

**LEASE RENEWAL AGREEMENT**

STATE OF TEXAS)  
COUNTY OF FORT BEND)

This amendment is made on **December 12, 2012** by and between **WILLOWRIDGE COMMONS LLC** ("Landlord") and **FORT BEND COUNTY** ("Tenant")

**WITNESETH**

**WHEREAS**, Landlord and Tenant entered into a Lease Agreement for approximately 4060 sq. ft. of rentable area, having address at 7133 W FUQUA ST MISSOURI CITY, TX 77489 and located in the Willowridge Shopping Center (the "Center") commencing on the October 1st, 2005 and expiring September 30<sup>th</sup> 2006. Whereas Landlord and Tenant extended said Lease for a term currently set to expire on November 30<sup>th</sup> 2012

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

**EXTENTION OF TERM.** The Lease is hereby extended for an additional term of ONE (1) Year, commencing on December 1st, 2012 and expiring on November 30th, 2013 (the "Extended Term")

**BASE RENTAL.** Tenant shall pay, without offset or demand, **\$1,500** per month as Base Rent.

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

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.

**FULL FORCE AND EFFECT.** Except as modified herein, all other terms and conditions of the Lease shall continue and remain in full force and effect.

**AGREED AND ACCEPTED BY:**

**LANDLORD: Willowridge Commons LLC**

By: \_\_\_\_\_

Manouchehr Malekan, Member

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

Dec 12<sup>th</sup> 2012

**TENANT: Fort Bend County**

By: \_\_\_\_\_

Robert E. Herbert, County Judge

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

1-8-2013

Attest: \_\_\_\_\_

Dianne Wilson, County Clerk

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

1-8-13

