

STATE OF TEXAS §
COUNTY OF HIDALGO §

SECOND AMENDEDMENT TO LEASE AGREEMENT

This **Amendment to Lease Agreement by and between the County of Hidalgo, Texas and ARISE Las Milpas, Inc.** is made this 7th day of September, 2021, between the parties, as follows:

WHEREAS, on September 18, 2006, Hidalgo County (the “Lessor”) entered into a Lease Agreement (the “Lease Agreement”) with ARISE Las Milpas, Inc. as lessee (the “Lessee”), in which the Lessee would rent that certain tract of land located in Hidalgo County from the Lessor as described in the Agreement;

WHEREAS, on August 09, 2016, Hidalgo County,(the “Lessor”) amended the contract , to ratify and confirm the terms and provisions of the Lease Agreement and add an additional one (1) term of five (5) years option to renew and extend the terms of the “Lease” on the terms and conditions as provided in original lease agreement; and

WHEREAS, Hidalgo County desires to amend and the terms and provisions of the Lease Agreement and add an additional five (5) of five (5) year options to renew and extend the term of the “Lease” under the same terms and conditions as provided in original lease agreement; 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 Second Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, **COUNTY OF HIDALGO, TEXAS** as Lessor, and **ARISE Las Milpas, Inc.**, as Lessee effective as of the 7th day of September, 2021 (the “Effective Date”) hereby agrees to the following amendment to the Lease:

1. **“ARTICLE 2. LEASE TERM 2.01”** is hereby modified, replaced and amended as follows:

ARTICLE 2. LEASE TERM 2.01

This lease shall be for a term of five (5) years (hereinafter referred to as the “Lease Term”), commencing on September 18, 2006, and ending on

September 17, 2011: subject, however, to earlier termination as hereinafter provided. Lessor shall have the right and option to renew and extend the term of this Lease for five (5) additional five (5) year terms. If Lessor desires to renew and extend the term of this Lease for such renewal period, Lessor must give Lessee written notice of such renewal at least sixty (60) days prior to the termination of the initial lease term. Any renewal or extension of this Lease shall be on the terms and conditions as provide herein.

- 2. Except as modified herein, all terms and conditions of the Agreement, as amended, remain in full force and effect and **COUNTY OF HIDALGO, TEXAS** and Lessee ratify and confirm the terms and provisions of the Lease as amended.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

COUNTY OF HIDALGO

By: _____
Richard F. Cortez, County Judge

ATTEST: _____
Arturo Guajardo Jr., County Clerk

ARISE Las Milpas, Inc.

By: _____
Printed Name:

APPROVED AS TO FORM:
Office of the Criminal District Attorney, Ricardo Rodriguez

By: _____
Victor M. Garza, Assistant District Attorney

APPROVED BY COMMISSIONERS COURT: _____, 2021.

DRAFT