

STATE OF TEXAS

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COUNTY OF TRAVIS

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**CONTRACT FOR COMMERCIAL GROUND LEASE
AMENDMENT 2 to CONTRACT # CON0001339**

The Board of Directors of the Texas Juvenile Justice Department, acting as Trustee of the John C. Wende Trust, hereinafter Lessor, and the Wee St. Andrews Mini-Golf, Inc., dba Peter Pan Mini-Golf, [REDACTED], hereinafter Lessee, acknowledge that they have previously entered into a contract for the provision of commercial ground lease for the period of April 1, 2019, through September 30, 2024. This contract is identified as Contract Number CON0001339.

Service Provider represents and warrants that the individual signing this Amendment is authorized to sign this document on behalf of Lessee and to bind Lessee under this Amendment.

The parties hereto agree to be bound by the terms of the existing contract and amendments, if any, agreeing that the current provisions, terms, and conditions shall remain in full force and effect up until the date of termination and to remain bound by any terms or requirements that survive contract termination.

Pursuant to 28. Amendment, the contract may be amended and to reflect the following revisions. Therefore, the parties agree to amend Contract Number CON0001339 as follows:

- 1. The Lease Term is extended for six months and is revised as follows:

“3. Lease Term. The term of this Lease shall be for six (6) months, beginning on October 1, 2024, and terminating March 31, 2025, at 12:00 PM midnight. A "Lease Year" is defined as April 1st through March 31st of the following year. Extension of the Lease term may be effected through Lease amendment.”

- 2. Notices information is revised as follows:

“25. Notice. Notices shall be addressed as follows:

Lessor:
Texas Juvenile Justice Department
Trustee of the John C. Wende Trust
Attn: Office of General Counsel
1801 N. Congress Ave. Suite 13.1400
Austin, Texas 78701

Lessee:
Wee St. Andrew Mini-Golf, Inc.
Attn: Julio Massad
[REDACTED]

Notices to be provided will be made via certified mail, return receipt requested. Lessee shall provide notice to Lessor immediately in advance of any significant change affecting Lessee, including, but not limited to, change of name or identity or change of ownership or control. Each Party will notify the other Party of any change of address.”

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as of the day and year last below written.

For Lessor:

[Redacted Signature]

The Honorable David "Scott" Matthews,
Chairman
Texas Juvenile Justice Department Board, as
Trustees of the Wende Trust

08/26/2024
Date:

For Lessee:

[Redacted Signature]

Julio Massad, Manager
Wee St. Andrews Mini-Golf, Inc

Aug 28, 2024
Date: