

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

FIRST AMENDMENT TO LEASE AGREEMENT

This **FIRST AMENDMENT** to Lease Agreement is made by and between the County Of Hidalgo, Texas and Jose I. Ramirez, this _____day of _____, 2014:

WHEREAS, on January 14, 2014, Hidalgo County (the “Lessee”) entered into a Lease Agreement (the “Lease Agreement”) with Jose I. Ramirez (Lessor”) in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, Lessor has renovated the floor plan and increased the square footage in the Leased Premises by 562 square feet.

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

NOW THEREFORE, for and in consideration of the mutual terms and agreements of this First Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged Lessor and Lessee hereby agree to the following amendment to the Lease Agreement:

1. The “Total Square Feet On Proposed Office Building,” Contained on Exhibit B of the Lease, Agreement wherein it states “10,000 sq. ft. is deleted and the following is inserted in lieu thereof:

Total Square Feet on Proposed Building 3,062 square feet.

2. Article 2.1 of the Lease Agreement is amended by adding the following as the second sentence in Article 2.1:

Notwithstanding anything to the contrary herein, effective June 2, 2014, Lessee agrees to pay to Lessor, during the remainder of the term hereof, a monthly rental equal to Two Thousand One Hundred Forty-Three and 40/100th Dollars (\$2,143.40) per month.

3. Except as modified herein, all terms and conditions of the Lease Agreement, as amended, remain in full force and effect. Lessor and Lessee ratify and confirm the terms and provisions of the Lease Agreement as amended.

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

LESSEE:

HIDALGO COUNTY

Ramon Garcia, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

LESSOR:

Jose I. Ramirez, Owner

Approved as to Form:

ATLAS HALL & RODRIGUEZ, L.L.P.

By: _____
Stephen L. Crain