

## FIRST AMENDED BUSINESS LEASE

**THIS FIRST AMENDED BUSINESS LEASE “Lease Amendment”** is entered into by and between 1800 Victoria, LLC., a Texas Liability Company, (“**Lessor**”) and WEBB COUNTY, TEXAS, a political subdivision of the State of Texas, acting through its Commissioners Court, (“**Lessor**”) upon the terms and conditions set forth herein and pursuant to the business lease entered into between “**Lessor**” and “**Lessee**”, October 1, 2017, a copy of which is hereby attached has Exhibit “A”, which is hereby being amended by both parties to the agreement; and

WHEREAS; Lessee desires to add more square footage of the office space currently being rented from Lessor which will be increased from 3,216 sq. ft. to 3,466 sq. ft., and Lessor and Lessee have agreed to amend this lease to provide for the larger sized office space for and in exchange of an increase in the monthly and total annual rents due to be paid to Lessor by Lessee, pursuant to the lease;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Lessor and Lessee, the parties do hereby agree to amend Section 3 (a) & (b) of the original business lease, “**RENTAL**” in order to provide for additional rental space to the lease as well as the additional monthly rent, and Sections 3 (a) & (b) entitled “**RENTAL**” are hereby amended as follows.

### **3. RENTAL**

a. Lessee shall pay to Lessor as rent at the address set forth above, or at any other address that Lessor may designate, the minimum **ANNUAL RENT** of **\$40,392.00** in lawful money of the United States of America.

b. The minimum **MONTHLY RENT** shall be payable in minimum monthly installments of **\$3,366.00** and shall be paid in advance on the first day of each calendar month during the term of this lease and any renewal of it.

**THIS LEASE AMENDMENT AND RENTAL RATE INCREASE SHALL BECOME EFFECTIVE RETROACTIVELY TO OCTOBER 1, 2018.**

**Save and except for this amendment to provide for an amendment to Sections 3 (a) & (b) entitled RENTALS, all other provisions of the original Business Lease entered into between “Lessor” and “Lessee, dated October 1, 2017, a copy of which is hereby attached has Exhibit “A”, which is hereby being amended by both parties to the agreement shall remain in full force and effect.**

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this First Amended Lease Agreement on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

LESSOR:  
1802 Victoria, LLC  
A Texas Limited Liability Company

\_\_\_\_\_  
M. A. Gonzalez, Manager

Date: \_\_\_\_\_

LESSEE:  
WEBB COUNTY

\_\_\_\_\_  
Tano Tijerina, Webb County, Judge

Date: \_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
Margie Ramirez Ibarra  
Webb County Clerk

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Ray Rodriguez-Attorney  
Webb County Civil Legal Division\*

Date: \_\_\_\_\_

\*By law, this office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).

**Passed and approved by the Webb County Commissioners Court  
on October 10, 2017. Item No. \_\_\_\_\_ (First Amended Lease.)**