

OFFICE LEASE EXTENSION AGREEMENT

Date: 30th of June, 2009, to be effective as of October 1, 2009

Landlord: Nagel Holdings, L.P.

Landlord's Mailing Address:

Nagle Holdings, L.P.
400 West Main Street, Suite 210
Round Rock, Texas 78664

Tenant: County of Williamson, a political subdivision of the State of Texas

Tenant's Mailing Address:

County of Williamson
c/o: Williamson County Commissioner Precinct 1
400 Main Street, Ste. 216
Round Rock, Texas 78664

Office Lease Subject of this Office Lease Extension Agreement:

Office Lease Agreement dated to be effective as of October 1, 2006 by and between Nagle Holdings, L.P., as Landlord, and the County of Williamson, as Tenant, ("Office Lease"), wherein Landlord agreed to lease the office space designated as Suite 216 being located at 400 West Main Street, Round Rock, Texas 78664 ("Leased Premises"), to Tenant for the purposes described therein.

Agreement to Extend Office Lease:

1. **Extended Term:** The Landlord and Tenant hereby agree to extend the Office Lease for an additional six (6) months beginning October 1, 2009 and ending on April 30, 2010 ("Extended Term"). The Landlord and Tenant acknowledge that Tenant is not exercising its right to extend the Office Lease for an additional three (3) years, as set forth under Paragraph 1 of the Office Lease.
2. **Month-to-Month Tenancy:** Following the above described Extended Term, Tenant may holdover and continue to rent the Premises on a month-to-month tenancy for up to an additional six (6) months following the Extended Term ("Month-to-Month Tenancy"); provided, however, either party may terminate the Month-to-Month Tenancy or any tenancy thereafter, without cause, by providing the other party with at least thirty (30) day's written notice of its intent to terminate the Office Lease.

Rent for Extended Term:

Tenant hereby covenants and agrees to pay to Landlord the monthly rental rate of \$2,500.00 for each month of the Extended Term. Tenant agrees to pay the entire rental

amount for the Extended Term in one lump sum amount of \$15,000.00, to be paid in advance on October 1, 2009.

Rent for Month-to-Month Tenancy:

For each month that Tenant remains in the Leased Premises under the above described Month-to-Month Tenancy, the Tenant shall pay, as rent for the Leased Premises during the Month-to-Month Tenancy, \$2,500.00 per month in advance on the first (1st) day of each such calendar month.

In the event that Tenant remains in the Leased Premises following the above described Month-to-Month Tenancy, Tenant shall pay a fixed sum of \$3,750.00 (one-hundred fifty percent (150%) of the monthly base rent) for each month that Tenant holds over past the Month-to-Month Tenancy.

If, after the Extended Term, Tenant moves out of the Leased Premises prior to the expiration of a month, Landlord agrees to reimburse Tenant for the pro-rata portion of prepaid rents for the unexpired portion of the month.

Amendment of Office Lease Agreement Terms, Covenants and Conditions

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

ACCEPTED AND AGREED TO AS TO FORM AND SUBSTANCE:

LANDLORD:

NAGLE HOLDINGS, L.P.

By: Nelson L. Nagle

Printed Name: Nelson L. Nagle

Representative Capacity: President

TENANT:

COUNTY OF WILLIAMSON

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