

FIRST EXTENSION OF LEASE AGREEMENT

THIS FIRST EXTENSION OF LEASE AGREEMENT (the “First Extension Agreement”) is entered into by and between RULICA/ANGLETON, LLC a Texas limited liability company d/b/a Central Brazoria County Business Park, as “Landlord” and Brazoria County on behalf of Brazoria County WIC as “Tenant”.

RECITALS:

WHEREAS, by Lease Agreement dated September 22, 2020 Landlord leased to Tenant and Tenant leased from Landlord for the rental and the terms and conditions set forth therein, approximately 1,463 square feet of Net Rentable Area (the “Leased Premises”) as outlined on Exhibit A of the Lease Agreement in the office building situated on the tract or parcel of land outlined on Exhibit “B” of the Lease Agreement (both exhibits being incorporated herein for all purposes by this reference);

WHEREAS, the term of the Lease Agreement, as provided in the Lease Agreement (“Original Term”) expires as of October 31, 2025; and

WHEREAS, Landlord and Tenant desire to extend the term of the Lease Agreement, subject to the terms and provisions of this First Extension Agreement;

NOW, THEREFORE, this instrument:

WITNESSETH

1.

FIRST EXTENDED TERM

Landlord and Tenant do hereby agree that the term of the Lease Agreement, which expires as of October 31, 2025 is hereby extended for an additional period of twelve (12) full calendar months (the “First Extended Term”). The First Extended Term shall commence effective on November 01, 2025 and shall terminate at midnight on October 31, 2026 unless sooner terminated pursuant to the terms and provisions of the Lease Agreement. After the expiration of the First Extended Term, the Lease Agreement shall automatically renew for four (4) additional and successive but distinct one (1) year terms. Notwithstanding the preceding, either party may terminate the Lease Agreement at the end of any then current one (1) year term by providing written notice to the other party of its intent to terminate at least thirty (30) days prior to the expiration of the then current one (1) year term, where if written notice is provided pursuant to this section said termination shall become effective upon the expiration of the then current one (1) year term. Effective November 01, 2025, all references in the Lease Agreement to the phrase “Lease Term”, “Term of this Lease” or “Term” shall refer to the period which encompasses both the Original Term provided by the Lease Agreement and the First Extended Term provided by this First Extension Agreement. All terms and provisions of the Lease Agreement, as amended or modified hereby, shall apply during the First Extended Term except as expressly provided herein.

2.

RENT

A. Base Rent. As Base Rent for the Lease and use of the Demised Premises during the First Extended Term, Tenant will pay Landlord, at the time and in the manner presently provided in the Lease Agreement for the payment of Base Rent, the following amounts per month, monthly, in advance, for each month comprising the First Extended Term:

1. Beginning on November 01, 2025 and extending through October 31, 2030, the sum of \$2,560.25 per month;

3.

MISCELLANEOUS

All of the terms and provisions of this First Extension Agreement shall become effective immediately upon the full and complete execution of this instrument by all parties hereto, and shall

terminate, upon the expiration of the First Extended Term, or the earlier termination or cancellation thereof. Paragraph captions and subparagraph headings are for convenient reference only, and shall have no legal effect.

All terms and provisions of the Lease Agreement not otherwise modified by this First Extension Agreement shall remain in full force and effect, according to the terms thereof. The parties hereto hereby ratify and confirm the Lease Agreement, as modified and amended by the terms of this First Extension Agreement.

The provisions of this First Extension Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties, but this provision shall not otherwise alter any restriction contained within the Lease Agreement concerning assignment and subletting by Tenant.

EXECUTED in multiple counterparts, each of which shall have the full force and effect of an original, on the _____ day of _____, 2025. Signed counterparts of this instrument may be delivered by facsimile and electronic mail, and such reproductions will, for all purposes, be deemed to be the original signature of such party whose signature it reproduces and will be binding upon such party.

LANDLORD:

RULICA/ANGLETON, LLC, a Texas
limited liability Company d/b/a **CENTRAL**
BRAZORIA COUNTY BUSINESS
PARK

By: _____
Name: Mike Latimer
Title: Manager

TENANT:

BRAZORIA COUNTY ON BEHALF OF
BRAZORIA COUNTY WIC

By: _____

Name: L.M. "Matt" Sebesta, Jr.
Title: Brazoria County Judge
ADDRESS: 237 East Locust, Suite 401
Angleton, Texas 77515