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THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

AMENDMENT TO LEASE AGREEMENT BETWEEN FORT BEND COUNTY AND THE TEXAS ALCOHOLIC BEVERAGE COMMISSION PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION §272.005

THIS AMENDMENT, is made and entered into by and between Fort Bend County (hereinafter "County"), a body corporate and politic under the laws of the State of Texas, and the Texas Alcoholic Beverage Commission, (hereinafter "TABC"), an agency of the State of Texas.

WHEREAS, the parties executed and accepted that certain Lease Agreement commencing on October 1, 2009, (hereinafter "Lease Agreement"), as subsequently extended and renewed; and

WHEREAS, the parties desire to further amend the Lease Agreement to reflect an increase in space and corresponding monthly rental amount.

NOW, THEREFORE, the parties do mutually agree as follows:

1. Effective May 1, 2019, the Leased Premises under the Lease Agreement is increased from approximately 1,164 square feet to 1,390 square feet based on certain improvements made by County to the Leased Premises.

2. The Base Rent (monthly) under the Lease Agreement is increased from $1,746.00 to $2,085.00 to reflect the increase in the square footage of the Leased Premises available for use by TABC.

3. TABC shall reimburse County an amount not to exceed $5,000.00 for certain improvements to the Leased Premises to be performed by the County. TABC agrees to pay the amount requested by County within thirty (30) days of TABC's receipt of request for payment or invoice from County.

4. The Lease Agreement shall terminate on December 31, 2022; and thereafter, the Agreement shall automatically renew on an annual basis under the same terms and conditions, unless any party has provided a thirty (30) calendar day notice of intent to terminate the Lease Agreement.

5. Except as provided herein, all terms and conditions of the Lease Agreement shall remain unchanged.

This Lease Amendment becomes valid upon execution by the final party hereto.

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LESSOR:

Fort Bend County, Texas

By: _____

KP George **Date**
County Judge

_____
Vendor's Identification Number

Attest:

_____
Laura Richard, County Clerk

_____
Date

Approved:

_____
James Knight, Director

LESSEE:

STATE OF TEXAS
Acting by and through the
TEXAS ALCOHOLIC BEVERAGE COMMISSION

A. Bentley Nettles 4/12/2019
A. Bentley Nettles **Date**
Executive Director

Ashley Healy 4/12/2019
Ashley Healy, Deputy General Counsel **Date**

Vanessa Mayo 4/12/2019
Vanessa Mayo, Chief Financial Officer **Date**

4/12/2019
Matthew R. Chaplin, LL.M. Date
Deputy Executive Director