

SECOND AMENDMENT TO LEASE

This Second Amendment to Lease dated _____, 2023, by and between **700 INDUSTRIAL, LLC** (“Landlord”) and **FORT BEND COUNTY** (“Tenant”).

WHEREAS, pursuant to lease entered into as of November 25th, 2019 (the “Lease”), the Landlord leased to Tenant certain premises located at 700B Industrial Blvd, Sugar Land, Texas Suites B, containing approximately 23,290 square feet; and

WHEREAS, Landlord and Tenant wish to modify and amend as hereinafter contained, the aforesaid Lease to provide certain covenants not contained therein; and

WHEREAS, the parties desire to further amend the Lease in certain respects.

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained and for other good and valuable considerations, the parties mutually covenant and agree each with the other as follows; and

WHEREAS, the Landlord and Tenant agree to modify the Lease as follows:

- 1) **Term**. The Term of the Lease, as amended herein, shall be extended twelve (12), and expire on December 31, 2024.
- 2) **Base Rent**. Effective January 1, 2024, the base rental for the Premises will be as follows:

PERIOD	Annual Rent PSF	TOTAL PERIOD BASE RENT	MONTHLY BASE RENT
January 1, 2024 – December 31, 2024	\$12.00	\$279,480.00	\$23,290.00

- 3) This Amendment may be executed in any number of counterparts, each of which shall constitute an original, but all of which when taken together shall constitute one and the same instrument. The exchange of executed copies of this Amendment by facsimile or Portable Document Format (PDF) shall constitute effective execution and delivery of this Amendment as to the Parties for all purposes, and signatures of the Parties transmitted by facsimile or PDF shall be deemed to be their original signatures for all purposes.
- 4) All other terms and conditions of the Lease Agreement shall remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written below.

LANDLORD: 700 INDUSTRIAL, LLC

By: _____

Print: Jason Baxter_____

Title: CEO_____

Date: _____

TENANT: FORT BEND COUNTY

By: _____

Print: _____

Title: _____

Date: _____