

#14

Southland Park Of Angelo, L. P.

*2617 Southland Blvd.
San Angelo, Texas, 76904
325-949-8998
FAX: 325-223-5768
August 17, 2016*

Judge Steven Floyd
122 W. Harris
San Angelo, Texas 76903

Re: J.P.2 Offices

Dear Judge Floyd:

Enclosed please find the Renewal of Lease Agreement for J.P.2 Offices located at 5006 Knickerbocker Road, San Angelo, Texas 76904.

Exhibit B extends to 12-1-17. Exhibit C is attached to include the projected rents for 5 additional one year renewals beginning with 12-1-17.

Please return the signed copies of the Renewal of Lease Agreement to our office. Mr. Duncan will sign and we shall return a fully executed copy to your office.

Thank you for your assistance with this renewal. If there are any concerns regarding this property, please contact me at 325-949-8998. We appreciate this continuation of our business relationship with Tom Green County.

Sincerely,



Janette P. Story
General Manager

Enclosure: Renewal of Lease Agreement - two copies

RENEWAL OF LEASE AGREEMENT

J.P. 2 Offices (5006 Knickerbocker Road, San Angelo, Texas)

This **RENEWAL OF LEASE AGREEMENT** is made this 6th day of Sept, 2016 by and between **SOUTHLAND PARK OF ANGELO, L. P.**, a Texas Limited Partnership ("Lessor") and **TOM GREEN COUNTY, TEXAS**, a body politic ("Lessee").

Whereas, Lessor and Lessee entered into a Lease dated July 31, 2007 for a 2,918 square foot premise located at 5006 Knickerbocker Road in San Angelo, Texas.

Whereas, the parties desire to set forth their understandings regarding their intent to extend the Lease term as detailed below. Now, therefore, Lessor and Lessee, intending to be legally bound, agree as follows:

Lessor and Lessee agree to this Renewal of Lease Agreement for one year (twelve months) commencing December 1, 2016 and expiring November 30, 2017. During the renewal term, Lessee shall pay Lessor Two Thousand Forty Five Dollars and Sixty Cents (\$2,045.60) per month, as is set forth in Exhibit B in the Contract of Lease dated July 31, 2007 a copy of which is attached to this Renewal of Lease Agreement.

Option to Renew: Lessee, at its option, shall have the right to renew Lease for an additional one year term at the rent as stated in Exhibit "B" in the Contract of Lease dated July 31, 2007, a copy of which is attached to this Renewal of Lease Agreement. Lessee, at its option, shall have the right to renew Lease for an additional one year term for each of the five years as stated in EXHIBIT "C" which notes the one year rent renewals for an additional 5 years beginning December 1, 2017.

Lessor and Lessee agree all terms, provisions, and amendments shall remain in effect which have been agreed upon in the Contract of Lease dated July 31, 2007 and all previous Renewals of Lease.

Executed in duplicate this 6th day of Sept, 2016.

Lessor:
SOUTHLAND PARK OF ANGELO, L.P.
A Texas Limited Partnership

By: SOUTHLAND PARK L.L.C., General Partner

John W. Duncan, III, Member

Lessee:
TOM GREEN COUNTY, TEXAS

By: [Signature]
Its: County Judge

Exhibit "B" - Rent

Year	Annual Rent	Monthly Rent
1	\$19,959.12	\$1,663.26
2	\$19,959.12	\$1,663.26
3	\$19,959.12	\$1,663.26
4	\$20,557.89	\$1,713.16
5	\$21,174.63	\$1,764.55
6	\$21,809.87	\$1,817.49
7	\$22,464.17	\$1,872.01
8	\$23,138.09	\$1,928.17
9	\$23,832.23	\$1,986.02
10	\$24,547.20	\$2,045.60

TOM GREEN COUNTY
J.P. 2 OFFICES
5006 KNICKERBOCKER RD
SAN ANGELO, TEXAS 76904

EXHIBIT "C" - RENT

YEARS	RENEWAL DATE	ANNUAL RENT	MONTHLY RENT
11	12/1/2017	\$25,283.64	\$2,106.97
12	12/1/2018	\$26,042.16	\$2,170.18
13	12/1/2019	\$26,823.48	\$2,235.29
14	12/1/2020	\$27,628.20	\$2,302.35
15	12/1/2021	\$28,457.04	\$2,371.42