



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 shall not make any alterations, additions, or improvements to the Leased Premises without the prior written consent of Lessor. Consent for nonstructural alterations, additions, or improvements shall not be unreasonably withheld by Lessor.

### **Property of Lessor**

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 Lessee to remove such alterations, additions, or improvements, Lessee shall repair any damage to the Premises caused by such removal.]

THE UNDERSIGNED Lessor and Lessee execute this Lease Agreement on the day of \_\_\_\_\_, 2012.

**LESSEE:  
HIDALGO COUNTY**

**LESSOR:  
JOSE E. GARCIA, OWNER**

Ramon Garcia  
By: Ramon Garcia, County Judge

Jose E. Garcia  
By: Jose E. Garcia, Owner

Approved by Commissioners' Court  
on 10/30/12 RO

11/15/2012

**APPROVED AS TO FORM:  
Atlas, Hall & Rodriguez, L.L.P.**

**ATTEST:**

Stephen L. Crain  
By: Stephen L. Crain

Arturo Guajardo Jr.  
By: Arturo Guajardo Jr. County Clerk