

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO    §

**1<sup>st</sup> AMENDMENT TO LEASE AGREEMENT  
C-17-036-03-07**

This **AMENDMENT** to the service contract for **“Lease of Office Space for 430<sup>th</sup> District Court”** for **Hidalgo County** in connection to original contract **C-17-036-03-07**, dated March 7, 2017, by and between **HIDALGO COUNTY, TEXAS** (“County”) and **Jose E. Garcia** (“Company”) is entered into between the parties effective this **28th** day of **January 2025**.

**WHEREAS**, Company and County entered into a Contract dated **March 7, 2017**, in which Company agreed to provide certain services for the purpose of **“Lease of Office Space for 430<sup>th</sup> District Court”** for **Hidalgo County** (the “Contract”);

**WHEREAS**, Section 6.05 titled Amendment allows for **C-17-036-03-07** to be modified or amended “by a written instrument executed by the duly authorized representatives of both parties and approved by Commissioners Court of the County”;

**WHEREAS**, the parties desire to amend Article 2.1 titled "Base Rent" to increase the office lease rate.

**NOW THEREFORE**, for and in consideration of the terms and provisions set forth herein, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and Company hereby agree to the following amendment to the Contract:

1. The first sentence of Article 2.1 to the Contract under the heading “Base Rent” shall be amended as follows:

Lessee agrees to pay to Lessor a monthly rental amount equal to **Eight Thousand Two Hundred and Six Dollars and Ninety-Two Hundredths (\$8,206.92) per Month**, as described in Exhibit B.

2. Exhibit B to the Contract shall be amended as follows:

PRICE PER SQUARE FOOT	<u>\$ 1.49</u>
TOTAL MONTHLY COST	<u>\$ 8,206.92</u>

Except as modified herein, all terms and conditions of the Contract, as amended, remain in full force and effect and Company and County ratify and confirm the terms, and provisions of the Contract as amended.

*SIGNATURE PAGE TO FOLLOW*

**EXECUTED** as of the day and year first written above.

**APPROVED BY COMMISSIONERS' COURT ON JANUARY 28, 2025.**

**Agenda Item No. XXXXX**

**Executive Office:** \_\_\_\_\_

**VENDOR:**

**COUNTY:**  
COUNTY OF HIDALGO

\_\_\_\_\_

\_\_\_\_\_  
Hon. Richard F. Cortez, County Judge

**APPROVED AS TO FORM**  
Office of the Criminal District Attorney,  
Toribio "Terry" Palacios

**ATTEST:**

\_\_\_\_\_  
ADA, Assistant District Attorney

\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

**ATTACHMENTS:**  
(If Applicable)

**SUPPLEMENTAL SIGNATURES:**  
(If Applicable)