

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**RENEWAL AGREEMENT BETWEEN FORT BEND COUNTY AND CHILD
ADVOCATES OF FORT BEND COUNTY, INC. FOR LEASE SPACE FOR FORT BEND
COUNTY DISTRICT ATTORNEY'S OFFICE AND COUNTY ATTORNEY'S OFFICE**

This Agreement is made on this day by and between Fort Bend County, Texas (hereinafter referred to as "County"), a body corporate and politic, acting herein by and through its Commissioners' Court, and Child Advocates of Fort Bend County, Inc. (hereinafter referred to as "C.A.F.B."), a 501(c)(3) non-profit organization.

WHEREAS, C.A.F.B. occupies the building (hereinafter referred to as "property") located at 5403 Avenue N, Rosenberg, TX 77471; and

WHEREAS, C.A.F.B. operates the property so that all partner agencies are afforded office space to serve their needs and the needs of the children of Fort Bend County; and

WHEREAS, C.A.F.B. and County see a mutual benefit of having representatives of the Fort Bend County District Attorney's Office (hereinafter referred to as "D.A.") and the Fort Bend County Attorney's Office (hereinafter referred to as "C.A.") housed on-site at the C.A.F.B. property; and

WHEREAS, the Texas County Purchasing Act, §262.022 (6) and §262.024 (6) Texas Local Govt. Code, exempts from competitive bidding contracts that are leases for land; and

WHEREAS, the Fort Bend County Commissioners Court specifically finds that this is an Agreement for the least of land and therefore grants an exemption from competitive bidding, insofar as any competitive bidding statute might apply.

WHEREAS, County has determined that this Agreement serves a public purpose.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the mutual covenants, agreements and benefits hereinafter set forth, the County and C.A.F.B mutually agree:

- 1.01 The building at 5403 Avenue N, Rosenberg, Texas is owned by C.A.F.B., including all contents, and shall remain the sole property of the C.A.F.B., save and except that furniture and equipment moved onto the property by the D.A. and C.A. offices. C.A.F.B. has the exclusive right to determine any and all rules, requirements, operating procedures, architectural design control, and decorating decisions with regard to the property.

- 1.02 C.A.F.B. will appoint a representative to make all decisions with regard to the operation (as the term "operation" is used in its broadest sense) of the property. Until notified otherwise in writing, the Executive Director of C.A.F.B. is the representative for making such decisions.
- 1.03 The relationship between C.A.F.B., the D.A. and C.A. Offices is not one of landlord/tenant. The D.A. and the C.A., its employees, representatives, agents or anyone on the property for the purpose of transacting business or meeting with the D.A. or C.A. are deemed to be licensees of the C.A.F.B.
- 1.04 The D.A. and C.A. will insure its own property. C.A.F.B.'s general liability, fire and extended coverage policies of insurance, and all other policies of insurance are for its sole benefit and protection.
- 1.05 While the relationship between C.A.F.B., D.A. and C.A. is not one of landlord/tenant, the parties to this Agreement recognize that certain expenses incurred in the operation, maintenance and repair of the property will be required for the benefit of all occupants of the property. Fort Bend County shall pay the following sums **per month** as compensation for the utilization of offices.

October 1, 2025- September 30, 2026	District Attorney - \$8,703.84	County Attorney- \$4,913.30	In accordance with Exhibit A
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- 1.06 The attached and incorporated Exhibit A identifies all categories to be paid by Fort Bend County on a monthly basis and includes those amounts calculated with an intention to reimburse C.A.F.B. for a proportionate amount of the additional expenses which are shared among the property occupants. Both C.A.F.B. and Fort Bend County acknowledge and agree that the additional expenses shown in Exhibit A are an estimated amount. At the end of the Agreement term, the actual cost of the additional expenses will be calculated and any amounts owed to a party shall be paid by the other party within 30 days of notification of the balance due and agreement on the amount to be paid.
- 1.07 C.A.F.B. will provide wiring for the property. D.A. and C.A. will provide the individual telephone handsets and any additional equipment for its telephone service and will be responsible for any and all charges associated with D.A. and C.A. telephone usage. C.A.F.B. will provide furniture to include: desks, bookcases, cubicles, conference table and chairs, credenza, flat screen television, visitor chairs in the attorney offices and desk chairs. D.A. and C.A. will supply all office supplies and any additional furniture and equipment their employees will use in the performance of their duties. Both the D.A. and the C.A. are authorized to modify Section 1.06 of the lease for their respective staff provided that C.A.F.B. agrees to modification and the change is in writing, signed by the C.A.F.B. and either the D.A. or C.A. and a copy of the document is attached to the lease.

- 1.08** The offices utilized by D.A. and C.A. are exclusive to the operation of the D.A. and C.A. offices and are subject to rules and operating procedure established by the D.A. and C.A., save and except those that conflict with C.A.F.B. rules and regulations. In such instances, if any, C.A.F.B. rules and regulations will control.
- 1.09** Non-exclusive common area of the building (hallways, kitchen, break-out room, conference and meeting rooms, bathroom, etc.) are available to all occupants of the property in conformity with the rules and regulations of C.A.F.B., as may be established from time to time without prior notice to any party.
- 1.10** C.A.F.B. will provide D.A. and C.A. with heat and air conditioning during regular office hours. If after hours or weekend, heat and air conditioning is required, C.A.F.B. reserves the right to be reimbursed the costs associated with such services.
- 1.11** The Parties acknowledge and agree that this Agreement is effective as of October 1, 2025 and shall remain in effect through September 30, 2026, unless terminated by either party giving thirty (30) days written notice to the other party. The Parties acknowledge and agree that this Agreement has been and will be supported by good and valuable consideration during the term of this Agreement, and any renewals thereof, the sufficiency of which is acknowledged by the Parties.
- 1.12** C.A.F.B. clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of \$163,405.65 specifically allocated to fully discharge any and all liabilities County may incur under this Agreement. C.A.F.B. does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total Maximum Compensation that C.A.F.B. may become entitled to and the total maximum sum that County may become liable to pay C.A.F.B. under this Agreement shall not under any conditions, circumstances, or interpretations thereof exceed \$163,405.65.
- 1.13** Certain State Law Requirements for Contracts: For purposes of section 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, C.A.F.B. hereby verifies that C.A.F.B. and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:
- A. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.
- B. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, C.A.F.B. does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in section 808.001 of the Texas Government Code.

- C. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, C.A.F.B. does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in section 809.001 of the Texas Government Code.
- D. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, C.A.F.B. does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in section 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code.

1.14 BY ACCEPTANCE OF CONTRACT, C.A.F.B. ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

1.15 This instrument contains the entire Agreement between the parties relating to the rights herein granted and the obligations herein assumed and supercedes any prior agreements or understandings, either written or oral, between the parties. Any oral representation or modification concerning this instrument is of no force and effect excepting a subsequent modification in writing, signed by both parties hereto.

{Execution page follows}

IN WITNESS WHEREOF, this Agreement is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Agreement and the exhibits and attachments hereto. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

COUNTY:
FORT BEND COUNTY, TEXAS

By: _____
KP George, County Judge

Date: _____

ATTEST:

Laura Richard, County Clerk

**CHILD ADVOCATES OF
FORT BEND COUNTY, INC.**

By: 
Ruthanne Mefford, Executive Director

Date: 10/29/2025

APPROVED:



Bridgette Smith-Lawson, County Attorney



Brian Middleton, District Attorney

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ _____ to accomplish and pay the obligation of Fort Bend County under this contract.

Robert Ed Sturdivant, County Auditor

**Exhibit A:
Breakdown of Costs for 2025-2026**

CHILD ADVOCATES OF FORT BEND

September 8, 2025

Bridgette Smith-Lawson
County Attorney
301 Jackson Street
Richmond, TX 77469

Dear County Attorney Bridgette Smith-Lawson,

We value our partnership with the County Attorneys Offices as it supports the Multi-Disciplinary Team model for victims of child abuse and their families. Having your teams on site at the Child Advocates of Fort Bend building is a key component of the partnership. Below is the lease rate for your 2025-2026 lease for your attorneys. It includes the base rate of \$1.67 per square foot plus a percentage for common areas (kitchen, restrooms, etc.) Note that the base rate was increased by 11% which is the first rate increase we have implemented for more than 5 years. The common area allocation is based on actual costs for the prior year.

Please be advised that the cost for your space at 5403 Avenue N will be as follows:

Office Square Ft:	1,536
Common Area Square Ft:	<u>526</u>
Total Square Ft:	2,062

Cost Per Month:	
Price per SF \$1.67	\$ 3,443.16
Share of Expenses (Please see attached list)	<u>\$ 1,470.15</u>
Total Monthly Partner Reimbursement	\$ 4,913.30

Beginning 10/1/2025 to 9/30/2026 the rent will be \$4,913.30 per month. I have also attached the worksheet for your reference with the details of the common area expenses.

If you have any questions, please contact Jane O'Dell at 281-344-5101 or me at 281-344-5103.

Thank You,



Ruthanne Mefford
Chief Executive Officer

CAFB PARTNER REIMBURSEMENT 2025-26
 Lease Area Calculations for Partner Reimbursement
 Version #1- Updated Expenses from 1/1/2025-12/31/2025

	Agency	Office SF	%	Common Area Allocation	Total SF	% of Total Bldg Area	Space Reimbursement @ 1.67 SF	Share of Add'l Expenses/ Month*	Total Partner Charge/Oct 1, 2025 to Sept 30, 2026
Blue	District Atlys.	2,721	13.69%	931	3,652	13.69%	\$ 6,099.50	\$2,604.34	\$104,446.06
Orange	County Atlys.	1,536	7.73%	526	2,062	7.73%	\$ 3,443.16	\$1,470.15	\$ 58,959.60
	All Other	15,612	78.57%	5,344	20,956	78.57%			
Net SF		19,869	100.00%	6,801	26,670	100%			
Common Area		6,801							
Gross SF		26,670							\$163,405.65

Agency	Monthly Amt
DA	\$8,703.84
CA	\$4,913.30

*ADDITIONAL EXPENSES TO BE SHARED

	BUDGETED AMT
WATER	\$8,700.00
ELECTRIC	\$31,000.00
SECURITY	\$2,000.00
BUILDING MAINT - includes Janitor, lawn service, phone, pest service, property insurance & bldg. repairs	\$186,506.00
TOTAL:	\$228,206.00
Janitor	Estimate \$59,952.00
Lawn	\$15,600.00
Phone	\$27,500.00
Bldg. Repairs & Supplies	\$40,000.00
Property Insurance	\$43,454.00
Total	\$186,506.00