

SECOND LEASE EXTENSION

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

This Lease Extension (herein the "Extension") is made and entered into by and between Houston Business Development, Inc., a Texas non-profit corporation ("Landlord") and Harris County, a body corporate and politic under the laws of the State of Texas (herein "Tenant").

Recitals

Whereas on or about December 19, 1995, Landlord and Tenant (herein also "the Parties") entered into a Lease Agreement (herein the "Lease") covering certain premises in a building located at 5300 Griggs Road (herein the "Leased Premises") in Houston, Harris County, Texas; and,

Whereas effective November 1, 1996 Landlord and Tenant amended the Lease Agreement (the First Amendment) to modify the Commencement Date of the Lease Agreement to November 1, 1996; and,

Whereas on or about September 28, 2010 Landlord and Tenant amended the Lease Agreement (the Second Amendment) to modify the permitted use of the Lease Premises; and,

Whereas, Tenant exercised both renewal options available in the Lease Agreement, extending its term to October 31, 2016; and,

Whereas, on October 25, 2016, Landlord and Tenant entered into a Lease Extension (First Lease Extension) executed by both Parties, extending the Lease for five (5) years from November 1, 2016, to October 21, 2021; and,

Whereas Landlord and Tenant desire to extend the Lease Agreement under the same terms as conditions;

NOW THEREFORE:

In consideration of the mutual terms, conditions, covenants, agreements and benefits to both Parties, it is agreed as follows:

1. The term of the Lease Agreement is extended for a period of five (5) years, starting on November 1, 2021, and ending on October 31, 2026 (the "Second Extended Term") with each year being subject to the Harris County Auditor's certification of current, available funds.

2. Tenant will pay to the Landlord, a monthly rental in the amount of \$32,432.20 per month during the term of the Second Lease Extension.

3. All other terms and provisions of the Lease Agreement, as amended, are ratified, confirmed and adopted herein; if there is a conflict between the Lease Agreement and this Second Lease Extension, then this Second Lease Extension controls.

4. This Second Extension may be executed in multiple counterparts. Each counterpart is deemed an original. All counterparts together constitute one and the same instrument. Landlord and Tenant warrant that the respective undersigned is a duly authorized representative with the power to execute this Extension.

5. This Second Extension is the entire agreement between the Parties, and there are no oral representations, agreements or promises pertaining to this Second Lease Extension which are not incorporated within the writing of this Second Lease Extension.

EXECUTED in this _____ 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. 21RPD00_094

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 SECOND LEASE EXTENSION 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 5300 Griggs Rd since December 19, 1995. The lease agreement was amended on November 1 1996, and September 28, 2010.
2. The County has already exercised both renewal options available in the lease agreement.
3. The County entered into a lease extension on October 31, 2016.
4. The County desires to remain in the space and execute a Second Lease Extension.

IT IS ORDERED that:

1. The recitals set forth in this Order are true and correct.
2. The Harris County Commissioners Court authorizes the Second Lease Extension 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.

