1. 5:40 P.M.  Sinton Economic Development 4A Board Meeting

Documents:

AGENDA.PDF
COMMUNITY CENTER RENTAL POLICIES.PDF
LEASE AGREEMENT.PDF
MINUTES.PDF
AGENDA
CITY OF SINTON
SINTON (4A) ECONOMIC DEVELOPMENT CORPORATION MEETING
DATE: March 15, 2022 TIME: 5:40 P.M.
CITY HALL

Notice is hereby given that the Sinton (4A) Economic Development Corporation Meeting will be held on
the 15th day of March, 2022 at 5:40 p.m. in the Council Chambers, City Hall, 301 East Market Street,
Sinton, Texas. The items below are placed on the agenda for discussion and/or action.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

A. CALL TO ORDER
B. ROLL CALL

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Edward Adams
Patricia Garcia Vargas
Danny Davila
Nathan Lindeman
Mary Speidel
John Hobson, City Manager
Desiree Voth, City Attorney
Cathy Duhart, City Secretary
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C. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Sinton Economic Development Corporation
   4A & 4B Joint Meeting held on November 17, 2020.

2. EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE,
   SECTION 551.001, ET SEQ., THE SINTON ECONOMIC DEVELOPMENT 4A BOARD
   WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE
   FOLLOWING:

   The Sinton Economic Development 4A Board will conduct a closed meeting to deliberate the
   purchase, exchange, lease or value of real property; Section 551.072: Deliberation regarding
   real property:

   a. Deliberations regarding real property pursuant to Chapter 551.072 of the Texas
      Government Code for discussion regarding the sale, purchase and lease of real property.

3. OPEN SESSION: DISCUSS AND CONSIDER ACTION REGARDING THE SALE,
   PURCHASE AND LEASE OF REAL PROPERTY.

   a. Discussion and action on the purchase, exchange, lease or value of real property.
D. ADJOURNMENT

Executive Session: The Sinton Economic (4A) Development City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Sinton official website, and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time
March 10, 2022 by 5 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

Cathy Duhart, City Secretary

Taken Down: _____________ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.
SINTON COMMUNITY CENTER  
1301 E. Sinton St.  
Rental Policies & Procedures

<table>
<thead>
<tr>
<th>NAME</th>
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<tbody>
<tr>
<td>ADDRESS</td>
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<td>PHONE</td>
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<tr>
<td>DATE OF EVENT</td>
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<tr>
<td>EVENT TYPE</td>
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<td>ALCOHOL</td>
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<tr>
<td>SECURITY REQUIRED</td>
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</tbody>
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RENTAL RATE: $900.00 (8 am to 1 am) **Current $700 for 12 hours**  
SECURITY DEPOSIT: $450.00 (Deposit must be in form of cash, check, or money order. If returned, deposits will be received within ten (10) business days of event.  
**Extra Hours:** $60.00 per additional hour. **Current $50**  
Security: Hourly rate determined by Chief of Police

**Maximum Room Capacity:** 500  
All rentals **INCLUDE** the use of:  
- Kitchen  
- Ice machine  
- Tables and chairs  
  - 65 round tables  
  - 10 long tables  
  - 500 chairs  
- Vinyl for tables

Deposit $450.00 (check / money order #, cash)______________  
Rental Fee $900.00 (check / money order #, cash)______________
1. **RESERVATIONS:** All reservations must be made at City Hall (301 E Market Sinton, Tx 78387) between the hours of 8:00 am and 4:30 pm, Monday through Friday, exclusive of holidays.

The Center shall be available for rental seven days a week from 8:00 am to 1 am.

Permittee must be at least 18 years of age to reserve the building and must be present at all times during the function or activity. _______(Initial)

Reservations are on a first come, first serve basis and must be made in person. All reservations must be confirmed with a signed rental agreement by the City of Sinton Representative and the Permittee. No oral agreement for the use of the center is valid. _______(Initial)

All rental fees are due not later than thirty (30) calendar days prior to the event. If all fees are not paid (30) calendar days prior to the event, the City may rebook the Center without any further obligation to the person or the organization that reserved the Center. Failure to pay rental fee (30) calendar days prior to the event will result in forfeiture of your deposit. If the reservation is made less than thirty (30) days in advance, the Reservation and Damage Deposit is due at time of booking. _______(Initial)

**Current must be paid six months prior**

The City will promptly deposit all monies received from Permittees, including deposits. The City will not hold, delay in depositing checks, or accept any postdated checks. _____(Initial)

**Current checks are held**

2. **DEPOSIT:** All reservations require a $450.00 damage deposit in the form of cash, check, or money order, which must be paid in full at time of booking. All fees associated with the rental, as set forth in this document, must be paid in full not later than thirty (30) calendar days prior to the event. Please note that you will be charged for all the time you utilize the facility, including the time required for the setup and cleanup of your event. ________(Initial)

3. **DEPOSIT NON-TRANSFERABLE:** Reservations, Damage Deposits, and Rental Fees are non-transferable. Permittees are not allowed to transfer deposits or rental fees to another reservation date or another individual to eliminate losing deposit or rental fee. _______(Initial)

At no time shall a Permittee sub-lease or assign its reservation to another person, group or organization. _______(Initial)

4. **DAMAGES:** The Permittee assumes all responsibility for all the damages to the Center, property, furniture and/or equipment provided by the City. Damage incurred during an event will result in the loss of all or part of the Permittee's Damage Deposit and could result in additional charges depending on the amount of damage. Damage may jeopardize the Permittee's ability to reserve any of the City's facilities in the future. The Permittee must notify the City immediately if the center was damaged prior to the Permittee's entry. Failure to do so shall result in the presumption that any damage found at the end of the rental period resulted from the Permittee's use of the center. _______(Initial)

5. **RETURN OF DEPOSIT:** Refunds of a Permittee's deposit will be issued within ten (10) business days after the event; if the room is cleaned, damage free and left in the same or better condition as it was prior to the event, as determined by the city. Fees for cleaning will be withheld from the deposit. _______(Initial)
6. **COMPLIANCE WITH APPLICABLE LAWS:** Permittee is required to be present at all times at the facility and available to City personnel during the entire course of the rental period. Permittees using the facilities shall comply with all federal, state and local laws. Furthermore, Permittee assumes full responsibility and liability for the acts and omissions of all invitees, licensees, contractors, vendors, guests, relatives, friends and their respective invitees and licensees with respect to the rental. 

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7. **ALCOHOLIC BEVERAGES:** The sale, consumption or distribution of any alcoholic beverage(s) at the Community Center is expressly prohibited unless duly authorized by the City of Sinton prior to the event. The City of Sinton Chief of Police will determine the number of Sinton law enforcement officers required on an event-by-event basis. During the course of an event where alcohol is served, the City reserves the right to require additional law enforcement officers, limit the number of invitees, or to end the event at any time if the law enforcement officer determines continuation of the event will jeopardize public safety. If your event is ended before the scheduled time, no refund of any rental fees will be due to Permittee.

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8. **DECORATION/CLEANUP:** Reservations include decorating and clean up within the time frame rented (8 AM TO 1 AM). If you require more time for the purpose of decorating or cleaning, additional hours may be added if desired. The rate is $60 per hour. Failure to vacate the building at 1 am will result in a charge of $60.00 per hour for each hour or part thereof, this charge will be deducted from your deposit. The permittee is required to submit a diagram of the seating arrangement to the City no less than one week prior to the event. If a diagram is not submitted, the City will choose a seating arrangement appropriate to the event.

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Confetti and/or glitter are prohibited. No decorations or other materials shall be taped, nailed, tacked, screwed, or otherwise physically attached to any walls or tables.

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Permittee is encouraged to perform a walk through after the event with a staff person to identify any damage or areas in need of clean up. Any additional clean up required must be done within the time frame rented. Additional time required for clean up by the Permittee will be deducted from the Damage deposit on file.

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All equipment shall remain in the building at all times. The City shall set up the tables and chairs.

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9. **SECURITY:** The City Manager and Chief of Police shall determine if security services are needed and the number of security officers required for each (see chart below). If required, the security officer(s) shall be utilized for a minimum of three (3) hours per event. All security officers must be City of Sinton Police Officers or other peace officers contacted by the City to provide the security.

<table>
<thead>
<tr>
<th>Number of guests</th>
<th>0-100</th>
<th>101-350</th>
<th>351+</th>
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<tr>
<td>With alcohol</td>
<td>1</td>
<td>2</td>
<td>3</td>
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</table>
The Permittee agrees to pay, at the current and customary rate, for such services as determined by the Chief of Police. Security officers are to be paid in cash on the actual date of the event prior to commencing the event. 

If the payment for the security services is not paid in cash at the start of the event, the permit for the event shall be considered null and void. And the event shall be automatically cancelled and all advanced payments for the event will be forfeited. If the event runs over the allotted time, the Permittee shall be obligated to pay the security officers for additional time at the current and customary rate.

Security personnel must be present 30 minutes prior to the start of the event and must remain until the Center is completely vacant and secured (typically 30 minutes after the end of the event). Permittee understands and agrees that the Permittee shall be solely responsible for the event and the safety of the Permittee and all the Permittees' guests.

Objectional conduct by any person at the Center whose conduct is disorderly or disruptive in any of the following respects shall be removed from the Center:

* Intoxication
* Use of abusive, indecent, profane, or vulgar language
* Making offensive gestures or displays
* Abusing or threatening another person
* Making unreasonable loud noise
* Fighting
* Vandalism

10. CANCELLATION BY CITY: From time to time, and possibly without advance notice, it may be necessary for the City to cancel or postpone and reschedule reservations. The City and the Permittee understand and agree that the event shall be cancelled or rescheduled without any liability to the City. If the City cancels an event, the City shall give a full refund to the Permittee. The City will, nevertheless, endeavor to honor reservations made in compliance with this policy.

In the event of any such change or cancellations, the Permittee, by the acceptance of the terms and conditions of this policy agrees to release, hold harmless and discharge the City of Sinton, it's officers, agents, and employees from and against all claims, demands, causes of action of every kind and character, including the cost of defense therefor for any damages or loss that is caused or alleged to be caused by, arising out of or in connection with such change or cancellation, regardless of the negligence, whether that negligence is the sole or a concurring cause of injury, death or damage. In the event that any action or proceedings is brought against the City by reason of any of the above, Permittee further agrees and covenants to defend the action of proceedings by legal counsel is acceptable to the City. The indemnity provisions contained in this paragraph shall survive expiration or earlier termination of the Permittee's reservation agreement.

11. PERSONAL LOSSES AND DAMAGES ARISING AT RENTAL: The City of Sinton is not responsible for lost, damaged or misplaced property placed left at the Center. Furthermore, Permittee agrees that the City is released and discharged from any and all liability for loss, injury or damage to persons or property that may be sustained arising out of the use or occupancy of the Center.
12. **FACILITY ACCESS:** Arrangements will be made with Permittee to pick up the key and security code to the building one day prior to the event. Permittee is responsible for ensuring the building is closed by 1 am. ________ (Initial)

13. **THERMOSTAT CONTROLS:** Thermostats can only be adjusted by a City employee. Any adjustments to thermostats by Permittee or any of Permittee's guests will result in Permittee's financially responsibility for increased usage costs and/or any damage caused by tampering with thermostats. ________ (Initial)

14. **FIRE SECURITY:** Absolutely no open flames, flame producing devices or any flammable and/or combustible materials are allowed inside the facilities. This includes, but is not limited to, the following: candles, torches, incense burners, charcoal grills, sterno burners, etc. Failure to comply with this requirement will cause forfeiture of deposits, regardless of whether Permittee attempted to remedy and clean up any resulting mess or damage. ________ (Initial)

Regular exit doors, emergency doors, corridors, walkways, and fire extinguishers cannot be blocked. Emergency exit doors are used for emergency only. An accessible lane needs to be maintained to all fire plugs. All marked fire lanes are kept open at all times. ________ (Initial)

Permittee cannot attach anything to electrical conduits. ________ (Initial)

Cooking is not allowed at the center without obtaining special permission. The rated occupant capacities of the center's facilities are posted in the center. It is the permittee's responsibility to conform to these city ratings. ________ (Initial)

Smoking is not permitted in the Center. ________ (Initial)

15. **DISCRIMINATION:** Discrimination against any person(s) with regard to race, color, religion, sex, national origin, age, or disability by a group or individual renting the facility is prohibited. ________ (Initial)

16. **INSURANCE:** Any Permittee who rents the center for the profit must maintain approved public liability Insurance in the minimum amount of $250,000 for each person and $500,000 for each occurrence for bodily injury or death, and $100,000 for each occurrence for injury or destruction of property, to indemnify the City against all claims resulting from the use and operation of the premises by the Permittee. The City of Sinton shall be named as the Certificate Holder/ Additional Insured on the required Public Liability Insurance. ________ (Initial)

17. **CONCESSIONS:** The Permittee agrees that all the sales of concessions are in accordance with all laws of the United States and the State of Texas, the City and the Health and Sanitation rules and regulations promulgated by the San Patricio County Health Department. Alcoholic beverages cannot be sold at the Center. ________ (Initial)

18. **VIOLATIONS:** Unless expressly stated to the contrary in this policy, a violation of this policy shall result in the forfeiture of any deposit or fee paid for the Center Reservation and jeopardizes the Permittee's ability to reserve any of the City's facilities in the future. Furthermore, nothing contained in this policy shall be construed to limit the City's remedies to recover damages for violations of the policy. ________ (Initial)
19. **CANCELLATIONS AND REFUNDS:** Cancellations must be received by the City at least 90 days prior to the reservation date in order to receive a full refund of rental fees and deposit. If cancellation is not received 90 days in advance, all rental fees and deposit are forfeited. (Initial)

I, ________________________________ have read and received a copy of the City of Sinton's Rental Policy for the Sinton Community Center. I agree to abide by all terms and conditions set forth herein.

______________________________  ________________________________
Permittee's Signature              Date

______________________________  ________________________________
Address (city, state, zip)          Phone number

______________________________  ________________________________
City Representative's Signature     Date

Rental Rate: $900.00 (8 am to 1 am)

Security Deposit: $450.00

Extra hours: $60.00 per additional hour

Maximum Room Capacity: 500 Guests
# TEXAS COMMERCIAL LEASE

## Table of Contents

<table>
<thead>
<tr>
<th>No.</th>
<th>Paragraph Description</th>
<th>Pg.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Parties</td>
<td>2</td>
</tr>
<tr>
<td>2.</td>
<td>Leased Premises</td>
<td>2</td>
</tr>
<tr>
<td>3.</td>
<td>Term</td>
<td>2</td>
</tr>
<tr>
<td>4.</td>
<td>Rent and Expenses</td>
<td>3</td>
</tr>
<tr>
<td>5.</td>
<td>Security Deposit</td>
<td>4</td>
</tr>
<tr>
<td>6.</td>
<td>Taxes</td>
<td>4</td>
</tr>
<tr>
<td>7.</td>
<td>Utilities</td>
<td>4</td>
</tr>
<tr>
<td>8.</td>
<td>Insurance</td>
<td>5</td>
</tr>
<tr>
<td>9.</td>
<td>Use and Hours</td>
<td>5</td>
</tr>
<tr>
<td>10.</td>
<td>Legal Compliance</td>
<td>6</td>
</tr>
<tr>
<td>11.</td>
<td>Signs</td>
<td>6</td>
</tr>
<tr>
<td>12.</td>
<td>Access By Landlord</td>
<td>7</td>
</tr>
<tr>
<td>13.</td>
<td>Move-In Condition</td>
<td>7</td>
</tr>
<tr>
<td>14.</td>
<td>Move-Out Condition</td>
<td>7</td>
</tr>
<tr>
<td>15.</td>
<td>Maintenance and Repairs</td>
<td>7</td>
</tr>
<tr>
<td>16.</td>
<td>Alterations</td>
<td>9</td>
</tr>
<tr>
<td>17.</td>
<td>Liens</td>
<td>9</td>
</tr>
<tr>
<td>18.</td>
<td>Liability</td>
<td>9</td>
</tr>
<tr>
<td>19.</td>
<td>Indemnity</td>
<td>9</td>
</tr>
<tr>
<td>20.</td>
<td>Default</td>
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</tr>
</tbody>
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<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>22.</td>
<td>Holdover</td>
<td>10</td>
</tr>
<tr>
<td>23.</td>
<td>Landlord's Lien &amp; Security Interest</td>
<td>10</td>
</tr>
<tr>
<td>24.</td>
<td>Assignment and Subletting</td>
<td>10</td>
</tr>
<tr>
<td>25.</td>
<td>Relocation</td>
<td>11</td>
</tr>
<tr>
<td>26.</td>
<td>Subordination</td>
<td>11</td>
</tr>
<tr>
<td>27.</td>
<td>Estoppel Certificates</td>
<td>11</td>
</tr>
<tr>
<td>28.</td>
<td>Casualty Loss</td>
<td>11</td>
</tr>
<tr>
<td>29.</td>
<td>Condemnation</td>
<td>12</td>
</tr>
<tr>
<td>30.</td>
<td>Attorney's Fees</td>
<td>12</td>
</tr>
<tr>
<td>31.</td>
<td>Representations</td>
<td>12</td>
</tr>
<tr>
<td>32.</td>
<td>Brokers</td>
<td>12</td>
</tr>
<tr>
<td>33.</td>
<td>Addenda</td>
<td>13</td>
</tr>
<tr>
<td>34.</td>
<td>Notices</td>
<td>13</td>
</tr>
<tr>
<td>35.</td>
<td>Special Provisions</td>
<td>13</td>
</tr>
<tr>
<td>36.</td>
<td>Agreement of the Parties</td>
<td>14</td>
</tr>
</tbody>
</table>

### ADDENDA & EXHIBITS (check all that apply)

- [ ] Exhibit A (lease terms)
- [ ] Commercial Lease Addendum for Broker's Fee
- [ ] Commercial Lease Expense Reimbursement Addendum
- [ ] Commercial Lease Addendum for Extension Option
- [ ] Commercial Lease Addendum for Percentage Rent
- [ ] Commercial Lease Parking Addendum
- [ ] Commercial Landlord's Rules and Regulations
- [ ] Commercial Lease Guaranty
- [ ] Commercial Lease Right of First Refusal Addendum
- [ ] Commercial Lease Addendum for Optional Space
- [ ] Commercial Leasehold Construction Addendum

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(TAR-2101) Initialed for Identification by Tenant: ______ , ______ , and Landlord: ______ , ______  Page 1 of 14
TEXAS COMMERCIAL LEASE

1. PARTIES: The parties to this lease are:

Tenant: San Patricio County

-----------------------------------------------; and

Landlord: Sinton 4A Development Corporation

-----------------------------------------------

2. LEASED PREMISES:

A. Landlord leases to Tenant the following described real property, known as the "leased premises," along with all its improvements (Check only one box):

☐ (1) Multiple-Tenant Property: Suite or Unit Number C containing approximately 15,840 square feet of rentable area in Sinton Community Center Building (Old Wal Mart Bldg.) (project name) at 1300 E. Sinton St. (address) in Sinton (city), San Patricio (county), Texas, which is legally described on attached Exhibit or as follows:

LT#1 ABST 16H A HERRON-OCEM #5, 6,936 AC

☐ (2) Single-Tenant Property: The real property at: __________________________ (address) in __________________________ (city), __________________________ (county), Texas, which is legally described on attached Exhibit or as follows:

B. If Paragraph 2A(1) applies:

(1) "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks; and

(2) the parties agree that the rentable area of the leased premises may not equal the actual or useable area within the leased premises and may include an allocation of common areas in the Property.

3. TERM:

A. Term: The term of this lease is 60 months and 0 days, commencing on:

April 1, 2022 (Commencement Date) and ending on

March 31, 2027 (Expiration Date).

(TAR-2101) Initialed for Identification by Tenant: , and Landlord: ,
B. Delay of Occupancy: If Tenant is unable to occupy the leased premises on the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Landlord will not be liable to Tenant for such delay and this lease will remain enforceable. In the event of such a delay, the Commencement Date will automatically be extended to the date Tenant is able to occupy the Property and the Expiration Date will also be extended by a like number of days, so that the length of this lease remains unchanged. If Tenant is unable to occupy the leased premises after the 90th day after the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Tenant may terminate this lease by giving written notice to Landlord before the leased premises become available to be occupied by Tenant and Landlord will refund to Tenant any amounts paid to Landlord by Tenant. This Paragraph 3B does not apply to any delay in occupancy caused by cleaning or repairs.

C. Unless the parties agree otherwise, Tenant is responsible for obtaining a certificate of occupancy for the leased premises if required by a governmental body.

4. RENT AND EXPENSES:

A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit A or as follows:

- from ___________ to ______________: $ ___________
- from ___________ to ______________: $ ___________
- from ___________ to ______________: $ ___________
- from ___________ to ______________: $ ___________
- from ___________ to ______________: $ ___________

B. First Full Month’s Rent: The first full base monthly rent is due on or before April 1, 2022.

C. Prorated Rent: If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent is due on or before the Commencement Date.

D. Additional Rent: In addition to the base monthly rent and prorated rent, Tenant will pay Landlord all other amounts, as provided by the attached (Check all that apply):

- (1) Commercial Expense Reimbursement Addendum
- (2) Commercial Percentage Rent Addendum
- (3) Commercial Parking Addendum
- (4) 

All amounts payable under the applicable addenda are deemed to be "rent" for the purposes of this lease.

E. Place of Payment: Tenant will remit all amounts due Landlord under this lease to the following person at the place stated or to such other person or place as Landlord may later designate in writing:

Name: Sinton 4A Development Corporation
Address: 301 E Market St.
PO Box 1395 Sinton, TX 78387

F. Method of Payment: Tenant must pay all rent timely without demand, deduction, or offset, except as permitted by law or this lease. If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is returned to Landlord by the institution on which it was drawn, Landlord after
providing written notice to Tenant may require Tenant to pay subsequent amounts that become due under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant’s failure to make timely payments with good funds.

G. **Late Charges:** If Landlord does not actually receive a rent payment at the designated place of payment within 5 days after the date it is due, Tenant will pay Landlord a late charge equal to 5% of the amount due. In this paragraph, the mailbox is not the agent for receipt for Landlord. The late charge is a cost associated with the collection of rent and Landlord’s acceptance of a late charge does not waive Landlord’s right to exercise remedies under Paragraph 20.

H. **Returned Checks:** Tenant will pay $25 (not to exceed $25) for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment.

5. **SECURITY DEPOSIT:**

A. Upon execution of this lease, Tenant will pay $0.00 to Landlord as a security deposit.

B. Landlord may apply the security deposit to any amounts owed by Tenant under this lease. If Landlord applies any part of the security deposit during any time this lease is in effect to amounts owed by Tenant, Tenant must, within 10 days after receipt of notice from Landlord, restore the security deposit to the amount stated.

C. Within 60 days after Tenant surrenders the leased premises and provides Landlord written notice of Tenant’s forwarding address, Landlord will refund the security deposit less any amounts applied toward amounts owed by Tenant or other charges authorized by this lease.

6. **TAXES:** Unless otherwise agreed by the parties, Landlord will pay all real property ad valorem taxes assessed against the leased premises.

7. **UTILITIES:**

A. The party designated below will pay for the following utility charges to the leased premises and any connection charges for the utilities. *(Check all that apply.)*

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
<th>Landlord</th>
<th>Tenant</th>
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<tbody>
<tr>
<td>(1) Water</td>
<td></td>
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<td>(2) Sewer</td>
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<td>(3) Electric</td>
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<td>(5) Telephone</td>
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<td>(9) All other utilities</td>
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B. The party responsible for the charges under Paragraph 7A will pay the charges directly to the utility service provider. The responsible party may select the utility service provider except that if Tenant selects the provider, any access or alterations to the Property or leased premises necessary for the utilities may be made only with Landlord’s prior consent, which Landlord will not unreasonably withhold. If Landlord incurs any liability for utility or connection charges for which Tenant is responsible to pay and Landlord pays such amount, Tenant will immediately upon written notice from Landlord reimburse Landlord such amount.

(TAR-2101) Initialed for Identification by Tenant: _____, _____, and Landlord: _____, _____
C. **Notice:** Tenant should determine if all necessary utilities are available to the leased premises and are adequate for Tenant's intended use.

D. **After-Hours HVAC Charges:** "HVAC services" means heating, ventilating, and air conditioning of the leased premises. *(Check one box only.)*

- [ ] (1) Landlord is obligated to provide the HVAC services to the leased premises only during the Property's operating hours specified under Paragraph 9C.

- [ ] (2) Landlord will provide the HVAC services to the leased premises during the operating hours specified under Paragraph 9C for no additional charge and will, at Tenant's request, provide HVAC services to the leased premises during other hours for an additional charge of $ per hour. Tenant will pay Landlord the charges under this paragraph immediately upon receipt of Landlord's invoice. Hourly charges are charged on a half-hour basis. Any partial hour will be rounded up to the next half hour. Tenant will comply with Landlord's procedures to make a request to provide the additional HVAC services under this paragraph.

- [ ] (3) Tenant will pay for the HVAC services under this lease.

8. **INSURANCE:**

A. During all times this lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Texas:

   (1) public liability insurance in an amount not less than $1,000,000.00 on an occurrence basis naming Landlord as an additional insured; and

   (2) personal property damage insurance for Tenant's business operations and contents on the leased premises in an amount sufficient to replace such contents after a casualty loss.

B. Before the Commencement Date, Tenant must provide Landlord with a copy of insurance certificates evidencing the required coverage. If the insurance coverage is renewed or changes in any manner or degree at any time this lease is in effect, Tenant must, not later than 10 days after the renewal or change, provide Landlord a copy of an insurance certificate evidencing the renewal or change.

C. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may:

   (1) purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense; or

   (2) exercise Landlord's remedies under Paragraph 20.

D. Unless the parties agree otherwise, Landlord will maintain in full force and effect insurance for: (1) fire and extended coverage in an amount to cover the reasonable replacement cost of the improvements of the Property; and (2) any public liability insurance in an amount that Landlord determines reasonable and appropriate.

E. If there is an increase in Landlord's insurance premiums for the leased premises or Property or its contents that is caused by Tenant, Tenant's use of the leased premises, or any improvements made by or for Tenant, Tenant will, for each year this lease is in effect, pay Landlord the increase immediately after Landlord notifies Tenant of the increase. Any charge to Tenant under this Paragraph 8E will be equal to the actual amount of the increase in Landlord's insurance premium.

9. **USE AND HOURS:**

A. Tenant may use the leased premises for the following purpose and no other: 

   (TAR-2101) Initialed for Identification by Tenant: , , and Landlord: ,
B. Unless otherwise specified in this lease, Tenant will operate and conduct its business in the leased premises during business hours that are typical of the industry in which Tenant represents it operates.

C. The Property maintains operating hours of (specify hours, days of week, and if inclusive or exclusive of weekends and holidays): 8 am to 5 pm, Monday thru Friday with occasional evenings and weekends as necessary

10. LEGAL COMPLIANCE:

A. Tenant may not use or permit any part of the leased premises or the Property to be used for:
   (1) any activity which is a nuisance or is offensive, noisy, or dangerous;
   (2) any activity that interferes with any other tenant’s normal business operations or Landlord’s management of the Property;
   (3) any activity that violates any applicable law, regulation, zoning ordinance, restrictive covenant, governmental order, owners’ association rules, tenants’ association rules, Landlord’s rules or regulations, or this lease;
   (4) any hazardous activity that would require any insurance premium on the Property or leased premises to increase or that would void any such insurance;
   (5) any activity that violates any applicable federal, state, or local law, including but not limited to those laws related to air quality, water quality, hazardous materials, wastewater, waste disposal, air emissions, or other environmental matters;
   (6) the permanent or temporary storage of any hazardous material; or
   (7) 

B. "Hazardous material" means any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, solvent, or oil as defined by any federal, state, or local environmental law, regulation, ordinance, or rule existing as of the date of this lease or later enacted.

C. Landlord does not represent or warrant that the leased premises or Property conform to applicable restrictions, zoning ordinances, setback lines, parking requirements, impervious ground cover ratio requirements, and other matters that may relate to Tenant’s intended use. Tenant must satisfy itself that the leased premises may be used as Tenant intends by independently investigating all matters related to the use of the leased premises or Property. Tenant agrees that it is not relying on any warranty or representation made by Landlord, Landlord’s agent, or any broker concerning the use of the leased premises or Property.

11. SIGNS:

A. Tenant may not post or paint any signs at, on, or about the leased premises or Property without Landlord’s written consent. Landlord may remove any unauthorized sign, and Tenant will promptly reimburse Landlord for its cost to remove any unauthorized sign.

B. Any authorized sign must comply with all laws, restrictions, zoning ordinances, and any governmental order relating to signs on the leased premises or Property. Landlord may temporarily remove any authorized sign to complete repairs or alterations to the leased premises or the Property.

C. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant’s expense, to remove, without damage to the Property or leased premises, any or all signs that were placed on the Property or leased premises by or at the request of Tenant. Any signs that Landlord does not require Tenant to remove and that are fixtures, become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

(TAR-2101) Initialed for Identification by Tenant: ________ , ________, and Landlord: ________, ________
12. ACCESS BY LANDLORD:

A. During Tenant's normal business hours Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.

B. During the last 30 days of this lease, Landlord may place a "For Lease" or similarly worded sign in the leased premises.

13. MOVE-IN CONDITION: Tenant has inspected the leased premises and accepts it in its present (as-is) condition unless expressly noted otherwise in this lease. Landlord and any agent have made no express or implied warranties as to the condition or permitted use of the leased premises or Property.

14. MOVE-OUT CONDITION AND FORFEITURE OF TENANT'S PERSONAL PROPERTY:

A. At the time this lease ends, Tenant will surrender the leased premises in the same condition as when received, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.

B. If Tenant leaves any personal property in the leased premises after Tenant surrenders possession of the leased premises, Landlord may: (1) require Tenant, at Tenant's expense, to remove the personal property by providing written notice to Tenant; or (2) retain such personal property as forfeited property to Landlord.

C. "Surrender" means vacating the leased premises and returning all keys and access devices to Landlord. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse.

D. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all fixtures that were placed on the Property or leased premises by or at the request of Tenant. Any fixtures that Landlord does not require Tenant to remove become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

15. MAINTENANCE AND REPAIRS:

A. Cleaning: Tenant must keep the leased premises clean and sanitary and promptly dispose of all garbage in appropriate receptacles. □ Landlord □ Tenant will provide, at its expense, janitorial services to the leased premises that are customary and ordinary for the property type. Tenant will maintain any grease trap on the Property which Tenant uses, including but not limited to periodic emptying and cleaning, as well as making any modification to the grease trap that may be necessary to comply with any applicable law.

B. Repairs of Conditions Caused by a Party: Each party must promptly repair a condition in need of repair that is caused, either intentionally or negligently, by that party or that party's guests, patrons, invitees, contractors or permitted subtenants.

C. Repair and Maintenance Responsibility: Except as otherwise provided by this Paragraph 15, the party designated below, at its expense, is responsible to maintain and repair the following specified items in the leased premises (if any). The specified items must be maintained in clean and good operable condition. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The
specified items include and relate only to real property in the leased premises. Tenant is responsible for the repair and maintenance of its personal property. (Check all that apply.)

(1) Foundation, exterior walls, roof, and other structural components N/A Landlord Tenant
(2) Glass and windows
(3) Fire protection equipment and fire sprinkler systems
(4) Exterior & overhead doors, including closure devices, molding locks, and hardware
(5) Grounds maintenance, including landscaping and irrigation systems
(6) Interior doors, including closure devices, frames, molding, locks, and hardware
(7) Parking areas and walks
(8) Plumbing systems, drainage systems, electrical systems, and mechanical systems, except systems or items specifically designated otherwise
(9) Ballast and lamp replacement
(10) Heating, Ventilation and Air Conditioning (HVAC) systems
(11) Signs and lighting:
   (a) Pylon
   (b) Facia
   (c) Monument
   (d) Door/Suite
(12) Extermination and pest control, excluding wood-destroying insects
(13) Fences and Gates
(14) Storage yards and storage buildings
(15) Wood-destroying insect treatment and repairs
(16) Cranes and related systems
(17) 
(18) 
(19) All other items and systems.

D. Repair Persons: Repairs must be completed by trained, qualified, and insured repair persons.

E. HVAC Service Contract: If Tenant maintains the HVAC system under Paragraph 15C(10), Tenant ☐ is ☐ required to maintain, at its expense, a regularly scheduled maintenance and service contract for the HVAC system. The maintenance and service contract must be purchased from a HVAC maintenance company that regularly provides such contracts to similar properties. If Tenant fails to maintain a required HVAC maintenance and service contract in effect at all times during this lease, Landlord may do so and charge Tenant the expense of such a maintenance and service contract or exercise Landlord's remedies under Paragraph 20.

F. Common Areas: Landlord will maintain any common areas in the Property in a manner as Landlord determines to be in the best interest of the Property. Landlord will maintain any elevator and signs in the common area. Landlord may change the size, dimension, and location of any common areas, provided that such change does not materially impair Tenant's use and access to the leased premises. Tenant has the non-exclusive license to use the common areas in compliance with Landlord's rules and restrictions. Tenant may not solicit any business in the common areas or interfere with any other person's right to use the common areas. This paragraph does not apply if Paragraph 2A(2) applies.
G. **Notice of Repairs:** Tenant must promptly notify Landlord of any item that is in need of repair and that is Landlord's responsibility to repair. All requests for repairs to Landlord must be in writing.

H. **Failure to Repair:** Landlord must make a repair for which Landlord is responsible within a reasonable period of time after Tenant provides Landlord written notice of the needed repair. If Tenant fails to repair or maintain an item for which Tenant is responsible within 10 days after Landlord provides Tenant written notice of the needed repair or maintenance, Landlord may: (1) repair or maintain the item, without liability for any damage or loss to Tenant, and Tenant must immediately reimburse Landlord for the cost to repair or maintain; or (2) exercise Landlord's remedies under Paragraph 20.

16. **ALTERATIONS:**

A. Tenant may not alter, improve, or add to the Property or the leased premises without Landlord's written consent. Landlord will not unreasonably withhold consent for the Tenant to make reasonable non-structural alterations, modifications, or improvements to the leased premises.

B. Tenant may not alter any locks or any security devices on the Property or the leased premises without Landlord's consent. If Landlord authorizes the changing, addition, or rekeying of any locks or other security devices, Tenant must immediately deliver the new keys and access devices to Landlord.

C. If a governmental order requires alteration or modification to the leased premises, the party obligated to maintain and repair the item to be modified or altered as designated in Paragraph 15 will, at its expense, modify or alter the item in compliance with the order and in compliance with Paragraphs 16A and 17.

D. Any alterations, improvements, fixtures or additions to the Property or leased premises installed by either party during the term of this lease will become Landlord's property and must be surrendered to Landlord at the time this lease ends, except for those fixtures Landlord requires Tenant to remove under Paragraph 11 or 14 or if the parties agree otherwise in writing.

17. **LIENS:** Tenant may not do anything that will cause the title of the Property or leased premises to be encumbered in any way. If Tenant causes a lien to be filed against the Property or leased premises, Tenant will within 20 days after receipt of Landlord's demand: (1) pay the lien and have the lien released of record; or (2) take action to discharge the lien. Tenant will provide Landlord a copy of any release Tenant obtains pursuant to this paragraph.

18. **LIABILITY:** To the extent permitted by law, Landlord is NOT responsible to Tenant or Tenant's employees, patrons, guests, or invitees for any damages, injuries, or losses to person or property caused by:

A. an act, omission, or neglect of; Tenant; Tenant's agent; Tenant's guest; Tenant's employees; Tenant's patrons; Tenant's invitees; or any other tenant on the Property;

B. fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, riot, strike, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, environmental contaminants, or other occurrences or casualty losses.

19. **INDEMNITY:** Each party will indemnify and hold the other party harmless from any property damage, personal injury, suits, actions, liabilities, damages, cost of repairs or service to the leased premises or Property, or any other loss caused, negligently or otherwise, by that party or that party's employees, patrons, guests, or invitees.

20. **DEFAULT:**

A. If Landlord fails to comply with this lease within 30 days after Tenant notifies Landlord of Landlord's failure to comply, Landlord will be in default and Tenant may seek any remedy provided by law. If, however, Landlord's non-compliance reasonably requires more than 30 days to cure, Landlord will not be in default if the cure is commenced within the 30-day period and is diligently pursued.
B. If Landlord does not actually receive at the place designated for payment any rent due under this lease within 5 days after it is due, Tenant will be in default. If Tenant fails to comply with this lease for any other reason within 10 days after Landlord notifies Tenant of its failure to comply, Tenant will be in default.

C. If Tenant is in default, Landlord may: (i) terminate Tenant's right to occupy the leased premises by providing Tenant with at least 3 days written notice; and (ii) accelerate all rents which are payable during the remainder of this lease or any renewal period without notice or demand. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by using commercially reasonable means. If Tenant is in default, Tenant will be liable for:
   (1) any lost rent;
   (2) Landlord's cost of reletting the leased premises, including brokerage fees, advertising fees, and other fees necessary to relet the leased premises;
   (3) repairs to the leased premises for use beyond normal wear and tear;
   (4) all Landlord's costs associated with eviction of Tenant, such as attorney's fees, court costs, and prejudgment interest;
   (5) all Landlord's costs associated with collection of rent such as collection fees, late charges, and returned check charges;
   (6) cost of removing any of Tenant's equipment or fixtures left on the leased premises or Property;
   (7) cost to remove any trash, debris, personal property, hazardous materials, or environmental contaminants left by Tenant or Tenant's employees, patrons, guests, or invitees in the leased premises or Property;
   (8) cost to replace any unreturned keys or access devices to the leased premises, parking areas, or Property;
   (9) any other recovery to which Landlord may be entitled under this lease or under law.

21. ABANDONMENT, INTERRUPTION OF UTILITIES, REMOVAL OF PROPERTY, AND LOCKOUT: Chapter 93 of the Texas Property Code governs the rights and obligations of the parties with regard to: (a) abandonment of the leased premises; (b) interruption of utilities; (c) removal of Tenant's property; and (d) "lock-out" of Tenant.

22. HOLDOVER: If Tenant fails to vacate the leased premises at the time this lease ends, Tenant will become a tenant-at-will and must vacate the leased premises immediately upon receipt of demand from Landlord. No holding over by Tenant, with or without the consent of Landlord, will extend this lease. Tenant will indemnify Landlord and any prospective tenants for any and all damages caused by the holdover. Rent for any holdover period will be 2 times the base monthly rent plus any additional rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

23. LANDLORD'S LIEN AND SECURITY INTEREST: To secure Tenant's performance under this lease, Tenant grants to Landlord a lien and security interest against all of Tenant's nonexempt personal property that is in the leased premises or Property. This lease is a security agreement for the purposes of the Uniform Commercial Code. Landlord may file a copy of this lease as a financing statement.

24. ASSIGNMENT AND SUBLETTING: Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease regardless if the assignment or sublease is made with or without the consent of Landlord.
25. RELOCATION:

☐ A. By providing Tenant with not less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the leased premises then occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location. "Moving expenses" means reasonable expenses payable to professional movers, utility companies for connection and disconnection fees, wiring companies for connecting and disconnecting Tenant's office equipment required by the relocation, and printing companies for reprinting Tenant's stationary and business cards. A relocation of Tenant will not change or affect any other provision of this lease that is then in effect, including rent and reimbursement amounts, except that the description of the suite or unit number will automatically be amended.

☐ B. Landlord may not require Tenant to relocate to another location in the Property without Tenant's prior consent.

26. SUBORDINATION:

A. This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to:
   (1) any lien, encumbrance, or ground lease now or hereafter placed on the leased premises or the Property that Landlord authorizes;
   (2) all advances made under any such lien, encumbrance, or ground lease;
   (3) the interest payable on any such lien or encumbrance;
   (4) any and all renewals and extensions of any such lien, encumbrance, or ground lease;
   (5) any restrictive covenant affecting the leased premises or the Property; and
   (6) the rights of any owners' association affecting the leased premises or Property.

B. Tenant must, on demand, execute a subordination, attornment, and non-disturbance agreement that Landlord may request that Tenant execute, provided that such agreement is made on the condition that this lease and Tenant's rights under this lease are recognized by the lien-holder.

27. ESTOPPEL CERTIFICATES: Within 10 days after receipt of a written request from Landlord, Tenant will execute and deliver to Landlord an estoppel certificate that identifies the terms and conditions of this lease.

28. CASUALTY LOSS:

A. Tenant must immediately notify Landlord of any casualty loss in the leased premises. Within 20 days after receipt of Tenant's notice of a casualty loss, Landlord will notify Tenant if the leased premises are less than or more than 50% unusable, on a per square foot basis, and if Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss.

B. If the leased premises are less than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord will restore the leased premises to substantially the same condition as before the casualty. If Landlord fails to substantially restore within the time required, Tenant may terminate this lease.

C. If the leased premises are more than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord may: (1) terminate this lease; or (2) restore the leased premises to substantially the same condition as before the casualty. If Landlord chooses to restore and does not substantially restore the leased premises within the time required, Tenant may terminate this lease.

D. If Landlord notifies Tenant that Landlord cannot substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss, Landlord may: (1) choose not to restore and terminate this lease; or (2) choose to restore, notify Tenant of the estimated time to restore, and give Tenant the option to terminate this lease by notifying Landlord within 10 days.
E. If this lease does not terminate because of a casualty loss, rent will be reduced from the date Tenant notifies Landlord of the casualty loss to the date the leased premises are substantially restored by an amount proportionate to the extent the leased premises are unusable.

29. CONDEMNATION: If after a condemnation or purchase in lieu of condemnation the leased premises are totally unusable for the purposes stated in this lease, this lease will terminate. If after a condemnation or purchase in lieu of condemnation the leased premises or Property are partially unusable for the purposes of this lease, this lease will continue and rent will be reduced in an amount proportionate to the extent the leased premises are unusable. Any condemnation award or proceeds in lieu of condemnation are the property of Landlord and Tenant has no claim to such proceeds or award. Tenant may seek compensation from the condemning authority for its moving expenses and damages to Tenant's personal property.

30. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, reasonable attorney's fees, and all other costs of litigation from the nonprevailing party.

31. REPRESENTATIONS:

A. Tenant's statements in this lease and any application for rental are material representations relied upon by Landlord. Each party signing this lease represents that he or she is of legal age to enter into a binding contract and is authorized to sign the lease. If Tenant makes any misrepresentation in this lease or in any application for rental, Tenant is in default.

B. Landlord is not aware of any material defect on the Property that would affect the health and safety of an ordinary person or any environmental hazard on or affecting the Property that would affect the health or safety of an ordinary person, except: none.

C. Each party and each signatory to this lease represents that: (1) it is not a person named as a Specially Designated National and Blocked Person as defined in Presidential Executive Order 13224; (2) it is not acting, directly or indirectly, for or on behalf of a Specially Designated and Blocked Person; and (3) is not arranging or facilitating this lease or any transaction related to this lease for a Specially Designated and Blocked Person. Any party or any signatory to this lease who is a Specially Designated and Blocked person will indemnify and hold harmless any other person who relies on this representation and who suffers any claim, damage, loss, liability or expense as a result of this representation.

32. BROKERS:

A. The brokers to this lease are:

Cooperating Broker  License No.

Principal Broker  License No.

Address

Address

Phone  Fax

Phone  Fax

E-mail

E-mail

Cooperating Broker represents Tenant.

Principal Broker: (Check only one box)

☐ represents Landlord only.

☐ represents Tenant only.

☐ is an intermediary between Landlord and Tenant.

(TAR-2101) Initialed for Identification by Tenant: , and Landlord: ,
B. **Fees:**

☐ (1) Principal Broker’s fee will be paid according to: *(Check only one box).*  
☐ a separate written commission agreement between Principal Broker and:  
☐ Landlord ☐ Tenant.  
☐ (b) the attached Addendum for Broker’s Fee.

☐ (2) Cooperating Broker’s fee will be paid according to: *(Check only one box).*  
☐ a separate written commission agreement between Cooperating Broker and:  
☐ Principal Broker ☐ Landlord ☐ Tenant.  
☐ (b) the attached Addendum for Broker’s Fee.

33. **ADDENDA:** Incorporated into this lease are the addenda, exhibits and other information marked in the Addenda and Exhibit section of the Table of Contents. If Landlord’s Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at its discretion, amend from time to time.

34. **NOTICES:** All notices under this lease must be in writing and are effective when hand-delivered, sent by mail, or sent by facsimile transmission to:

- **Tenant** at the leased premises,  
  and a copy to:  
  San Patricio County
  Address:  
  Phone: Fax:  
  ☐ Tenant also consents to receive notices by e-mail at: 

- **Landlord** at:  
  Sinton 4A Development Corporation
  Address: 301 E. Market St. PO Box 1395 Sinton, Tx 78387
  Phone: 361-364-2381 Fax: 361-364-3701
  and a copy to:  
  Address:  
  Phone: Fax:  
  ☐ Landlord also consents to receive notices by e-mail at: sintonmanager@sinton4axas.org

35. **SPECIAL PROVISIONS:**
36. AGREEMENT OF PARTIES:

A. **Entire Agreement:** This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.

B. **Binding Effect:** This lease is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, successors, and permitted assigns.

C. **Joint and Several:** All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its renewal, or its termination is binding on all Tenants.

D. **Controlling Law:** The laws of the State of Texas govern the interpretation, performance, and enforcement of this lease.

E. **Severable Clauses:** If any clause in this lease is found invalid or unenforceable by a court of law, the remainder of this lease will not be affected and all other provisions of this lease will remain valid and enforceable.

F. **Waiver:** Landlord's delay, waiver, or non-enforcement of acceleration, contractual or statutory lien, rental due date, or any other right will not be deemed a waiver of any other or subsequent breach by Tenant or any other term in this lease.

G. **Quiet Enjoyment:** Provided that Tenant is not in default of this lease, Landlord covenants that Tenant will enjoy possession and use of the leased premises free from material interference.

H. **Force Majeure:** If Landlord's performance of a term in this lease is delayed by strike, lock-out, shortage of material, governmental restriction, riot, flood, or any cause outside Landlord's control, the time for Landlord's performance will be abated until after the delay.

I. **Time:** Time is of the essence. The parties require strict compliance with the times for performance.

Brokers are not qualified to render legal advice, property inspections, surveys, engineering studies, environmental assessments, tax advice, or compliance inspections. The parties should seek experts to render such services. READ THIS LEASE CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.

Tenant
By San Patricio County

Landlord
By Sinton 4A Development Corporation

Printed Name __________________________ Date
Title __________________________

Printed Name Edward Adams Date
Title President

Tenant
By __________________________

Landlord
By __________________________

Printed Name John Hobson Date
Title City Manager

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# TEXAS COMMERCIAL LEASE

## Table of Contents

<table>
<thead>
<tr>
<th>No.</th>
<th>Paragraph Description</th>
<th>Pg.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Parties</td>
<td>2</td>
</tr>
<tr>
<td>2.</td>
<td>Leased Premises</td>
<td>2</td>
</tr>
<tr>
<td>3.</td>
<td>Term</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>A. Term</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Delay of Occupancy</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Rent and Expenses</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>A. Base Monthly Rent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. First Full Month's Rent</td>
<td></td>
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<tr>
<td></td>
<td>C. Prorated Rent</td>
<td></td>
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<tr>
<td></td>
<td>D. Additional Rent</td>
<td></td>
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<td></td>
<td>E. Place of Payment</td>
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<td>F. Method of Payment</td>
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<td>G. Late Charges</td>
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<td>H. Returned Checks</td>
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<td>5.</td>
<td>Security Deposit</td>
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<td>6.</td>
<td>Taxes</td>
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<td>7.</td>
<td>Utilities</td>
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<td>8.</td>
<td>Insurance</td>
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<td>9.</td>
<td>Use and Hours</td>
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<td>10.</td>
<td>Legal Compliance</td>
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<td>11.</td>
<td>Signs</td>
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<td>12.</td>
<td>Access By Landlord</td>
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<td>13.</td>
<td>Move-In Condition</td>
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<td>14.</td>
<td>Move-Out Condition</td>
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<td>15.</td>
<td>Maintenance and Repairs</td>
<td>7</td>
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<td>A. Cleaning</td>
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<td>B. Conditions Caused by a Party</td>
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<td>C. Repair &amp; Maintenance Responsibility</td>
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<td>D. Repair Persons</td>
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<td>E. HVAC Service Contract</td>
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<td>F. Common Areas</td>
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<td>G. Notice of Repairs</td>
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<td>H. Failure to Repair</td>
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<td>16.</td>
<td>Alterations</td>
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<td>17.</td>
<td>Liens</td>
<td>9</td>
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<td>18.</td>
<td>Liability</td>
<td>9</td>
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<td>19.</td>
<td>Indemnity</td>
<td>9</td>
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<td>20.</td>
<td>Default</td>
<td>9</td>
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### ADDENDA & EXHIBITS (check all that apply)

- [ ] Exhibit A Lease Terms
- [ ] Exhibit
- [ ] Commercial Lease Addendum for Broker's Fee
- [ ] Commercial Lease Expense Reimbursement Addendum
- [ ] Commercial Lease Addendum for Extension Option
- [ ] Commercial Lease Addendum for Percentage Rent
- [ ] Commercial Lease Parking Addendum
- [ ] Commercial Landlord's Rules and Regulations
- [ ] Commercial Lease Guaranty
- [ ] Commercial Lease Right of First Refusal Addendum
- [ ] Commercial Lease Addendum for Optional Space
- [ ] Commercial Leasehold Construction Addendum

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(TAR-2101) Initialed for Identification by Tenant: ______ , ______ , and Landlord: ______ , ______ | Page 1 of 14
TEXAS COMMERCIAL LEASE

1. PARTIES: The parties to this lease are:

Tenant: San Patricio County

Landlord: Sinton 4A Development Corporation

2. LEASED PREMISES:

A. Landlord leases to Tenant the following described real property, known as the "leased premises," along with all its improvements (Check only one box):

☐ (1) Multiple-Tenant Property: Suite or Unit Number __________ containing approximately __________ square feet of rentable area in ______________ (project name) at ______________, ______________ (address) in ______________ (city), San Patricio ______________ (county), Texas, which is legally described on attached Exhibit ______________ or as follows:

B. If Paragraph 2A(1) applies:

(1) "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks; and
(2) the parties agree that the rentable area of the leased premises may not equal the actual or useable area within the leased premises and may include an allocation of common areas in the Property.

3. TERM:

A. Term: The term of this lease is __________ months and __________ days, commencing on __________ (Commencement Date) and ending on __________ (Expiration Date).

(TAR-2101) Initiated for Identification by Tenant: __________, and Landlord: __________.
B. Delay of Occupancy: If Tenant is unable to occupy the leased premises on the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Landlord will not be liable to Tenant for such delay and this lease will remain enforceable. In the event of such a delay, the Commencement Date will automatically be extended to the date Tenant is able to occupy the Property and the Expiration Date will also be extended by a like number of days, so that the length of this lease remains unchanged. If Tenant is unable to occupy the leased premises after the 90th day after the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Tenant may terminate this lease by giving written notice to Landlord before the leased premises become available to be occupied by Tenant and Landlord will refund to Tenant any amounts paid to Landlord by Tenant. This Paragraph 3B does not apply to any delay in occupancy caused by cleaning or repairs.

C. Unless the parties agree otherwise, Tenant is responsible for obtaining a certificate of occupancy for the leased premises if required by a governmental body.

4. RENT AND EXPENSES:

A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit A or as follows:

<table>
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<tr>
<th>From Date</th>
<th>To Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

B. First Full Month's Rent: The first full base monthly rent is due on or before April 1, 2022.

C. Prorated Rent: If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent is due on or before the Commencement Date.

D. Additional Rent: In addition to the base monthly rent and prorated rent, Tenant will pay Landlord all other amounts, as provided by the attached (Check all that apply):

- [ ] Commercial Expense Reimbursement Addendum
- [ ] Commercial Percentage Rent Addendum
- [ ] Commercial Parking Addendum
- [ ] Other

All amounts payable under the applicable addenda are deemed to be "rent" for the purposes of this lease.

E. Place of Payment: Tenant will remit all amounts due Landlord under this lease to the following person at the place stated or to such other person or place as Landlord may later designate in writing:

Name: Sinton 4A Development Corporation
Address: 301 E Market St.
PO Box 1395 Sinton, TX 78387

F. Method of Payment: Tenant must pay all rent timely without demand, deduction, or offset, except as permitted by law or this lease. If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is returned to Landlord by the institution on which it was drawn, Landlord after

(TAR-2101) Initialed for Identification by Tenant: , , and Landlord: ,
providing written notice to Tenant may require Tenant to pay subsequent amounts that become due under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

G. **Late Charges:** If Landlord does not actually receive a rent payment at the designated place of payment within 5 days after the date it is due, Tenant will pay Landlord a late charge equal to 5% of the amount due. In this paragraph, the mailbox is not the agent for receipt for Landlord. The late charge is a cost associated with the collection of rent and Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under Paragraph 20.

H. **Returned Checks:** Tenant will pay $25 (not to exceed $25) for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment.

5. **SECURITY DEPOSIT:**

A. Upon execution of this lease, Tenant will pay $0.00 to Landlord as a security deposit.

B. Landlord may apply the security deposit to any amounts owed by Tenant under this lease. If Landlord applies any part of the security deposit during any time this lease is in effect to amounts owed by Tenant, Tenant must, within 10 days after receipt of notice from Landlord, restore the security deposit to the amount stated.

C. Within 60 days after Tenant surrenders the leased premises and provides Landlord written notice of Tenant's forwarding address, Landlord will refund the security deposit less any amounts applied toward amounts owed by Tenant or other charges authorized by this lease.

6. **TAXES:** Unless otherwise agreed by the parties, Landlord will pay all real property ad valorem taxes assessed against the leased premises.

7. **UTILITIES:**

A. The party designated below will pay for the following utility charges to the leased premises and any connection charges for the utilities. *(Check all that apply.)*

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<tr>
<th></th>
<th>Water</th>
<th>Sewer</th>
<th>Electric</th>
<th>Gas</th>
<th>Telephone</th>
<th>Trash</th>
<th>Cable</th>
<th>All other utilities</th>
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B. The party responsible for the charges under Paragraph 7A will pay the charges directly to the utility service provider. The responsible party may select the utility service provider except that if Tenant selects the provider, any access or alterations to the Property or leased premises necessary for the utilities may be made only with Landlord's prior consent, which Landlord will not unreasonably withhold. If Landlord incurs any liability for utility or connection charges for which Tenant is responsible to pay and Landlord pays such amount, Tenant will immediately upon written notice from Landlord reimburse Landlord such amount.

(TAR-2101) Initialed for Identification by Tenant: , and Landlord: , 
C. **Notice:** Tenant should determine if all necessary utilities are available to the leased premises and are adequate for Tenant's intended use.

D. **After-Hours HVAC Charges:** "HVAC services" means heating, ventilating, and air conditioning of the leased premises. *(Check one box only.)*

- [ ] (1) Landlord is obligated to provide the HVAC services to the leased premises only during the Property's operating hours specified under Paragraph 9C.

- [ ] (2) Landlord will provide the HVAC services to the leased premises during the operating hours specified under Paragraph 9C for no additional charge and will, at Tenant's request, provide HVAC services to the leased premises during other hours for an additional charge of $____ per hour. Tenant will pay Landlord the charges under this paragraph immediately upon receipt of Landlord's invoice. Hourly charges are charged on a half-hour basis. Any partial hour will be rounded up to the next half hour. Tenant will comply with Landlord's procedures to make a request to provide the additional HVAC services under this paragraph.

- [ ] (3) Tenant will pay for the HVAC services under this lease.

8. **INSURANCE:**

A. During all times this lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Texas:

   (1) public liability insurance in an amount not less than $1,000,000.00 on an occurrence basis naming Landlord as an additional insured; and

   (2) personal property damage insurance for Tenant's business operations and contents on the leased premises in an amount sufficient to replace such contents after a casualty loss.

B. Before the Commencement Date, Tenant must provide Landlord with a copy of insurance certificates evidencing the required coverage. If the insurance coverage is renewed or changes in any manner or degree at any time this lease is in effect, Tenant must, not later than 10 days after the renewal or change, provide Landlord a copy of an insurance certificate evidencing the renewal or change.

C. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may:

   (1) purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense; or

   (2) exercise Landlord's remedies under Paragraph 20.

D. Unless the parties agree otherwise, Landlord will maintain in full force and effect insurance for: (1) fire and extended coverage in an amount to cover the reasonable replacement cost of the improvements of the Property; and (2) any public liability insurance in an amount that Landlord determines reasonable and appropriate.

E. If there is an increase in Landlord's insurance premiums for the leased premises or Property or its contents that is caused by Tenant, Tenant's use of the leased premises, or any improvements made by or for Tenant, Tenant will, for each year this lease is in effect, pay Landlord the increase immediately after Landlord notifies Tenant of the increase. Any charge to Tenant under this Paragraph 8E will be equal to the actual amount of the increase in Landlord's insurance premium.

9. **USE AND HOURS:**

A. Tenant may use the leased premises for the following purpose and no other: __________________________

   (general office use)

(TM-2100) Initialed for Identification by Tenant: ____________, and Landlord: ____________
B. Unless otherwise specified in this lease, Tenant will operate and conduct its business in the leased premises during business hours that are typical of the industry in which Tenant represents it operates.

C. The Property maintains operating hours of (specify hours, days of week, and if inclusive or exclusive of weekends and holidays): 7 am to 9 pm, Monday thru Friday with occasional evenings and weekends as necessary

10. LEGAL COMPLIANCE:

A. Tenant may not use or permit any part of the leased premises or the Property to be used for:
   (1) any activity which is a nuisance or is offensive, noisy, or dangerous;
   (2) any activity that interferes with any other tenant's normal business operations or Landlord's management of the Property;
   (3) any activity that violates any applicable law, regulation, zoning ordinance, restrictive covenant, governmental order, owners' association rules, tenants' association rules, Landlord's rules or regulations, or this lease;
   (4) any hazardous activity that would require any insurance premium on the Property or leased premises to increase or that would void any such insurance;
   (5) any activity that violates any applicable federal, state, or local law, including but not limited to those laws related to air quality, water quality, hazardous materials, wastewater, waste disposal, air emissions, or other environmental matters;
   (6) the permanent or temporary storage of any hazardous material; or
   (7) ____________________________________________

B. "Hazardous material" means any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, solvent, or oil as defined by any federal, state, or local environmental law, regulation, ordinance, or rule existing as of the date of this lease or later enacted.

C. Landlord does not represent or warrant that the leased premises or Property conform to applicable restrictions, zoning ordinances, setback lines, parking requirements, impervious ground cover ratio requirements, and other matters that may relate to Tenant's intended use. Tenant must satisfy itself that the leased premises may be used as Tenant intends by independently investigating all matters related to the use of the leased premises or Property. Tenant agrees that it is not relying on any warranty or representation made by Landlord, Landlord's agent, or any broker concerning the use of the leased premises or Property.

11. SIGNS:

A. Tenant may not post or paint any signs at, on, or about the leased premises or Property without Landlord's written consent. Landlord may remove any unauthorized sign, and Tenant will promptly reimburse Landlord for its cost to remove any unauthorized sign.

B. Any authorized sign must comply with all laws, restrictions, zoning ordinances, and any governmental order relating to signs on the leased premises or Property. Landlord may temporarily remove any authorized sign to complete repairs or alterations to the leased premises or the Property.

C. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all signs that were placed on the Property or leased premises by or at the request of Tenant. Any signs that Landlord does not require Tenant to remove and that are fixtures, become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

(TAR-2101) Initialed for Identification by Tenant: _____ , _____ , and Landlord: _____ , _____
12. ACCESS BY LANDLORD:

A. During Tenant's normal business hours Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.

B. During the last 30 days of this lease, Landlord may place a "For Lease" or similarly worded sign in the leased premises.

13. MOVE-IN CONDITION: Tenant has inspected the leased premises and accepts it in its present (as-is) condition unless expressly noted otherwise in this lease. Landlord and any agent have made no express or implied warranties as to the condition or permitted use of the leased premises or Property.

14. MOVE-OUT CONDITION AND FORFEITURE OF TENANT'S PERSONAL PROPERTY:

A. At the time this lease ends, Tenant will surrender the leased premises in the same condition as when received, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.

B. If Tenant leaves any personal property in the leased premises after Tenant surrenders possession of the leased premises, Landlord may: (1) require Tenant, at Tenant's expense, to remove the personal property by providing written notice to Tenant; or (2) retain such personal property as forfeited property to Landlord.

C. "Surrender" means vacating the leased premises and returning all keys and access devices to Landlord. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse.

D. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all fixtures that were placed on the Property or leased premises by or at the request of Tenant. Any fixtures that Landlord does not require Tenant to remove become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

15. MAINTENANCE AND REPAIRS:

A. Cleaning: Tenant must keep the leased premises clean and sanitary and promptly dispose of all garbage in appropriate receptacles. □ Landlord □ Tenant will provide, at its expense, janitorial services to the leased premises that are customary and ordinary for the property type. Tenant will maintain any grease trap on the Property which Tenant uses, including but not limited to periodic emptying and cleaning, as well as making any modification to the grease trap that may be necessary to comply with any applicable law.

B. Repairs of Conditions Caused by a Party: Each party must promptly repair a condition in need of repair that is caused, either intentionally or negligently, by that party or that party's guests, patrons, invitees, contractors or permitted subtenants.

C. Repair and Maintenance Responsibility: Except as otherwise provided by this Paragraph 15, the party designated below, at its expense, is responsible to maintain and repair the following specified items in the leased premises (if any). The specified items must be maintained in clean and good operable condition. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The
Commercial Lease concerning:

specified items include and relate only to real property in the leased premises. Tenant is responsible for the repair and maintenance of its personal property. (Check all that apply.)

(1) Foundation, exterior walls, roof, and other structural components  \[\square\]  N/A  Landlord  Tenant
(2) Glass and windows  \[\square\]  \[\square\]  \[\square\]
(3) Fire protection equipment and fire sprinkler systems  \[\square\]  \[\square\]  \[\square\]
(4) Exterior & overhead doors, including closure devices, molding, locks, and hardware  \[\square\]  \[\square\]  \[\square\]
(5) Grounds maintenance, including landscaping and irrigation systems  \[\square\]  \[\square\]  \[\square\]
(6) Interior doors, including closure devices, frames, molding, locks, and hardware  \[\square\]  \[\square\]  \[\square\]
(7) Parking areas and walks  \[\square\]  \[\square\]  \[\square\]
(8) Plumbing systems, drainage systems, electrical systems, and mechanical systems, except systems or items specifically designated otherwise  \[\square\]  \[\square\]  \[\square\]
(9) Ballast and lamp replacement  \[\square\]  \[\square\]  \[\square\]
(10) Heating, Ventilation and Air Conditioning (HVAC) systems  \[\square\]  \[\square\]  \[\square\]
(11) Signs and lighting:
(a) Pylon  \[\square\]  \[\square\]  \[\square\]
(b) Facia  \[\square\]  \[\square\]  \[\square\]
(c) Monument  \[\square\]  \[\square\]  \[\square\]
(d) Door/Suite  \[\square\]  \[\square\]  \[\square\]
(12) Extermination and pest control, excluding wood-destroying insects  \[\square\]  \[\square\]  \[\square\]
(13) Fences and Gates  \[\square\]  \[\square\]  \[\square\]
(14) Storage yards and storage buildings  \[\square\]  \[\square\]  \[\square\]
(15) Wood-destroying insect treatment and repairs  \[\square\]  \[\square\]  \[\square\]
(16) Cranes and related systems  \[\square\]  \[\square\]  \[\square\]
(17)  
(18)  
(19) All other items and systems.

D. Repair Persons: Repairs must be completed by trained, qualified, and insured repair persons.

E. HVAC Service Contract: If Tenant maintains the HVAC system under Paragraph 15C(10), Tenant is not required to maintain, at its expense, a regularly scheduled maintenance and service contract for the HVAC system. The maintenance and service contract must be purchased from a HVAC maintenance company that regularly provides such contracts to similar properties. If Tenant fails to maintain a required HVAC maintenance and service contract in effect at all times during this lease, Landlord may do so and charge Tenant the expense of such a maintenance and service contract or exercise Landlord's remedies under Paragraph 20.

F. Common Areas: Landlord will maintain any common areas in the Property in a manner as Landlord determines to be in the best interest of the Property. Landlord will maintain any elevator and signs in the common area. Landlord may change the size, dimension, and location of any common areas, provided that such change does not materially impair Tenant's use and access to the leased premises. Tenant has the non-exclusive license to use the common areas in compliance with Landlord's rules and restrictions. Tenant may not solicit any business in the common areas or interfere with any other person's right to use the common areas. This paragraph does not apply if Paragraph 2A(2) applies.
G. Notice of Repairs: Tenant must promptly notify Landlord of any item that is in need of repair and that is Landlord’s responsibility to repair. All requests for repairs to Landlord must be in writing.

H. Failure to Repair: Landlord must make a repair for which Landlord is responsible within a reasonable period of time after Tenant provides Landlord written notice of the needed repair. If Tenant fails to repair or maintain an item for which Tenant is responsible within 10 days after Landlord provides Tenant written notice of the needed repair or maintenance, Landlord may: (1) repair or maintain the item, without liability for any damage or loss to Tenant, and Tenant must immediately reimburse Landlord for the cost to repair or maintain; or (2) exercise Landlord’s remedies under Paragraph 20.

16. ALTERATIONS:

A. Tenant may not alter, improve, or add to the Property or the leased premises without Landlord’s written consent. Landlord will not unreasonably withhold consent for the Tenant to make reasonable non-structural alterations, modifications, or improvements to the leased premises.

B. Tenant may not alter any locks or any security devices on the Property or the leased premises without Landlord’s consent. If Landlord authorizes the changing, addition, or rekeying of any locks or other security devices, Tenant must immediately deliver the new keys and access devices to Landlord.

C. If a governmental order requires alteration or modification to the leased premises, the party obligated to maintain and repair the item to be modified or altered as designated in Paragraph 15 will, at its expense, modify or alter the item in compliance with the order and in compliance with Paragraphs 16A and 17.

D. Any alterations, improvements, fixtures or additions to the Property or leased premises installed by either party during the term of this lease will become Landlord’s property and must be surrendered to Landlord at the time this lease ends, except for those fixtures Landlord requires Tenant to remove under Paragraph 11 or 14 or if the parties agree otherwise in writing.

17. LIENS: Tenant may not do anything that will cause the title of the Property or leased premises to be encumbered in any way. If Tenant causes a lien to be filed against the Property or leased premises, Tenant will within 20 days after receipt of Landlord’s demand: (1) pay the lien and have the lien released of record; or (2) take action to discharge the lien. Tenant will provide Landlord a copy of any release Tenant obtains pursuant to this paragraph.

18. LIABILITY: To the extent permitted by law, Landlord is NOT responsible to Tenant or Tenant’s employees, patrons, guests, or invitees for any damages, injuries, or losses to person or property caused by:

A. an act, omission, or neglect of; Tenant; Tenant’s agent; Tenant’s guest; Tenant’s employees; Tenant’s patrons; Tenant’s invitees; or any other tenant on the Property;

B. fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, rict, strike, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, environmental contaminants, or other occurrences or casualty losses.

19. INDEMNITY: Each party will indemnify and hold the other party harmless from any property damage, personal injury, suits, actions, liabilities, damages, cost of repairs or service to the leased premises or Property, or any other loss caused, negligently or otherwise, by that party or that party’s employees, patrons, guests, or invitees.

20. DEFAULT:

A. If Landlord fails to comply with this lease within 30 days after Tenant notifies Landlord of Landlord’s failure to comply, Landlord will be in default and Tenant may seek any remedy provided by law. If, however, Landlord’s non-compliance reasonably requires more than 30 days to cure, Landlord will not be in default if the cure is commenced within the 30-day period and is diligently pursued.
B. If Landlord does not actually receive at the place designated for payment any rent due under this lease within 5 days after it is due, Tenant will be in default. If Tenant fails to comply with this lease for any other reason within 10 days after Landlord notifies Tenant of its failure to comply, Tenant will be in default.

C. If Tenant is in default, Landlord may: (i) terminate Tenant's right to occupy the leased premises by providing Tenant with at least 3 days written notice; and (ii) accelerate all rents which are payable during the remainder of this lease or any renewal period without notice or demand. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by using commercially reasonable means. If Tenant is in default, Tenant will be liable for:
   (1) any lost rent;
   (2) Landlord's cost of reletting the leased premises, including brokerage fees, advertising fees, and other fees necessary to relet the leased premises;
   (3) repairs to the leased premises for use beyond normal wear and tear;
   (4) all Landlord's costs associated with eviction of Tenant, such as attorney's fees, court costs, and prejudgment interest;
   (5) all Landlord's costs associated with collection of rent such as collection fees, late charges, and returned check charges;
   (6) cost of removing any of Tenant's equipment or fixtures left on the leased premises or Property;
   (7) cost to remove any trash, debris, personal property, hazardous materials, or environmental contaminants left by Tenant or Tenant's employees, patrons, guests, or invitees in the leased premises or Property;
   (8) cost to replace any unreturned keys or access devices to the leased premises, parking areas, or Property;
   (9) any other recovery to which Landlord may be entitled under this lease or under law.

21. ABANDONMENT, INTERRUPTION OF UTILITIES, REMOVAL OF PROPERTY, AND LOCKOUT:
Chapter 93 of the Texas Property Code governs the rights and obligations of the parties with regard to: (a) abandonment of the leased premises; (b) interruption of utilities; (c) removal of Tenant's property; and (d) "lock-out" of Tenant.

22. HOLODOVER: If Tenant fails to vacate the leased premises at the time this lease ends, Tenant will become a tenant-at-will and must vacate the leased premises immediately upon receipt of demand from Landlord. No holding over by Tenant, with or without the consent of Landlord, will extend this lease. Tenant will indemnify Landlord and any prospective tenants for any and all damages caused by the holdover. Rent for any holdover period will be 2 times the base monthly rent plus any additional rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

23. LANDLORD'S LIEN AND SECURITY INTEREST: To secure Tenant's performance under this lease, Tenant grants to Landlord a lien and security interest against all of Tenant's nonexempt personal property that is in the leased premises or Property. This lease is a security agreement for the purposes of the Uniform Commercial Code. Landlord may file a copy of this lease as a financing statement.

24. ASSIGNMENT AND SUBLETTING: Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease regardless if the assignment or sublease is made with or without the consent of Landlord.
25. RELOCATION:

☐ A. By providing Tenant with not less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the leased premises then occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location. "Moving expenses" means reasonable expenses payable to professional movers, utility companies for connection and disconnection fees, wiring companies for connecting and disconnecting Tenant's office equipment required by the relocation, and printing companies for reprinting Tenant's stationary and business cards. A relocation of Tenant will not change or affect any other provision of this lease that is then in effect, including rent and reimbursement amounts, except that the description of the suite or unit number will automatically be amended.

☑ B. Landlord may not require Tenant to relocate to another location in the Property without Tenant's prior consent.

26. SUBORDINATION:

A. This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to:
   (1) any lien, encumbrance, or ground lease now or hereafter placed on the leased premises or the Property that Landlord authorizes;
   (2) all advances made under any such lien, encumbrance, or ground lease;
   (3) the interest payable on any such lien or encumbrance;
   (4) any and all renewals and extensions of any such lien, encumbrance, or ground lease;
   (5) any restrictive covenant affecting the leased premises or the Property; and
   (6) the rights of any owners' association affecting the leased premises or Property.

B. Tenant must, on demand, execute a subordination, attornment, and non-disturbance agreement that Landlord may request that Tenant execute, provided that such agreement is made on the condition that this lease and Tenant's rights under this lease are recognized by the lien-holder.

27. ESTOPPEL CERTIFICATES: Within 10 days after receipt of a written request from Landlord, Tenant will execute and deliver to Landlord an estoppel certificate that identifies the terms and conditions of this lease.

28. CASUALTY LOSS:

A. Tenant must immediately notify Landlord of any casualty loss in the leased premises. Within 20 days after receipt of Tenant's notice of a casualty loss, Landlord will notify Tenant if the leased premises are less than or more than 50% unusable, on a per square foot basis, and if Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss.

B. If the leased premises are less than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord will restore the leased premises to substantially the same condition as before the casualty. If Landlord fails to substantially restore within the time required, Tenant may terminate this lease.

C. If the leased premises are more than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord may: (1) terminate this lease; or (2) restore the leased premises to substantially the same condition as before the casualty. If Landlord chooses to restore and does not substantially restore the leased premises within the time required, Tenant may terminate this lease.

D. If Landlord notifies Tenant that Landlord cannot substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss, Landlord may: (1) choose not to restore and terminate this lease; or (2) choose to restore, notify Tenant of the estimated time to restore, and give Tenant the option to terminate this lease by notifying Landlord within 10 days.
E. If this lease does not terminate because of a casualty loss, rent will be reduced from the date Tenant notifies Landlord of the casualty loss to the date the leased premises are substantially restored by an amount proportionate to the extent the leased premises are unusable.

29. CONDEMNATION: If after a condemnation or purchase in lieu of condemnation the leased premises are totally unusable for the purposes stated in this lease, this lease will terminate. If after a condemnation or purchase in lieu of condemnation the leased premises or Property are partially unusable for the purposes of this lease, this lease will continue and rent will be reduced in an amount proportionate to the extent the leased premises are unusable. Any condemnation award or proceeds in lieu of condemnation are the property of Landlord and Tenant has no claim to such proceeds or award. Tenant may seek compensation from the condemning authority for its moving expenses and damages to Tenant's personal property.

30. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, reasonable attorney's fees, and all other costs of litigation from the nonprevailing party.

31. REPRESENTATIONS:

A. Tenant's statements in this lease and any application for rental are material representations relied upon by Landlord. Each party signing this lease represents that he or she is of legal age to enter into a binding contract and is authorized to sign the lease. If Tenant makes any misrepresentation in this lease or in any application for rental, Tenant is in default.

B. Landlord is not aware of any material defect on the Property that would affect the health and safety of an ordinary person or any environmental hazard on or affecting the Property that would affect the health or safety of an ordinary person, except: none

C. Each party and each signatory to this lease represents that: (1) it is not a person named as a Specially Designated National and Blocked Person as defined in Presidential Executive Order 13224; (2) it is not acting, directly or indirectly, for or on behalf of a Specially Designated and Blocked Person; and (3) it is not arranging or facilitating this lease or any transaction related to this lease for a Specially Designated and Blocked Person. Any party or any signatory to this lease who is a Specially Designated and Blocked person will indemnify and hold harmless any other person who relies on this representation and who suffers any claim, damage, loss, liability or expense as a result of this representation.

32. BROKERS:

A. The brokers to this lease are:

<table>
<thead>
<tr>
<th>Coordinating Broker</th>
<th>License No.</th>
<th>Principal Broker</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>none</td>
<td></td>
<td>none</td>
<td></td>
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</table>

Address

Phone

Fax

E-mail

Coordinating Broker represents Tenant.

Principal Broker: (Check only one box)

☐ represents Landlord only.
☐ represents Tenant only.
☐ is an intermediary between Landlord and Tenant.

(TAR-2101) Initiated for Identification by Tenant: , and Landlord: ,
B. Fees:

☐ (1) Principal Broker's fee will be paid according to: (Check only one box).
   ☐ (a) a separate written commission agreement between Principal Broker and:
       ☐ Landlord ☐ Tenant.
   ☐ (b) the attached Addendum for Broker's Fee.

☐ (2) Cooperating Broker's fee will be paid according to: (Check only one box).
   ☐ (a) a separate written commission agreement between Cooperating Broker and:
       ☐ Principal Broker ☐ Landlord ☐ Tenant.
   ☐ (b) the attached Addendum for Broker's Fee.

33. ADDENDA: Incorporated into this lease are the addenda, exhibits and other information marked in the
Addenda and Exhibit section of the Table of Contents. If Landlord's Rules and Regulations are made part
of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at its discretion,
amend from time to time.

34. NOTICES: All notices under this lease must be in writing and are effective when hand-delivered, sent by
mail, or sent by facsimile transmission to:

Tenant at the leased premises,
and a copy to: San Patricio County
                        Address: __________________________________________
                        Phone: ___________________________ Fax: _______________________
☐ Tenant also consents to receive notices by e-mail at: __________________________

Landlord at: Sinton 4A Development Corporation
                        Address: 301 E. Market St. PO Box 1395 Sinton, Tx 78387
                        Phone: 361-364-2281 Fax: 361-394-3781
and a copy to: __________________________________________
                        Address: _____________________________________
                        Phone: ___________________________ Fax: _______________________
☐ Landlord also consents to receive notices by e-mail at: sintonmanager@sintonlaxas.org

35. SPECIAL PROVISIONS:
36. AGREEMENT OF PARTIES:

A. Entire Agreement: This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.

B. Binding Effect: This lease is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, successors, and permitted assigns.

C. Joint and Several: All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its renewal, or its termination is binding on all Tenants.

D. Controlling Law: The laws of the State of Texas govern the interpretation, performance, and enforcement of this lease.

E. Severable Clauses: If any clause in this lease is found invalid or unenforceable by a court of law, the remainder of this lease will not be affected and all other provisions of this lease will remain valid and enforceable.

F. Waiver: Landlord's delay, waiver, or non-enforcement of acceleration, contractual or statutory lien, rental due date, or any other right will not be deemed a waiver of any other or subsequent breach by Tenant or any other term in this lease.

G. Quiet Enjoyment: Provided that Tenant is not in default of this lease, Landlord covenants that Tenant will enjoy possession and use of the leased premises free from material interference.

H. Force Majeure: If Landlord's performance of a term in this lease is delayed by strike, lock-out, shortage of material, governmental restriction, riot, flood, or any cause outside Landlord's control, the time for Landlord's performance will be abated until after the delay.

I. Time: Time is of the essence. The parties require strict compliance with the times for performance.

Brokers are not qualified to render legal advice, property inspections, surveys, engineering studies, environmental assessments, tax advice, or compliance inspections. The parties should seek experts to render such services. READ THIS LEASE CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Landlord</th>
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</thead>
<tbody>
<tr>
<td>By San Patricio County</td>
<td>By Sinton 4A Development Corporation</td>
</tr>
<tr>
<td>Printed Name</td>
<td>Printed Name Edward Adams</td>
</tr>
<tr>
<td>Title</td>
<td>Title President</td>
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<td>By</td>
<td>By</td>
</tr>
<tr>
<td>Printed Name</td>
<td>Printed Name John Hobson</td>
</tr>
<tr>
<td>Title</td>
<td>Title City Manager</td>
</tr>
</tbody>
</table>

(TAR-2101) Brought to you by OpenDocs.com
Exhibit A

Lease of 1300 E Sinton St., Suite C
Sinton, TX 78387

Landlord: Sinton 4A Economic Development Corporation
Tenant: San Patricio County

Leased Area: 15,840 Square Feet
Term: Five (5) years
Rent: $63,360 annually at $4.00 per square foot. ($5,280 per month)

Renewal Options: Two five-year options to renew with the first renewal option at $5 per square foot and the second renewal option at $5.75 per square foot.

- All renovations and improvements shall comply with applicable building codes and permit requirements. Renovations and improvements shall be at the expense of San Patricio County.
MINUTES
CITY OF SINTON
SINTON 4A & 4B ECONOMIC DEVELOPMENT CORPORATION JOINT MEETING
DATE: November 17, 2020 TIME: 5:30 P.M.
CITY HALL

The Sinton 4A & 4B Economic Development Corporation Joint Meeting was called to order at 5:30 p.m. on November 17, 2020, by Edward Adams. The meeting was chaired by Edward Adams for the Sinton 4A Board and Tim Rogers for the Sinton 4B Board.

ROLL CALL

Sinton 4A Economic Development Board Members
  x  Edward Adams
  ___ Patricia Garcia Vargas
  x  Nathan Lindeman
  x  Danny Davila
  x  Mary Speidel

Sinton 4B Economic Development Board Members
  x  Tim Rogers, Chairperson
  x  Anna Franklin
  x  Mary Speidel
  x  Edward Adams
  x  Gwen Duhart
  ___ Luther Salas

City Staff
  x  John Hobson, City Manager
  x  Desiree Voth, City Attorney
  x  Cathy Duhart, City Secretary

Citizens Present: Mrs. Shannon Adams, Christie Prine

ACTION ITEMS TO BE CONSIDERED

   No questions from 4A and 4B Boards. Mary Speidel moved to approve the Financial Statement for 4B. Edward Adams gave the second. The motion carried 5-0.
   Nathan Lindeman made the motion to approve the Financial Statement for 4A. Danny gave the second. The motion carried 4-0.

2. Discussion and Action on funding from the Sinton 4A ($100,000) and Sixton 4B ($1,000,000) for the Wastewater System Improvements Project.
Mr. Hobson advised that the city has been looking at ways to get the wastewater into the treatment plant. Upgrades are needed at the WWTP intake and pumps to take advantage of the capacity of the WWTP.

The City of Sinton and LNV Engineering have evaluated different alternatives to help alleviate parts of overloading our wastewater system during storm events. Regardless of what we do, we will continue to have an inflow/infiltration issue without replacement of all existing sewer lines. We considered rerouting the Colonia lift station (as proposed in the 2009 Planning and Capacity Study) directly to the WWTP to take some load off the Pirate St. lift station. We looked to upgrade the Chiltipin Lift Station and pipe improvements along W Fulton and W Welder. Finally, we considered the proposed improvement to the headworks at the WWTP. The proposal taken before City Council is to add an additional bar screen (filters out trash in the waste stream) and concrete basin at the headworks.

Upgrade the existing bar screen to handle additional flow. Upgrade the influent structures and piping to accommodate additional flow. As a result of additional flows, we will need to upgrade the chlorine chamber.

Financial impact will be:
- 4A-100,000 (current balance--$492,526)
- 4B-$1,000,000 (current balance $1,453,027)
- WW Capital Improvement Fund--$400,000 (current balance $1,105,761)

Nathan Lindeman made the motion made the motion for 4A to approve the funding for $100,000. The second was made by Danny Davila. The motion carried 4-0.

Anna Franklin made the motion made the motion for 4B to approve the funding for $1,000,000. The second was made by Mary Speidel. The motion carried 5-0.

ADJOURNMENT

Edward Adams made the to adjourn the 4A meeting. The second was made by Mary Speidel. Meeting adjourned.

Mary Speidel made the motion to adjourn the 4B meeting. The second was made by Anna Franklin. Meeting adjourned.

Chairperson Sinton 4A Economic Development Board

Chairperson Sinton Economic Development 4B Board