

SUBLEASE AGREEMENT

1. PARTIES. This Sublease is entered into as of the 18th day of July, 2017, by and between Greg Boatright ("Sublessor") and Brenda Damer ("Sublessee"), under the lease with a commencement date of July 1, 2015, entered into by Sublessor and Williamson County, a political subdivision of the State of Texas ("Landlord"). A copy of said Lease and any and all extensions and amendments are attached hereto, marked Exhibit A and are collectively referred to as the "Master Lease".
2. PROVISIONS CONSTITUTING SUBLEASE. This Sublease is subject to all of the terms and conditions of the Master Lease, except as specifically exempted herein and Sublessee shall assume and perform the obligations of Sublessor as Lessee in said Master Lease, to the extent said terms and condition are applicable to the premises subleased pursuant to this Sublease. Sublessee shall not commit or permit to be committed on the subleased premises any act or omission which shall violate a term or condition of the Master Lease. Notwithstanding the above, Sublessor as original Lessee shall continue to be solely responsible meeting the terms and conditions of the Master Lease, paying rental and other sums due under the Master Lease to Landlord and maintaining leased preises.
3. PREMISES. Sublessor leases to Sublessee and Sublessee leases from said Sublessor the following described premises: 9769 Hwy 29 W Georgetown, Williamson County, Texas 78628. ("the Premises").
4. TERM. The term of this Sublease shall be the same term as the remainder of the Master Lease, inclusive of any extensions provided for in the Master Lease.
5. RENT. Sublessee shall pay to Sublessor as rent for the Premises \$852.16 as base rental plus an additional \$389.07 for Sublessee's proportionate share of real property taxes. This amount is subject to change at the end of the current extension period on June 30, 2018, in the event that Sublessor, Sublessee and Landlord agree to renew. Rental shall be payable without notice or demand and without any deduction, offset, or abatement in lawful money of the United States of America to Sublessor at the address stated herein or to such other persons or at such other places as Sublessor may designate in writing. Rental shall be due on or before the 1st day of each calendar month.

Sublessor's Payment address:

Greg Boatright
P.O. Box 407
Liberty Hill, Tx 78642

6. LATE FEE. Sublessee shall submit Rental payments to Sublessor no later than the 1st calendar day of each month without notice or demand. Rental payments received after the 1st calendar day of each month shall incur an initial late fee charge of Fifty Dollars (\$50.00), plus additional late charges of Ten Dollars (\$10.00) per day until rent is paid in full. Time is of essence for the payment of rent.
7. UTILITIES. Sublessee shall be responsible for arranging and paying for all utility services required in and to the Leased Premises which are not provided by Lessor.
8. USE. The Premises shall be used and occupied exclusively as a private single family residence.
9. SUBLEASING. Sublessee shall not be permitted to sublease the Premises.
10. DEFAULT. If at any time during the Term, Sublessee's Rental payment is more than ten (10) days late, Sublessee shall be in default of this Sublease Agreement. Sublessor shall have the right to change Sublessee's locks until such default is remedied by submission of Rental payment, late fees, legal fees and any administration charges for default. If Sublessee's Rental payment is more than thirty (30) days late, Sublessee shall be in default of this Sublease Agreement and Sublessor shall have the right to terminate this Sublease Agreement, without refund of Sublessee's original security deposit or additional security deposit. If Sublessee is in violation of any portion of the Master Lease, at any time during the Term, Sublessee shall promptly remedy violation within three (3) days of written notice by Sublessor. If Sublessee does not remedy violation within three (3) days of written notice by Sublessor, Sublessee shall be found in default of this Sublease Agreement and Sublessor shall have the right to terminate this Sublease Agreement without refund of Sublessee's original security deposit or additional security deposit.
11. CERTIFICATES OF INSURANCE. Sublessee must submit its Certificate of Insurance to Sublessor prior to occupying the Premises. Sublessee shall list both Lessor and Sublessor as the Certificate Holder and the Certificate Holder must be listed as additional insured with a waiver of subrogation. Additionally, Sublessee shall maintain and provide its Certificate of Insurance throughout the Sublease.
12. MISCELLANEOUS. Sublessee agrees to accept the Premises on "as-is" basis and there is no obligation for Sublessor to make any improvement necessary for Sublessee's occupancy of the lease premises.

SUBLESSOR:

SUBLESSEE:

Greg Boatright

Brenda Damer

Landlord Consent. The undersigned, Williamson County, Lessor under the Master Lease in Exhibit A, hereby consents to the subletting of the Premises described herein on the terms and conditions contained in this Sublease. This consent shall apply only to this Sublease and shall not be deemed to be consent to any other Sublease.

LESSOR:

WILLIAMSON COUNTY

By: _____

Printed Name _____

Title: _____

Date Executed: _____