

REAL ESTATE PROFESSIONAL CONSULTING SERVICES AGREEMENT

Effective Date: As of the date of the last party's execution below.

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

Broker: Brinegar Interests LLC
D/B/A Brinegar Properties
401 W Anderson Avenue
Round Rock, Texas 78664

This Real Estate Professional Consulting Services Agreement ("Agreement") is made by and between Williamson County and Broker.

WHEREAS, Williamson County desires to engage the services of Broker, as an independent Broker and not as an employee, according to the terms and conditions provided in this Agreement; and

WHEREAS, Broker desires to render services for Williamson County on the terms and conditions provided in this Agreement; and

NOW THEREFORE, in consideration of the mutual promises contained in this contract, Williamson County and Broker (individually a "Party" and collectively the "Parties") hereby agree as follows:

1. **TERM.** This Agreement will begin on the Effective Date and expire one (1) year thereafter ("Term"). The Agreement shall automatically renew for up to two (2) additional one (1) year terms unless either Party terminates this Agreement by providing at least thirty (30) days' written notice to the other during any term. In the event of such termination, it is understood and agreed that only the amounts due to Broker for services provided and authorized expenses incurred to and including the date of termination, will be due and payable.
2. **SERVICES.** Williamson County requires Broker's assistance and consultation in (a) identifying and purchasing real property for Williamson County; and (b) for valuation, marketing, and sale of various existing Williamson County real property located throughout the County (collectively the "Real Property"). Broker agrees to perform services for Williamson County, with such "Services" including negotiating, researching, evaluating, consulting, and reporting as required in relation to the Real Property, but shall not include expert witness preparation and testimony of a designated expert (as "Expert" is defined in Section 5 below), and shall be performed pursuant to industry standards. The Services shall also include regular meetings with the Williamson County Judge and Commissioners at mutually agreeable times and places and communications with the appropriate Williamson County personnel and representatives.
3. **WILLIAMSON COUNTY ACCESS.** Broker agrees to abide by the policies applicable to Williamson County employees and independent contractors while on any

Williamson County premises. Broker shall comply with all laws and shall possess and maintain all licenses, permits, and qualifications required by law to perform the contracted Services.

4. **FEES & INVOICES.**

A. Williamson County will reimburse Broker for Broker's reasonable actual expenses, fees, and costs that Broker incurs in performing Services benefitting Williamson County under this Agreement, but only to the extent that (i) such expenses are authorized, in advance, by Williamson County; (ii) documentation of such expenses is provided to Williamson County within sixty (60) days of the expense being incurred, and (iii) such expenses comply with the Williamson County business expense reimbursement standards, as modified from time to time.

B. Either during the term of this Agreement or for a period of twelve (12) months after the termination of this Agreement, for any property **sold** by Williamson County for which Broker participates in a real estate transaction for said property generating a real estate commission to Broker, Broker shall be entitled to a commission as follows:

1. Four percent (4.0%) of the sales price for transactions when the buyer is represented by a separate broker, from which Broker agrees to compensate any buyer's broker;
2. Two and one-half percent (2.5%) of the sales price for transactions when the buyer is not represented by a separate broker;
3. A flat commission in the amount of \$36,000.00 for any property for which Williamson County has received an offer to purchase or Letter of Intent (LOI) within a period of twelve (12) months prior to the sale of a particular property.

C. Either during the term of this Agreement or for a period of twelve (12) months after the termination of this Agreement, for any property **purchased** by Williamson County for which Broker participates in a real estate transaction for said property generating a real estate commission to Broker, Broker shall look solely to the seller of such property for Broker's commission, and Williamson County shall not be obligated to pay a commission to Broker.

D. Any authorized expenses, fees, and costs will be invoiced by Broker to Williamson County, in a form acceptable to the Williamson County Auditor, on or before the first day of each month following the Effective Date. Williamson County shall review the invoices within thirty (30) days of receipt of an invoice and approve them with such modifications, if any, as it deems appropriate. Williamson County shall pay each invoice within thirty (30) days after Williamson County's approval; subject however to the condition that (i) Williamson County accepts performance of the Services for the prior month; (ii) Broker has satisfied, and continues satisfying, all of its obligations, representations, warranties, and covenants under this Agreement; and (iii) Broker has provided adequate documentation of the expenses and other charges set forth in the invoice, as described in this Section 4.

5. **RELATIONSHIP OF PARTIES.** Broker is and shall remain at all times an independent Broker, and nothing in this Agreement shall be deemed to create a joint venture, partnership, employment, franchise, master-servant, or agency relationship between the Parties. Broker warrants that all individuals who perform Services on behalf of Broker under this Agreement are employees of Broker who may legally work in the United States and for whom Broker is solely responsible and pays required federal, state, and local tax withholdings (including Social Security, unemployment, and Medicare), workers' compensation insurance, and employment benefits ("Broker Employees"). If Broker desires to use independent brokers to perform any Services, Broker must identify the independent brokers and obtain prior written consent from Williamson County before such independent brokers may perform Services.
6. **WILLIAMSON COUNTY LIABILITY.** WILLIAMSON COUNTY SHALL NOT BE LIABLE UNDER THIS AGREEMENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND. WILLIAMSON COUNTY'S AGGREGATE LIABILITY FOR CLAIMS OF ANY KIND, WHETHER BASED ON CONTRACT OR TORT OR OTHERWISE RELATING TO THIS AGREEMENT, SHALL NOT EXCEED THE COMPENSATION PAID OR OWED TO BROKER FOR SERVICES UNDER THIS AGREEMENT.
7. **CONFIDENTIALITY.**
- A. Disclosing Party. For the purposes of this Agreement, Williamson County will be disclosing Confidential Information, as defined in Section 7(b) below, to Broker. Broker acknowledges that the existence of this Agreement and its terms are considered Williamson County Confidential Information, and Broker will not publicly release information about its relationship with Williamson County and/or this Agreement (via activities such as news releases, articles, brochures, advertisements, web pages, prepared speeches, or otherwise) without Williamson County's prior written consent.
- B. Confidential Information. "Confidential Information" shall mean all information, technical data, or know-how which relates to the services of Williamson County, including, without limitation, any research, products, services, developments, processes, techniques, designs, technical, engineering, distribution, marketing, financial modeling, and demographics information, which is disclosed to Broker within the scope of Broker's Services, directly or indirectly, in writing, orally or by drawings or inspection. Confidential Information does not include information, technical data or know-how which:
- I. is already published or available to the public, or subsequently becomes available, other than by a breach of this Agreement;
 - II. is received from a third party not to Broker's knowledge in breach of any obligation of confidentiality;
 - III. is independently developed by personnel or agents of Broker without reliance on the Confidential Information;
 - IV. is proven by written evidence to be known to Broker at the time of disclosure; or

- V. is produced by Broker in compliance with an order, rule or law of any federal, state, local or municipal body having jurisdiction over a party, provided that Broker gives Williamson County notice, to the extent reasonably possible, of such order, rule or law and gives Williamson County an opportunity to defend and/or attempt to limit such production.
- C. Precautions Taken to Protect Confidential Information. Broker agrees not to disclose or use the Confidential Information for any purpose other than purposes under this Agreement. Broker shall take reasonable actions and precautions to prevent unauthorized disclosure and use of Confidential Information. Confidential Information and all copies thereof shall remain the property of Williamson County. Confidential Information, shall, upon request of Williamson County or immediately upon termination of this Agreement, be promptly returned by Broker to Williamson County, accompanied by all copies of such documentation made by Broker, provided that Broker may keep one copy of this Agreement. Broker agrees to immediately notify Williamson County upon discovery of any unauthorized use or disclosure of Confidential Information and to cooperate in any reasonable way to help Williamson County regain possession of the Confidential Information and prevent further unauthorized use or disclosure.
- D. Remedies. Broker acknowledges and agrees that breach of this Section 7, or any promise or covenant contained herein, by it may result in irreparable and continuing damage to Williamson County, for which there would be no adequate remedy at law, and that, in the event of such breach, Williamson County may be entitled to injunctive relief and/or a decree for specific performance, in addition to all such other and further relief as may be available at law, in equity, or otherwise.
- E. Survival of Confidentiality. The provisions of this Section 7 shall survive any termination or expiration of this Agreement.
8. **CONFLICT OF INTEREST; BUSINESS ETHICS.** Broker shall disclose to Williamson County in writing if Broker represents any other party involved in transaction with Williamson County or if Broker has any financial interest in any property in which Williamson County has an interest in purchasing. If the event of such a conflict, Williamson County shall have the right to request a different Broker represent Williamson County in such a transaction, or Williamson County may allow Broker to continue its representation subject to the ethical obligations of an intermediary broker.
9. **DELIVERABLES.** For any information or other deliverables requested by and/or delivered to Williamson County in connection with Services pursuant to this Agreement ("Deliverables"), Broker does hereby, without reservation, irrevocably sell, assign, grant, transfer and convey to Williamson County, its successors and assigns, Broker's entire right, title and interest (past, present, future, and throughout the world) in and to such Deliverables.
10. **WARRANTY.** Broker warrants that it will perform all Services performed in connection with this Agreement with due diligence and in full compliance with the highest professional standards of practice in the industry. Broker shall perform Services in compliance with all laws, and, if any licenses or permits are required for Broker to perform the Services, Broker warrants that it shall maintain such licenses or permits.

11. **INDEMNIFICATION.** BROKER SHALL DEFEND, INDEMNIFY AND HOLD WILLIAMSON COUNTY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, LIABILITIES, ASSESSMENTS, PENALTIES, LOSSES, DEMANDS, DAMAGES, COSTS (INCLUDING COURT COSTS), ATTORNEYS' FEES, EXPENSES, OR INTEREST PAYMENTS THAT WILLIAMSON COUNTY MAY AT ANY TIME INCUR BY REASON OF ANY DEMAND, PROCEEDING, ACTION, SUIT OR CLAIM BROUGHT AGAINST WILLIAMSON COUNTY BY ANY NON-PARTY OR ANY INDIVIDUAL ARISING FROM OR RELATING TO AN ACTUAL OR ALLEGED: (A) FAILURE BY BROKER TO SATISFY ANY ONE OR MORE OBLIGATIONS, REPRESENTATIONS, WARRANTIES OR COVENANTS UNDER THIS AGREEMENT, (B) GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE BROKER, OR ANY ONE OR MORE OF ITS EMPLOYEES, OFFICERS, DIRECTORS, AFFILIATES, BROKERS, LICENSEES OR AGENTS, INCLUDING BUT NOT LIMITED TO ANY INDIVIDUAL, (C) CLAIM THAT ANY SOFTWARE OR DELIVERABLE PROVIDED BY BROKER INFRINGES ANY UNITED STATES PATENT, TRADEMARK OR COPYRIGHT OR IS CLAIMED TO BE A MISAPPROPRIATION OF A TRADE SECRET, OR (D) CLAIMS AND LIABILITY FOR ANY FEDERAL, STATE AND LOCAL TAXES, WORKERS' COMPENSATION, EMPLOYMENT BENEFITS, UNEMPLOYMENT COMPENSATION AND ANY OTHER EMPLOYMENT-RELATED OR OTHER CLAIMS BY, FOR, OR ON BEHALF OF ALL INDIVIDUALS PERFORMING SERVICES ON BEHALF OF BROKER UNDER ITS AGREEMENT. Williamson County shall promptly notify Broker of any such claim. Broker shall: (a) have the obligation to undertake the defense of such claim, process or other legal proceeding by representatives of its choosing, reasonably satisfactory to Williamson County, at Broker's expense; provided, however, that Williamson County may participate in the defense with counsel of its own choosing and at its own expense, and (b) pay any final judgment entered against Williamson County or any settlement agreement agreed to in writing by Broker on such issue in any such suit or proceeding. In the event Broker fails to defend such claim in good faith and diligently, Williamson County shall have the right to undertake the defense, compromise, or settlement or such claim on behalf of and for the account and risk of Broker and at Broker's expense.
12. **AUDIT.** Broker shall keep accurate and complete accounting records in support of all cost billings to Williamson County, including billings related to the Services, in accordance with generally accepted accounting principles and practices consistently applied. Williamson County and its audit representatives shall have the right at any reasonable time or times to examine, audit, and reproduce the records, vouchers, and their source documents that serve as the basis for compensation, other than compensation that is fixed in amount by this Agreement. Such documents shall be available for examination, audit, and reproduction by Williamson County and its representatives for three (3) years after completion of Broker's Services or earlier termination of this Agreement.
13. **ASSIGNMENT.** Broker shall not, without the prior written consent of Williamson County, assign, subcontract or transfer any obligation under this Agreement; however, Williamson County may assign this Agreement, without Broker's consent, to any non-party.

14. **GOVERNING LAW.** This Agreement shall be deemed entered into in Texas and shall be governed by and construed in accordance with the laws of the State of Texas, without reference to any rules of conflict of laws. With respect to any legal proceeding related to this Agreement, the parties hereby irrevocably agree to non-exclusive personal jurisdiction and venue of any state court within Williamson County, Texas.
15. **TAXES.** Broker is solely responsible for all taxes (federal, state, local) and other similar statutory obligations arising from, relating to, or in connection with any payment made to Broker by Williamson County, except for state or local sales taxes which must be included on Broker's invoices to Williamson County. BROKER SHALL DEFEND, INDEMNIFY AND HOLD WILLIAMSON COUNTY HARMLESS TO THE EXTENT OF ANY OBLIGATION IMPOSED BY LAW ON WILLIAMSON COUNTY TO PAY ANY SUCH TAX.
16. **AMENDMENT.** This Agreement may only be amended by a writing signed by both Parties.
17. **SAFETY.** Broker shall take all necessary safety precautions and provide all necessary protection from damage, injury, or loss in performance of the Services.
18. **LEGAL CONSTRUCTION.** In the event that any of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.
19. **NOTICES.** Any notice related to this Agreement shall be in writing and delivered to the persons at the addresses below.
20. **ENTIRE AGREEMENT.** This Agreement constitutes the sole agreement of the Parties and supersedes any prior understandings or written or oral agreements between the Parties respecting this subject matter.
21. **ELECTRONIC SIGNATURES.** This Agreement may be executed by facsimile or scanned and electronically transferred signatures. A copy of this Agreement bearing such a signature(s) shall have the same force and effect as an original agreement with inked original signatures. Once signed, any copy of this Agreement made by reliable means (e.g. photocopy, scan, facsimile) is considered an original.

Broker: Brinegar Interests LLC
D/B/A Brinegar Properties

Williamson County, Texas

By: 

By: 

Name: BENTLEY BRINEGAR

Name: Steven Snell

Title: BROKER/MANAGER

Title: As Presiding Officer
of the Williamson County
Commissioners Court

Date: AUGUST 6, 2025

Date: August 13, 2025