

18,150

FILED FOR RECORD
at 1:30 o'clock P M

MAY 09 2023

LEASE RENEWAL AGREEMENT

By BECKY LANDRUM
County Clerk, Hunt County, Tex.

This Lease Renewal is made and entered into May 9, 2023 between HUNT COUNTY, TEXAS, (the County”) and, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (“NCTCOG”).

The County and NCTCOG are parties to the Office Lease Agreement dated January 2003, the First Addendum dated March 10, 2003, the Second Addendum dated March 28, 2013, and the Third Addendum dated March 1, 2016.

The term of the Lease is renewed for 24 months, from June 1, 2023, through May 31, 2025, for the premises comprised of the currently-leased portions of the 2nd and 3rd floors of the Paul Mathews Exchange Building in accordance with the schedule below:

AGENCY	TERM	ANNUAL RATE / SQ. FT.
NCTCOG	6/1/23 – 5/31/24	\$19.92
NCTCOG	6/1/24 – 5/31/25	\$20.32

The monthly rental rate is subject to the escalated Full Service Rental Rate of 2% per year.

The premises leased under this lease extension are taken in As-Is Condition with no improvements being requested from NCTCOG or promised by lessor, the County.

NCTCOG may exercise a Termination Option to terminate the lease prior to its expiration at any time throughout the lease term with a 90-day notice to landlord at the following notice address:

Hunt County Judge
2507 Lee St., 2nd Floor
Greenville, Texas 75401

Commission to Avison Young-Dallas LLC- Upon execution of this Lease Renewal Agreement, Avison Young-Dallas LLC shall be paid a 4.5% cash-out commission based on the Base Rent. The County shall pay the commission based on 90 days of the then current Annual Rate/SQ. FT. due to the 90-day notice of the Termination Option.

All other terms and conditions of the current lease remain the same and continue in full force and effect.

APPROVED:

NCTCOG

DocuSigned by:

Mike Eastland 15/2023

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Mike Eastland, Executive Director

North Central Texas Council of Governments

APPROVED:

HUNT COUNTY

[Handwritten Signature]

The Honorable Bobby W. Stovall
Hunt County Judge