

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**1st AMENDMENT TO LEASE AGREEMENT
C-22-0019-03-08**

This **AMENDMENT** to the service contract for “**Lease of Office Space-Edinburg**” for **Hidalgo County** in connection to original contract **C-22-0019-03-08**, dated **March 31, 2022**, by and between **HIDALGO COUNTY, TEXAS** (“County”) and **BIC Development Corporation** (“Company”) is entered into between the parties effective this **1st** day of **April 2025**.

WHEREAS, Company and County entered into a Contract dated **March 8, 2022**, in which Company agreed to provide certain services for the purpose of “**Lease of Office-Edinburg**” for **Hidalgo County** (the “Contract”);

WHEREAS, Section 15.6 titled Amendment allows for **C-22-0019-03-08** to be modified or amended “unless it is in writing, dated subsequent to the date of this Lease Agreement, and duly executed by the parties to this Lease Agreement”;

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 **Twenty Two Thousand Nine Hundred and Fifty Dollars (\$22,950.00) per Month**, as described in Exhibit B.

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

PRICE PER SQUARE FOOT	<u>\$ 1.35</u>
TOTAL MONTHLY COST	<u>\$ 22,950.00</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 March 18, 2025.

Agenda Item No. 98697

Executive Office: _____

VENDOR:
BIC Development Corporation

COUNTY:
COUNTY OF HIDALGO

Richard A. Garza, Owner

Hon. Richard F. Cortez, County Judge

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

ATTEST:

ADA NAME, Assistant District Attorney

Arturo Guajardo, Jr., County Clerk

ATTACHMENTS:
(If Applicable)

SUPPLEMENTAL SIGNATURES:
(If Applicable)