

AMENDMENT AND EXTENSION OF OFFICE LEASE AGREEMENT

THIS AMENDMENT AND EXTENSION OF OFFICE LEASE AGREEMENT (this "Amendment and Extension") is entered into between Williamson County, Texas ("Lessor"), and Sylvia Sanchez ("Lessee").

RECITALS:

WHEREAS, Lessor and Lessee entered into a certain Office Lease Agreement (the "Lease Agreement") commencing on December 1, 2014 for premises identified in the Lease Agreement as being 310 W. 7th Street, Suite 103, 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 December 1, 2016 and ending at midnight on November 30, 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 be **\$514.09** to be payable in advance on the first day of each month in accordance with the terms of the Lease Agreement.
- 4. Percentage of Lessor's Entire Leasehold:** Section 4.B.(1) of the Lease Agreement was revised in a prior amendment as follows:

Lessee's proportionate share of the Taxes shall be computed by multiplying the Taxes by the percentage that the Leased Premises bears to the Lessor's Entire Leasehold. Based on the formula set forth in the preceding sentence, the Leased Premises area is **6.4%** of the Lessor's Entire Leasehold and such percentage shall be the basis for calculating the Lessee's proportionate share for purposes of reimbursement for Taxes.

