

Exhibit "A"
HIDALGO COUNTY
"Lease of Office Space to
Interested Parties of HC Owned Bldg in the Edcouch Elsa Area"
BID NO.: 2015-105-04-01-SGS

lessee or persons utilizing the leased premises. In addition, Lessee shall be required to provide liability insurance that names County as a co-insured in at least the amount specified as the limits of the County's liability as set forth in the Texas Tort Claims Act, §101.001, et seq., Civ. Proc. & Rem. Code Ann., as amended. Lessee shall also execute a written lease containing conditions and covenants propose by County upon Lessee in additon to those specified herein.

4. Lessee shall be responsible for, but not limited to, the following:

- a) Own electric meter and pro-rated amount of water usage
- b) Pro-rated security system, fire system and monitoring of these systems
- c) Refuse dumpsters.

Unless otherwise determined amended/waived and ordered by Hidalgo County Commissioner's Court when awarding the bid

- 5. Rent to be paid to Hidalgo County and will be an Annual Flat rate and shall be paid on a Monthly basis at 1/12th of the Annual Rent. Rent will be due in advance on the first (1st) of every month.
- 6. **Monthly payments will be sent to: Norma G. Garcia, Hidalgo County Treasurer, 2810 S. Bus. Hwy 281, Edinburg, TX. 78539**
- 7. The rental amount shall remain firm during the period of the Contract.
- 8. Lessee agrees to keep and maintain office space/premises in good working condition for the term of this Lease.
- 9. Lessee will be responsible for keeping office space/premises clean and free of litter and waste generated by its operation.
- 10. Lessee will be responsible for the cleaning and maintaining of office space/ premises and will provide the personnel, equipment, services and commodities necessary.
- 11. Lessee will be responsible for any installation of telecommunication access with notice to Hidalgo County of such installations.
- 12. Lessee will be responsible for securing office door with lock.
- 13. Lessee and their Employees shall observe all applicable County rules and regulations and exercise courtesy and consideration in their relations with the public.
- 14. During the term of lease Vendor must not sub-lease premises.

GENERAL TERMS AND CONDITIONS:

- 1. The lease shall be for an initial-term of three (3) years with an additional one (1) year extension term at County's sole option, under the same terms and conditions. Commencing upon occupancy of the premises with a goal of said date to be the first of the Month.
- 2. Hidalgo County reserves the right to continue this bid for an additional sixty (60) day grace period at the end of the contract term for unforeseen delay in award of new bid for next contract term.