

Renewal or Termination

1.2. Lessee shall have the right and option to renew and extend the term of this Lease for a five (5) one (1) year terms and additional sixty (60) day grace period under the same rates, terms and conditions. If Lessee desires to renew and extend the term of this Lease for a renewal period, Lessee must give Lessor written notice of such renewal at least sixty (60) days prior to the termination of the initial lease term or any extension thereof. Any renewal or extension of this Lease shall be on the terms and conditions as provided herein. This Lease shall terminate and become null and void without further notice on the expiration of the term specified in Article 1.1, unless sooner terminated or renewed and extended in accordance with this Article 1.2 or 1.4 hereof; and any holding over by Lessee after the expiration of that term shall not constitute a renewal of the Lease or give Lessee any rights under the Lease in or to the Leased Premises.

Holdover

1.3 If Lessee holds over and continues in possession of the Leased Premises after expiration of the term of this Lease, Lessee will be deemed to be occupying the Premises on the basis of a month to month tenancy, subject to all of the terms and conditions of this Lease. The inclusion of this Article 1.2 shall not be construed as Lessor's consent for Lessee to hold over.

Termination

1.4 Lessee may declare this Lease, and all rights and interest created by it, to be terminated without cause upon giving the Lessor sixty (60) days written notice. Upon

THE UNDERSIGNED Lessor and Lessee execute this Lease Agreement on the
day of _____, 2017.

HIDALGO COUNTY

Ramon Garcia
By: Ramon Garcia, County Judge

BIC Development Corp.
[Signature]
By: Richard Garza, President

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

[Signature]
By: Stephen L. Crain

ATTEST:

[Signature]
By: Arturo Guadalupe, County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 4/18/17 [Signature]

