "draft" changes/amendments to current lease.

Mr. Guerra:

Shall we attached proposed "draft amendment" to CC agenda item for lease with Hon. Jose E. Garcia?

Thanks,

Marty

From: "Stephen L. Crain" <scrain@atlashall.com>**To:** "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>**Sent:** Monday, September 9, 2013 9:14:46 AM**Subject:** Lease

Attached is page 7 of the lease with Mr. Crain's revisions.

Thank you,

Marynel

Stephen L. Crain

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fifteen (15) days following the date of Lessee's notice to Lessor, it will be presumed to have act in a reasonable time.

ARTICLE 5. UTILITIES

Utility Charges

5.1 Lessee shall pay all utility charges, including but not limited to, electricity and water, used in and about the Leased Premises during the term of this Lease, all such charges to be paid by Lessee directly to the utility company or municipality furnishing the same, before the same shall become delinquent.

ARTICLE 6. ALTERATIONS, ADDITIONS, AND IMPROVEMENTS

Consent of Lessor

6.1 Lessee ^{may} ~~shall not~~ make any ^{nonstructural} alterations, additions, or improvements to the Leased Premises without the prior ^{written} consent of Lessor. ~~Consent for non~~ structural alterations, additions, or improvements shall ~~not be unreasonably withheld~~ ^{be obtained from} by Lessor.

Property of Lessor

^{unless Lessee removes same prior to the}
6.2 All alterations, additions, or improvements made by Lessee shall become the property of Lessor ^{at} the termination of this Lease. ~~Lessor may, however, require that Lessee remove any or all alterations, additions, and improvements installed or made by Lessee, and any other property placed on the Premises by Lessee, upon termination of the Lease.~~ In the event that Lessor requires ^{or decides} Lessee ^{not be required to} to remove such alterations, additions, or improvements, Lessee shall ~~repair~~ any damage to the Premises caused by such removal.