

FILED FOR RECORD
at 11:50 o'clock a M

JUL 24 2018

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *Jennifer Lindenzweig*

#15,194

Commercial Lease

This lease is made between Vernon C. Bench, 569 FM 1564 E, Greenville, TX herein called Lessor and Hunt County, Texas, herein called Lessee.

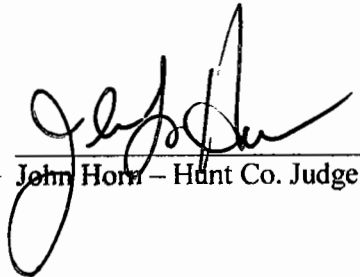
Lessee hereby offers to lease the premises at 4907 Stonewall (Unit A), Greenville, Texas upon the following terms and conditions:

1. **Terms and Rent:** Lessor devises the property for a term of twelve months commencing on July 24th, 2018 at the annual rent of \$9,600 payable in monthly installments of \$800 in advance on the first day of each month during the term of this lease, as well as a pro-rata share of the taxes for the portion of the property leased based on square feet of the building space under lease. All lease payments shall be made to Lessor at the address listed above. Lessor may terminate this lease before the end of the 12-month period with three months' notice if Hunt County's contract with the State of Texas for Health Department services is terminated for any reason.
2. **Use:** Lessee shall use and occupy the premises for office and storage space. The premise will be used for no other purpose.
3. **Care and Maintenance:** Lessor confirms that the HVAC and other building systems are currently in working order. Lessor will furnish and maintain heating and cooling equipment and will maintain structural walls, parking lot and building's exterior. All other expenses including light bulbs and cleaning will be the responsibility of the Lessee.
4. **Alterations:** Lessee will not, without first obtaining the approval of the Lessor, make any alterations, additions or improvements in, to or about the premises.
 - a. Lessee will be allowed to paint the interior of space and add wiring necessary for IT purposes.
 - b. Landlord will replace the existing flooring at the beginning of this lease.
5. **Assignment and Subletting:** Lessee shall not assign the lease or sublet any portion of the premise without consent of Lessor, which will not be unreasonably withheld. This lease is specifically subject to / contingent upon a sublease being entered into between Lessee and the Hunt County, Texas Health Department Medical Services, which will not need prior approval of the Lessor.
6. **Utilities:** All applications for and connections for necessary utility services will be made in the name of the Lessee only, and Lessee shall be solely responsible for utility charges as they become due, including but not limited to charges for electricity, water and telephone services.
7. **Entry and inspection:** Lessee shall let Lessor enter into the premises at reasonable times and with reasonable notice for the purpose of inspecting the property and will permit Lessor at any time within 30 days prior to termination of this lease, to put 'For Lease' signs on the property and permit prospective lessees to inspect the property. Any entry and inspection may occur only after at least 72-hours' notice is given to protect patient confidentiality and security.
8. **Indemnification of Lessor:** Subject to the limitations and requirements of state law, Lessor shall not be liable for any damage or injury to Lessee, or to any

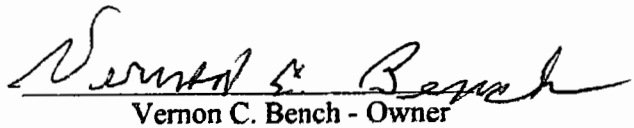
person, or to any property, which occurs on the devised property; and Lessee covenants and agrees to hold Lessor harmless or any claims or damages, unless caused by the negligence of the Lessor.

9. Security Deposit: Lessee shall deposit with the lessor a Security Deposit in the amount of \$800 along with the first month's lease payment. Such sum shall be returned to the Lessee after the expiration of this lease, provided the Lessee has fully and faithfully carried out all its terms.
10. Option to renew: Provided that Lessee is not in default in their performance of this lease, Lessee shall have the option to renew the lease for an additional (12) twelve months commencing at the expiration of this lease. All the terms and conditions of this lease shall apply during the extended term except that the monthly lease amount will be negotiable.
11. Ordinances and Statutes: Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force or which hereafter be in force, pertaining to the occasioned by or effecting the use thereof by Lessee.
12. Attorney Fees: In case suit should be brought for recovery of the premises, or for any sum due thereunder, or because of any that may arise out of the possession of the premise, by either party, the prevailing party shall be entitled to all cost incurred in connection with such action including a reasonable attorney's fees.
13. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.
14. The forgoing constitutes the entire agreement between the parties and may be modified only in writing signed by both parties

Signed this 24 day of July, 2018



John Horn - Hunt Co. Judge



Vernon C. Bench - Owner