

STATE OF TEXAS §
COUNTY OF HIDALGO §

FIRST AMENDEDMENT TO LEASE AGREEMENT

This Amendment to Lease Agreement By And Between The County Of Hidalgo, Texas and JULCAR, L.L.C. is made this ____ day of _____ 2014, between the parties, as follows:

WHEREAS, on June 26, 2012, Hidalgo County (the "Lessee") entered into a Lease Agreement (the "Lease Agreement") with A&J Martinez, LP (the "Lessor"), in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, Lessor transferred its fee interest in the real property which is the subject of the Lease Agreement to Augustin Martinez by deed dated August 26, 2013 and recorded in the Official Records of Hidalgo County under Document Number 2013-2450173;

WHEREAS, Augustin Martinez transferred the real property which is the subject of the Lease Agreement to **JULCAR, L.L.C.** by deed dated September 24, 2013 and recorded in the Official Records of Hidalgo County, Texas under Document Number 2013-2451352;

WHEREAS, JULCAR, L.L.C. desires to ratify and confirm the terms and provisions of the Lease Agreement; and substitute itself for the original lessor; and

WHEREAS, the parties desire to amend the Lease as hereinafter provided.

NOW THEREFORE, for and in consideration of the terms and provisions of this First Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, **JULCAR, L.L.C.** as Lessor, and **COUNTY OF HIDALGO, TEXAS**, as Lessee effective as of the 24th day of September, 2013 (the "Effective Date") hereby agrees to the following amendment to the Lease:

1. **JULCAR, L.L.C.** shall be the lessor under the Lease Agreement and the name of **JULCAR, L.L.C.** substituted throughout the Lease Agreement in lieu of the name of A&J Martinez, LP wherever the name of A&J Martinez appears in the Lease Agreement.
2. Except as modified herein, all terms and conditions of the Agreement, as amended, remain in full force and effect and **JULCAR, L.L.C.** and Lessee ratify and confirm the terms and provisions of the Lease as amended.

EXECUTED IN DUPLICATE ORIGINALS and effective as of the day and year first written above.

COUNTY OF HIDALGO

By: _____
Ramon Garcia, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

JULCAR, L.L.C.

By: _____

Printed Name: _____

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain, Attorney