

## **EXTENSION OF OFFICE LEASE AGREEMENT**

THIS EXTENSION OF OFFICE LEASE AGREEMENT (this "Extension") is entered into between Williamson County, Texas ("Lessor"), and Bobby R. Davis, P.C. ("Lessee").

### **RECITALS:**

**WHEREAS**, Lessor and Lessee entered into a certain Office Lease Agreement (the "Lease Agreement") commencing on April 1, 2014 for premises identified in the Lease Agreement as being 308 W. 7<sup>th</sup> Street, Suite 101, Georgetown, Texas 78626, formerly designated as 308-A W. 7<sup>th</sup> Street, Georgetown, Texas 78626 (the "Premises");

**WHEREAS**, the Lessor and Lessee desire to extend the Lease Agreement for an additional one year term;

**WHEREAS**, pursuant to the terms of the Lease Agreement, the rent and amount of taxes must be increased for the Extended Term;

**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 is amended and extended as follows:

### **AGREEMENTS:**

1. **Definitions.** All terms not otherwise defined herein shall have the meanings given them in the Lease Agreement.
2. **Extended Term.** The Lease Agreement shall be extended for one additional year commencing on April 1, 2016 and ending at midnight on March 31, 2017 (the "Extended Term").
3. **Rent for Extended Term.** In accordance with Section 2., B. of the Lease Agreement, the rent for the Extended Term shall remain \$1300.00 to be payable in advance on the first day of each month in accordance with the terms of the Lease Agreement.
4. **Real Property Tax Reimbursement for Extended Term.** In accordance with Section 4. of the Lease Agreement, Lessee shall pay \$189.83 each month as additional rent for Lessee's proportionate share of real property taxes during the Extended Term. Said amount shall be payable on the first day of each calendar month in accordance with the terms of the Lease Agreement.
5. **Authority.** Each party represents and warrants that it has due power and lawful authority to execute and deliver this Extension and to perform its obligations under the Lease Agreement;

and the Lease Agreement and this Extension are the valid, binding and enforceable obligations of such party.

**6. Full Force and Effect.** Lessee acknowledges that: (i) it is in possession of the Premises; (ii) the Lease Agreement, as modified herein, 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.

**7. Extent of Extension.** 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.

[Signatures follow]

**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, to be effective as of April 1, 2016.

**Lessor:**

**Williamson County, Texas**

By: \_\_\_\_\_  
Dan A. Gattis,  
Williamson County Judge

**Lessee:**

**Bobby R. Davis, P.C.**

By: \_\_\_\_\_  
Printed Name: Bobby R Davis  
Title: President