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## AMENDMENT OF LEASE AGREEMENT

STATE OF TEXAS)

COUNTY OF HARRIS)

This amendment is made the 29<sup>th</sup> day of September 2010 by and between Willowridge Commons, LLC ("Landlord") and Fort Bend County ("Tenant")

### WITNESETH

**WHEREAS**, Lessor and Lessee entered into a Lease Agreement for approximately 4,060 sq. ft. of rentable area located in the Willowridge Commons Shopping Center (the "Center") located 7133 W. Fuqua, Missouri City, Texas 77489 commencing on the 1<sup>st</sup> day of October, 2005 and expiring on the 30<sup>th</sup> day of September, 2006.

**NOW, THEREFORE**, IN CONSIDERATION OF THE MUTUAL BENEFITS HEREIN CONTAINED, IT IS AGREED SAID Lease Agreement is amended as follows:

### TERM

The Lease is hereby extended for an additional term of ONE (1) Year, commencing on the 1<sup>st</sup> day of October 2010 and ending on September 30, 2011.

### BASE RENTAL

Base Rent for the period: Based on 4,060 Square Feet.

Months 01-12: October 1, 2010 through September 30, 2011 = \$1,300.00

### COMMON AREA MAINTENANCE, TAXES and INSURANCE (CTI)

Estimated Only, Common Area Maintenance, Taxes and Insurance: Charges shall never be less than \$N/A per month, this is ONLY AN ESTIMATE, and is subject to adjustments, and will never be less Than the above amount.

### LANDLORD'S RIGHT TO DEMOLISH THE CENTER

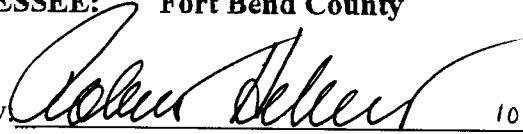
Landlord reserves the right to demolish the Center in its entirety. In such event, Landlord shall give Tenant one hundred twenty (120) days written notice of such intent to demolish the Center. Tenant shall have the right (with ten (10) days notice to Landlord) to terminate this Lease and vacate the premises at any time after receipt of such notice of intent to demolish the Center. All of Tenant's obligations under this Lease shall terminate effective as of the date of any such termination and vacating of the Premises by Tenant hereunder. Landlord shall (i) release Tenant from any further obligations under this Lease and Guaranty Agreement; and (ii) return to Tenant within five (5) days any Security Deposit and any other prepaid or overpaid amounts being held by Landlord under this Lease.

WHEREAS, all other covenants, terms and conditions of the original Lease Agreement shall remain in effect and no covenant or condition of the lease shall be deemed waived by any action or non-action in the past.


**LESSOR:** Willowridge Commons, LLC

By:   
Manouchehr Malekan, Member

**LESSEE:** Fort Bend County

By:  10-12-2010  
Robert E. Herbert, County Judge Date

Attest:

 10-12-10  
Dianne Wilson, County Clerk Date

