

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

SECOND AMENDMENT TO LEASE AGREEMENT

This **SECOND AMENDMENT** to Lease Agreement is made by and between the County Of Hidalgo, Texas and Jose I. Ramirez, effective _____ day of _____, 2014:

WHEREAS, on January 14, 2014, Hidalgo County ("Lessee") entered into a Lease Agreement ("Lease Agreement") with Jose I. Ramirez ("Lessor") in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, Lessor has renovated the floor plan and increased the square footage in the Leased Premises by 240 square feet.

WHEREAS, the parties desire to amend the Lease Agreement as hereinafter provided.

NOW THEREFORE, for and in consideration of the mutual terms and agreements of this Second Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged Lessor and Lessee hereby agree to the following amendment to the Lease Agreement:

1. The "Total Square Feet On Proposed Office Building," Contained on Exhibit B of the Lease, Agreement wherein it states "10,000 sq. ft. is deleted and the following is inserted in lieu thereof:

Total Square Feet on Proposed Building 3,302 square feet.

2. Article 2.1 of the Lease Agreement is amended by adding the following as the second sentence in Article 2.1:

Notwithstanding anything to the contrary herein, effective June 2, 2014, Lessee agrees to pay to Lessor, during the remainder of the term hereof, a monthly rental equal to Two Thousand Three Hundred Eleven and 40/100th Dollars (\$2,311.40) per month.

3. 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.

LESSEE:

HIDALGO COUNTY

Ramon Garcia
Ramon Garcia, County Judge

Approved by Commissioners' Court
on 4/3/14 RO

ATTEST:

Arturo Guajardo Jr.
Arturo Guajardo, Jr., County Clerk

LESSOR:

Jose I. Ramirez
Jose I. Ramirez, Owner

Approved as to Form:

ATLAS HALL & RODRIGUEZ, L.L.P.

By: SLC
Stephen L. Crain



**AGENDA
CC REGULAR
HIDALGO COUNTY
COMMISSIONERS COURT
MEETING
June 3, 2014
9:30 A.M.**

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a SPECIAL MEETING of the Commissioners' Court will be held at the Edinburg Council Chambers 415 W. University Drive, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

1. Roll Call

All members of the Court were counted present.

2. Pledge of Allegiance

Judge Garcia led the Court and Audience in reciting the Pledge of Allegiance.

3. Prayer

Virginia Townsend led the Court and Audience in Prayer.

4. Approval of Consent Agenda

The Court moved to approve the Consent Agenda for the exception of Items 3.A and 3.E to be pulled for discussion.

5. Open Forum

Fern McClaugherty commented on ES&S voting machines she saw on EBAY. She stated she thought these machines were not to be sold to the public. She also mentioned counties that have had issues with ES&S.

Josefa Gonzalez stated that she lives in Lopezville/Gonzalez-Zamora and was pleased to be informed that lighting would be installed soon. She wanted to thank Commissioner Tito Palacios for the great news.

Opal Billman implored to the court to stop paying expenses related to the 275th District Court until they comply with the law in regards to her divorce case.

6. County Judge's Office:

1. **AI-44633** Request from H.C. HIDTA Task Force, recommending that Commissioners Court consider and take action to exercise Hidalgo County's option to terminate as stated in the current agreement (under Article II-Voluntary Termination) with RGV Towers, LLC, for "Lease of Tower Space for HIDTA Task Force Project", by providing/forwarding a thirty (30) day written notice inasmuch as equipment was transferred to Starr County and thus the repeater and lease of radio tower are no longer needed or required.

On motion by COMMISSIONER PCT. 4, JOSEPH PALACIOS, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR. , the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 - Unanimously

G.

WIC

1. **AI-44803** Presentation for acceptance and approval of "Second Amendment" to the current lease agreement with Jose I. Ramirez for the "Lease of Office Space in Roma, Texas," to reflect a modification to the renovated floor plan which increases the square footage to the final total of rental space to 3,302 sq. ft.

On motion by COMMISSIONER PCT. 4, JOSEPH PALACIOS, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR. , the Court made a UNANIMOUS vote of approval subject to funding being in place.

Vote: 4 - 0 - Unanimously

17.

Closed Session:

Commissioners' Court may go into Closed Session pursuant to Chapter 551, Texas Government Code, Sections 551.071 & 551.072 to discuss the following:

On motion by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., seconded by COMMISSIONER PCT. 3, JOE M. FLORES , the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 - Unanimously

- A. Real Estate Acquisition
- B. Pending and/or potential litigation
- C. **AI-44808** Deliberation regarding the following Economic Development Negotiations pursuant to Chapter 551, Texas Government Code, Section 551.087:
 1. Project Soft Touch - Tax Abatement
 2. Project Alaska - Tax Abatement
- D. **AI-44741** C-5115-13-B; Jose Ruben Balli v. Hidalgo County Sheriff's Department
- E. **AI-44778** Civil Action No. 13-261; Jose G. Perez and Maria Guadalupe Perez v. Guadalupe "Lupe" Trevino, Sheriff of Hidalgo County, Texas, et al
- F. **AI-44758** Claim of Yvonne Castelan