

LEASE AMENDMENT AND EXTENSION AGREEMENT

Lessor: Williamson County, Texas

Lessor's Mailing Address:

Williamson County, Texas
Attn: Williamson County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

Lessee: Bindya Reddy Dental Services, PLLC

Lessee's Mailing Address:

Bindya Reddy Dental Services, PLLC
11201 Cezanne Street
Austin, Texas 78726

I. Lease Subject of this Lease Amendment and Extension Agreement

Commercial Lease Agreement dated to be effective April 23, 2024 by and between Williamson County, Texas, as Lessor, and Bindya Reddy Dental Services, PLLC, as Lessee, ("Lease"), wherein Lessor agreed to lease that certain commercial condominium unit located at 321 Ed Schmidt Blvd, Unit 300, Hutto, TX 78634, together with an undivided interest in the appurtenant common elements of HUTTO 321 OFFICE CONDOMINIUMS, a Condominium Regime situated in the City of Hutto, Williamson County, Texas, according to the Declaration recorded in Document No. 2008078084, Official Records of Williamson County, Texas ("Leased Premises"), to Lessee for the purposes described therein.

II. Agreement to Extend Lease

Lessor and Lessee hereby agree to extend the Lease for an additional period of time commencing on May 15, 2025 and ending on midnight of August 31, 2025 ("Extended Term").

III. Utilities, Taxes and Insurance During Extended Term:

Lessee hereby covenants and agrees to pay to Lessor, upon execution of this Lease Amendment and Extension Agreement, the following amounts for the utilities, taxes and insurance that are owing for the original Term of the Lease and for the amounts that will be incurred during the Extended Term:

A. Utilities, trash, and landscaping for

the months of May 2024-Janaury 2025:	\$2,091.32
B. Utilities, trash, and landscaping for the months of February 2025 to the end of the Extended Term:	\$1,626.59
C. State Farm Condo Association Insurance and Umbrella Policy for Unit 300:	\$1,413.93
D. Ad valorem taxes for the Extended Term:	\$4,198.21
TOTAL:	\$9,330.05

IV. Amendment of Lease Agreement Terms, Covenants and Conditions

To the extent that any terms, covenants or conditions of the Lease contradict or conflict with the terms of this Lease Extension Agreement, the terms of this Lease Extension Agreement shall control. All other existing terms, covenants and conditions of the Lease shall remain in full force and effect during the Extended Term and any tenancy thereafter.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Lease to be effective as of May 15, 2025.

LESSOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell,
Williamson County Judge

LESSEE:

BINDYA REDDY DENTAL SERVICES, PLLC

By: Bindya Reddy

Printed Name: Dr. BINDYA REDDY

Representative
Capacity: OWNER