



# CC Agenda 09/07/2021

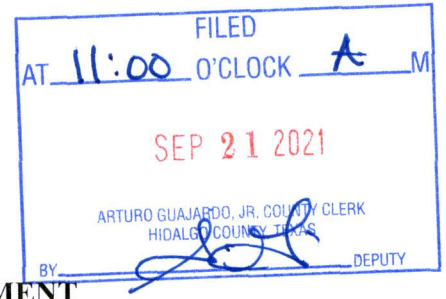
- 1. **AI-82171** Requesting acceptance and approval of Amendment No. 2 to Lease Agreement C-06-212-09-18 with ARISE Las Milpas, Inc. to add additional options to renew and extend the term of the "Lease" under the terms of the original agreement. (Audio Reference 1h:39m 36s)

On motion by COMMISSIONER PCT. 1, DAVID FUENTES, seconded by COMMISSIONER PCT. 3, EVERARDO "EVER" VILLARREAL, the Court made a UNANIMOUS vote of approval on agenda item 23.D.1.

**Vote:** 4 - 0 - Unanimously

- Attachments:**
- Department Approval legals review
  - Original Contract Amendment #2
  - Form 1295 Acknowledged Form1295 draft amendment #2

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” under the same terms and conditions as provided in original lease agreement; and

**WHEREAS**, Hidalgo County and **ARISE Las Milpas, Inc.** now desires to amend and the terms and provisions of the Lease Agreement and add additional options to renew and extend the term of the “Lease” under the same terms and conditions as provided in original lease agreement;

**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  
Richard F. Cortez, County Judge

ATTEST: Arturo Guajardo Jr.  
Arturo Guajardo Jr., County Clerk



APPROVED BY  
COMMISSIONERS COURT  
ON: 9-7-21 MM

**ARISE Las Milpas, Inc.**

By: Louisa Flores  
Printed Name:

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

By: Victor M. Garza  
Victor M. Garza, Assistant District Attorney

**APPROVED BY COMMISSIONERS COURT:** \_\_\_\_\_, 2021.