

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**FIRST AMENDMENT TO LEASE AGREEMENT
#C-15-105-04-28**

This **AMENDMENT** to the **LEASE** is made this **4th day of August of 2015** by and between **HIDALGO COUNTY, TEXAS** (the “Lessor”) and **LINEBARGER GOGGAN BLAIR & SAMPSON, LLP** (the “Lessee”).

WHEREAS, on April 28, 2015, Hidalgo County (the “Lessor”) entered into a Lease Agreement (“Lease Agreement”) with Linebarger Goggan Blair & Sampson, LLP, in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, the Leased Premises were not available for occupancy on the commencement date specified in the Lease Agreement however Lessee although unable to occupy the Leased Premises paid the rental to Lessor; and

WHEREAS, the parties have now determined 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, both parties hereby agree to the following amendments to the Lease Agreement:

1. Article 1.1 shall be deleted in its entirety and the following substituted in lieu thereof:

The lease term shall begin on the first day of the Month of May 2015 or on such later date as the Leased Premises are already for occupancy . Any rental paid by Lessee prior to occupancy of the Leased Premises shall be credited to rental due for the month(s) at the end of the initial term of the Lease.

2. The following sentence shall be added to Article 2.2:

A copy of each rental payment shall be submitted by Lessee to the Hidalgo County Department of Budget & Management, Attn: Sergio Cruz, Budget Officer at 2818 S. Business 281, Edinburg, Texas 78539.

3. Article 14.13 shall be added to the Lease to read as follows:

Lessor may terminate the Lease without cause on thirty (30) days written notice to Lessee.

4. 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.

LESSOR: HIDALGO COUNTY

Ramon Garcia, County Judge

ATTEST:

Arturo Guajardo, Jr. County Clerk

LESSEE:

Linebarger Goggan Blair & Sampson, LLP

APPROVED AS TO FORM:
ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain


Zimbra

evangelina.garcia@co.hidalgo.tx.us

RE: Draft Amendment to Lease Agreement with Linebarger Goggan Blair & Sampson

From : Steve Crain <scrain@atlashall.com>

Thu, Jul 30, 2015 01:55 PM

Subject : RE: Draft Amendment to Lease Agreement with Linebarger Goggan Blair & Sampson 1 attachment**To** : 'Evangelina Garcia' <evangelina.garcia@co.hidalgo.tx.us>**If the amendment satisfies your concerns it works for me.**

From: Evangelina Garcia [mailto:evangelina.garcia@co.hidalgo.tx.us]**Sent**: Thursday, July 30, 2015 1:50 PM**To**: Stephen L. Crain**Subject**: Re: Draft Amendment to Lease Agreement with Linebarger Goggan Blair & Sampson

Mr. Crain;

Attached is the second revision as requested under PDF however, I've also attached the amendment in word document (redline) where you can see the revisions that have been made, if it'll help.

Thank you;

Vangie Y. Garcia, Contract Manager
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 78539
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

From: "Stephen L. Crain" <scrain@atlashall.com>**To**: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>**Sent**: Thursday, July 30, 2015 1:14:39 PM**Subject**: FW: Draft Amendment to Lease Agreement with Linebarger Goggan Blair & Sampson

Hi Vangie:

See the attached with revisions, if you have any questions, please call our office.

Thank you,
Marynel

Stephen L. Crain & J. Joseph Vale
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McAllen, Texas 78502