

AGREEMENT TO EXTEND LEASE

THIS AGREEMENT TO EXTEND LEASE (this "Extension Agreement") is entered into between Williamson County, Texas ("Lessor"), and Stacey Cardwell d/b/a True Blue Bail Bonds (Lessee) and is to be effective as of the last party's execution hereof.

RECITALS:

Whereas, Lessor and Lessee entered into a certain Lease (the "Lease Agreement") dated December 7, 2011 for premises and building situated at 310 W. 7th Street, Suite 102, Georgetown, Texas 78626, formerly designated as 310-B 7th Street, Georgetown, Texas 78626 (the "Premises"); and

Whereas, the Lease Agreement will terminate on November 30, 2012 unless the Williamson County Commissioners Court approves Lessee's request to extend the Lease Agreement per the terms set forth therein;

Whereas, the Lease Agreement provided that the parties may extend the Lease Agreement for a period of one (1) year following the Termination Date of the Initial Lease Term;

Whereas, the Lessee has requested the Lease Agreement to be extended for an extended term of twelve (12) months beginning on December 1, 2012 and ending on November 30, 2013; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and provided that there is no uncured Event of Default under the Lease Agreement, the parties hereto agree, and the Lease Agreement is extended as follows:

AGREEMENTS:

1. **Definitions.** All terms not otherwise defined herein shall have the meanings given them in the Lease Agreement and any prior written amendments thereto.

2. **Extension.** Pursuant to the terms of the Lease Agreement, the Landlord and Tenant hereby agree to extend the Lease Agreement for an additional twelve (12) months beginning as of December 1, 2012 and ending as of November 30, 2013 (the "Extension Period").

3. **Rent During Extension Period.** Lessee shall pay Lessor Rent in the amount of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) PLUS ONE HUNDRED SEVEN DOLLARS AND 43/100 (\$107.43) as additional rent for lessee's proportionate share of real property taxes per month for the Extension Period.

4. **Authority.** Each party represents and warrants that it has due power and lawful authority to execute and deliver this Extension Agreement and to perform its obligations under the Lease Agreement; and the Lease Agreement, all prior amendments and this Extension Agreement are the valid, binding and enforceable obligations of such party.

5. **Full Force and Effect.** Lessee acknowledges that: (i) it is in possession of the Premises; (ii) the Lease Agreement, as amended, is in full force and effect; (iii) to the best of Lessee's knowledge, there are not any uncured defaults on the part of Lessor under the Lease Agreement; and (iv) to the best of Lessee's knowledge, there are no set-offs or defenses against the enforcement of any right or remedy of Lessor. Moreover, Lessee has no claim of setoff, deduction or defense against the payment of sums payable under the Lease Agreement.

6. **Extent of Amendment.** All other terms of the Lease Agreement and any prior amendments thereto which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be signed by their duly authorized representatives or on behalf of their individual self, whichever the case may be.

Lessor:

Williamson County, Texas

By: _____
Dan A. Gattis,
Williamson County Judge

Date: _____, 20____

Lessee:

Stacey Cardwell d/b/a True Blue Bail Bonds, a Sole Proprietor

By: Stacey Cardwell
Stacey Cardwell

Date: Oct 28, 2012