

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.

5. **Real Property Tax Reimbursement for Extended Term.** In accordance with Section 4. of the Lease Agreement, Lessee shall pay \$43.11 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.

6. **Authority.** Each party represents and warrants that it has due power and lawful authority to execute and deliver this Amendment and Extension and to perform its obligations under the Lease Agreement; and the Lease Agreement and this Amendment and Extension are the valid, binding and enforceable obligations of such party.

7. **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.

8. **Extent of Amendment and 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.

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 December 1, 2016.

Lessor:

Williamson County, Texas

By: 

Dan A. Gattis,
Williamson County Judge

Lessee:

Sylvia Sanchez

By: 

Printed Name: Sylvia Sanchez

Title: Agent/owner