



STATE OF TEXAS §
COUNTY OF HIDALGO §

**FIRST AMENDEDMENT TO LEASE AGREEMENT
BETWEEN COUNTY OF HIDALGO AND CHCT TEXAS, LLC
C-21-0480-06-15**

This **First Amendment to Lease Agreement by and between the County of Hidalgo, Texas**, (“County” or “Lessee”) acting for and on behalf of its Hidalgo County Health and Human Services Department, and **CHCT Texas, LLC** (“Lessor”) is made this 18th day of April 2023, (the “Effective Date”) between the parties, as follows:

WHEREAS, on July 1st, 2021, Parties entered into a Lease Agreement (the “Lease Agreement”) in which the Lessee would rent that certain real property (427 E. Duranta Ave. Suite 105 and Suite 107, Alamo, Texas 78516) from the Lessor as described in the Agreement;

WHEREAS, the lease of this property is for the County, through the Hidalgo County Health and Human Services Department, to provide health related services for the health and welfare of the community and constituents of the County;

WHEREAS, the Lease Agreement provides that it will expire on June 30, 2023;

WHEREAS, it has become necessary to modify the terms of the lease by agreement of the parties, so that the county may continue to provide these necessary health related services;

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

NOW THEREFORE, for and in consideration of the terms and provisions of this Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, **COUNTY OF HIDALGO, TEXAS** as Lessee, and **CHCT Texas, LLC**, as Lessor, hereby agree to the following amendment to the Lease:

1. Parties agree to add to the following language as Article 1.2 under **Article 1 – TERM** of the Agreement:

Renewal or Termination

1.2 County shall have the right and option to renew and extend the term of this Lease for one (1) additional twelve (12) month term under the same rates, terms, and conditions. Hidalgo County also reserves the right to continue this bid for an additional sixty (60) day grace period at the end of the contract term for unforeseen delay of award for the next term and under the same rates, terms and conditions. This lease shall terminate and become null and void without further notice of the expiration of the term specified in Article 1.1, unless sooner terminated in accordance with Article 1.4 or renewed and extended in accordance

with this Article; and holding over by County after the expiration of that term shall not constitute a renewal of the lease or give County any rights under the Lease in or to the Leased Premises.

2. Lessee hereby exercises its option to renew and extend the term of this lease as provided in Article 1.2 as to 427 E. Duranta Ave., Alamo, Texas 78516, Suite 107 only, and Lessor agrees to the same.
3. During the lease extension period, County agrees to pay Lessor a monthly rent for Suite 107 as follows: \$12.50 per square foot times 7,484 square feet for a monthly rent equal to \$ 7,795.84.
4. Lessee reserves the right to terminate this agreement at any time without cause with thirty (30) days written notice to Lessor as provided in Article 1.4.
5. 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.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.

SIGNATURE PAGE TO FOLLOW.

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON April 18, 2023. ms
Agenda Item No. 90364 Executive Office: MS

LESSOR:
CHCT Texas, LLC
By: Community Healthcare Trust
Services, Inc., its Manager

COUNTY:
COUNTY OF HIDALGO

Timothy L. Meyer
By Tim Meyer (May 3, 2023 10:18 CDT)
Timothy L. Meyer
EVP — Asset Management

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

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

ATTEST:



Robert Vina III
Robert Vina III (May 3, 2023 11:22 CDT)
Robert Viña, III, Assistant District Attorney

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











C-21-0480-06-15 - First Amendment - Lease Agreement Between HC and CHCT Texas, LLC.

Final Audit Report

2023-05-03

Created:	2023-05-03
By:	Benjamin Cortez Jr. (benjamin.cortez@co.hidalgo.tx.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4FWf_mwvSwe_GYTEKLgZsjYvGj7XDD1F

"C-21-0480-06-15 - First Amendment - Lease Agreement Between HC and CHCT Texas, LLC." History


-  Document created by Benjamin Cortez Jr. (benjamin.cortez@co.hidalgo.tx.us)
2023-05-03 - 3:12:17 PM GMT
-  Document emailed to Tim Meyer (tmeyer@chct.reit) for signature
2023-05-03 - 3:15:59 PM GMT
-  Email viewed by Tim Meyer (tmeyer@chct.reit)
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-  Document e-signed by Tim Meyer (tmeyer@chct.reit)
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-  Document emailed to Monica Salinas (monica.salinas@co.hidalgo.tx.us) for approval
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-  Email viewed by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
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-  Document approved by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
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-  Document emailed to robert.vina@da.co.hidalgo.tx.us for signature
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-  Email viewed by robert.vina@da.co.hidalgo.tx.us
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-  Signer robert.vina@da.co.hidalgo.tx.us entered name at signing as Robert Vina III
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 Signer countyjudge@co.hidalgo.tx.us entered name at signing as Richard F Cortez

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 Document e-signed by Richard F Cortez (countyjudge@co.hidalgo.tx.us)


Signature Date: 2023-05-03 - 6:39:02 PM GMT - Time Source: server

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 Signer carolyn.thornton@co.hidalgo.tx.us entered name at signing as Carolyn Thornton

2023-05-03 - 8:56:49 PM GMT

 Document approved by Carolyn Thornton (carolyn.thornton@co.hidalgo.tx.us)


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 Signer arturo.guajardo@co.hidalgo.tx.us entered name at signing as Arturo Guajardo Jr.

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✔ Agreement completed.

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