

FOURTH MODIFICATION AND RATIFICATION OF LEASE AGREEMENT

This Fourth Modification and Ratification of Lease Agreement made and entered into between **HOUSTON BUSINESS DEVELOPMENT, INC.**, (herein "Landlord"), a Texas non-profit corporation and **HARRIS COUNTY**, a body corporate and politic under the laws of the State of Texas (herein "Tenant"), for good and valuable consideration, receipt of which is hereby acknowledged

WITNESSETH:

1. Landlord and Tenant (herein also the "Parties") hereby confirm and ratify except as modified below, all of the terms and conditions and covenants in that certain Lease Agreement (also herein "Lease") dated August 9, 2005, and amended on May 2, 2006, and amended on July 28, 2009, and further amended September 28, 2014, for the rental of the following described property: approximately 16,397 square feet of net rentable office space located at 5290 and 5280 Griggs Road, Houston, Texas 77021.

2. Landlord and Tenant agree to the following changes in the Lease Agreement effective with the execution of this Fourth Modification and Ratification of Lease Agreement (herein also the "Amendment"):

A. **Article (1.02) Term** - Subject to the terms, provisions and conditions hereof, this Lease shall continue in force for a term ("Term") of five (5) years, beginning on the 1st day of October, 2021, hereinafter called the "**Renewal Commencement Date**", and continuing thereafter through and including the 30th day of September 2026.

B. **Article (2.01) Minimum Base Rent** - Effective October 1, 2021, the monthly base rent payable by Tenant to Landlord shall be \$24,933.55 per month.

C. **Ratification of All Other Provisions or Original Lease** - All provisions of the Lease, as specifically amended herein, are hereby ratified and confirmed. This Fourth Modification and Ratification Amendment may be signed in multiple counterparts, any one of which shall be an original, but all of which, when taken together, shall constitute one instrument. In the event of a conflict between the terms of the Lease Agreement and this Fourth Modification and Ratification of Lease Amendment, then terms of this Fourth Modification and Ratification of Lease Amendment shall control.

THIS WRITTEN AMENDMENT TO THE LEASE AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

IN WITNESS WHEREOF the Parties hereto have executed this Fourth Modification and Ratification of Lease Agreement and affixed their signatures as of this, the _____ day of _____ 2021.

LANDLORD:

HOUSTON BUSINESS DEVELOPMENT, INC.

By: 

Name: Marlon D. Mitchell

Date: 8/27/2021

Title: President & CEO

TENANT:

HARRIS COUNTY


By: _____

LINA HIDALGO

COUNTY JUDGE

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE
County Attorney

By: 
Kevin E. Mason
Assistant County Attorney
CAO File No. 21RPD0095

ORDER OF COMMISSIONERS COURT
Authorizing assignment of a lease

The Commissioners Court of Harris County, Texas, convened at a meeting of the Court at the Harris County Administration Building in the City of Houston, Texas, on the ____ day of _____, 2021 with all members present except _____.

A quorum was present. Among other business, the following was transacted:

**ORDER AUTHORIZING A FOURTH MODIFICATION AND RATIFICATION OF
LEASE AGREEMENT BETWEEN HARRIS COUNTY AND HOUSTON BUSINESS
DEVELOPMENT, INC.**

Commissioner _____ introduced an order and made a motion that the same be adopted. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

| Vote of the Court | <u>Yes</u> | <u>No</u> | <u>Abstain</u> |
|-------------------|--------------------------|--------------------------|--------------------------|
| Judge Hidalgo | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Ellis | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Garcia | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Ramsey | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Cagle | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and law-fully adopted. The order thus adopted follows:

Recitals:

1. Harris County has occupied space thru a lease agreement at 5290 & 5280 Griggs Rd since August 9, 2005. The lease agreement was amended on May 2, 2006, July 28, 2009, September 28, 2014.
2. The County desires to modify and ratify the lease agreement, as amended, to continue occupying the space.

IT IS ORDERED that:

1. The recitals set forth in this Order are true and correct.
2. The Harris County Commissioners Court authorizes the Fourth Modification and Ratification of Lease Agreement with Houston Business Development, Inc.
3. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purpose of this Order.

