

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

FIRST AMENDMENT TO LEASE AGREEMENT

This **FIRST AMENDMENT** to Lease Agreement is made by and between the County Of Hidalgo, Texas and RREAL, L.L.C., effective 7th day of July, 2015:

WHEREAS, on JUNE 02, 2015, Hidalgo County (“Lessee”) entered into a Lease Agreement (“Lease Agreement”) with RREAL, L.L.C. (“Lessor”) in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, Lessor has not completed renovations;

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 First 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. Article 1.1 of the Lease Agreement is amended by deleting the first sentence and inserting the following in lieu thereof:

1.1 Except as otherwise herein provided, the term of this Lease shall be for three (3) years commencing on August 01, 2015 (as hereinafter defined) and ending on September 30, 2018 (as hereunder defined) unless sooner terminated or unless renewed and extended in accordance with Paragraph 1.2, hereof.

2. 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

ATTEST:

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

APPROVED BY
COMMISSIONERS' COURT
ON: 7/7/15 me

LESSOR:

RREAL, L.L.C.

Efrain Villarreal
Efrain Villarreal, Owner

Approved as to Form:

ATLAS HALL & RODRIGUEZ, L.L.P.

By: SLC
Stephen L. Crain

- 1. AI-50331 Requesting acceptance and approval of Work Authorization No. 3 (with an estimated cost of \$25,985.16) as submitted by L&G Engineering, Contract No. C-15-125-04-14, to provide geotechnical field, laboratory, and engineering analysis of Hidalgo County Pct 2 Boys & Girls Club & Aquatics Park Projects.
- 2. AI-50330 A. Acceptance and approval of Work Authorization No. 2 (with an estimated cost of \$35,011.16) as submitted by project engineer L&G Engineering for engineering services for "a Feasibility Study on the Boys & Girls Club and Aquatics Park/Natatorium" located within Hidalgo County Precinct 2 through Contract No. C-15-097-03-17.

Sub-contractor - feasibility study for structure

D. WIC

- ou*
- 1. AI-50260 Pursuant to the specifications, presenting a request by Lessor (with concurrence & approval of the Board) on Ms. Norma Longoria, Director of HC-WIC, to Amend the newly executed Lease Agreement between KREA, LLC to reflect the following provisions:
 - 1. Extension of the commencement date of lease from July 1, 2015 to August 1, 2015 for the occupancy of the building; and
 - 2. The expiration date from July 31, 2018 to September 30, 2018 so as to coincide with the funding/fiscal year of the HC-WIC Program.

E. Co. Wide

Valde

- 1. AI-50281 Acceptance and approval of the final negotiated services agreement with vendor, Linebarger Goggan Blair & Sampson, LLP for the provision of "Legal Services-Collection of (Delinquent) Court Fees, Fines and Related Court Costs-Phases I & II Hidalgo County" through project #RFP No. 2015-041-MEG.

16. 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:

A. Real Estate Acquisition

B. Pending and/or potential litigation

*in @ 11:00
out @ 11:40*

C. AI-50287 Civil Action No. 7:13-cv-00262; Ezequiel C. Jurado, et al v Guadalupe Trevino, Sheriff of Hidalgo County & Hidalgo County

D. AI-50267 Claim of Magic Valley Electric Cooperative, Inc. - *Settlement of \$800K*

E. AI-50269 Claim of Domingo Sierra & Maria Silvia Sierra - *Settlement 19,500 / 17,500*

*(17.)
mla <*

A. Requesting exemption from competitive bidding requirements under the Texas Local Government Code, Section 262.024(A) (4) "a Professional Service" for the "provision of legal services/representation in connection with litigation."

B. Requesting engagement with the firm of _____ for the "Provision of Legal Services/Representation in connection with Litigation" and authority to submit letter of engagement

18. Open Session:

Real Estate Acquisition and appropriation for same

Pending and/or potential litigation

*mla (A)
mla (B)*

AI-50260

Purchasing Department

CC CONSENT

Meeting Date: 07/07/2015

Submitted For: Marty Salazar, PURCHASING DEPT.

Submitted By: Heidi Ortiz, PURCHASING DEPT.

Department: PURCHASING DEPT.

Information

CAPTION

Request by Lessor, RREAL LLC (with recommendation from director from WIC) to extend the commencement date of lease from July 1, 2015 to August 1, 2015. Exhibit "A" Specification #15 gives the lessor 90 days from date of bid award to complete building modifications on a newly constructed building. Contractor states that building will be ready to move in the last week of July allowing WIC staff the opportunity to move in and be ready to open for business on August 01, 2015.

BACKGROUND

Fiscal Impact

FISCAL YEAR: 2015

ACCT. #: 5-1292-441-00-350-001-5-441

FUNDS AVAILABLE Y/N?: y MATCHING FUNDS Y/N?: n

BUDGETARY IMPACT:

Attachments

Backup Info for Agenda

Form Review

Inbox **Reviewed By**

Heidi Ortiz

Date

06/24/2015 11:46 AM

Form Started By: Heidi Ortiz

Started On: 06/24/2015 11:46 AM

Zimbra**heidi.ortiz@co.hidalgo.tx.us**

RE: First Amendment - Lease of Office Space - WIC

From : Steve Crain <scrain@atlashall.com> Wed, Aug 05, 2015 08:09 AM
Subject : RE: First Amendment - Lease of Office Space - WIC
To : 'Heidi Ortiz'
<heidi.ortiz@co.hidalgo.tx.us>

The First Amendment is fine.

-----Original Message-----

From: Heidi Ortiz [mailto:heidi.ortiz@co.hidalgo.tx.us]
Sent: Wednesday, August 05, 2015 9:01 AM
To: Steve Crain
Subject: First Amendment - Lease of Office Space - WIC

Good morning:

As per our telephone conversation attached is the corrected first amendment.

Heidi

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Heidi Garcia Ortiz, Buyer III
Hidalgo County Purchasing Department
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Edinburg, TX 78539
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