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## LEASE RENEWAL & ADD SPACE AMENDMENT

Lease: 1654 Fort Worth  
 Term: 08/01/2001 through 02/28/2021

This Lease Renewal & Add Space Amendment is made and entered into between the LESSOR, PATTERSON GROUP ENTERPRISES, LLC, and LESSEE, STATE OF TEXAS acting by and through the Texas Facilities Commission, for and on behalf of the occupying agency, the Texas Juvenile Justice Division (TJJD).

Effective February 15, 2020 through February 28, 2026, the Texas Facilities Commission hereby adds 2,997 square feet of usable space to the Texas Juvenile Justice Division (TJJD), at \$23.25 annual rate per square foot, for an additional rent amount of \$5,806.69 per month.

The term of the Lease is renewed for 60 months, from March 1, 2021 through February 28, 2026, for the leased premises comprised of 5,997 square feet of space at \$23.25 annual rate per square foot for a total of \$11,619.19 per month. in accordance with the schedule below:

AGENCY	TERM	SQ. FT. OCCUPIED	ANNUAL RATE/SQ. FT.	COST PER MONTH
TJJD	11/01/2018 – 01/31/2020	3,000	\$17.35	\$4,338.70
TJJD	02/01/2020 – 02/14/2020	3,000	\$17.35	\$2,094.54
TJJD	02/15/2020 – 02/29/2020	3,000	\$17.35	\$2,244.16
TJJD (Add Space)	02/15/2020 – 02/29/2020	<u>2,997</u>	\$23.25	<u>\$3,003.46</u>
Total		5,997		\$5,247.62
TJJD	03/01/2020 – 02/28/2021	3,000	\$17.35	\$ 4,338.70
TJJD (Add Space)	03/01/2020 – 02/28/2021	<u>2,997</u>	\$23.25	<u>\$ 5,806.69</u>
Total		5,997		\$10,145.39
TJJD	03/01/2021 – 02/28/2026	5,997	\$23.25	\$11,619.19

ALL CONSTRUCTION, REPAIRS AND ALTERATIONS of the ADD SPACE shall be completed by Lessor 30 days prior to February 15, 2020. Lessee shall have full access to the premises during that period, at no charge to Lessee, in order to prepare the Premises for occupancy by February 15, 2020. All non-economic terms and conditions of the lease shall be in force. Lessee may do whatever is necessary during said period to ensure it is able to commence normal business operations on February 15, 2020.

**Texas Facilities Commission**

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★

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At Lessor's expense, the Lessor agrees to make the following upgrades to the Add Space prior to January 15, 2020:

1. Paint interior walls;
2. Replace carpet;
3. Replace any damaged or stained ceiling tiles; and
4. Repair the AC unit located at this portion of the leased Premises.

In addition, Lessor agrees to make the following upgrades to the existing space prior to March 1, 2021:

1. Paint interior walls and
2. Replace carpet.

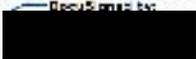
Lessor shall be responsible for moving furniture and equipment as needed for the carpet replacement and painting.

Occupying Agency shall select carpet and paint colors from options provided by Lessor.

Lessor agrees that the Add Space portion of this lease will be eligible for its next CPI Escalation increase on August 1, 2020. Escalations for future increases for the Add Space shall be based on the anniversary date of the Add Space and shall be calculated as described in the CPI Escalation Clause of the lease.

All other terms and conditions of the Lease remain the same and continue in full force and effect. This Lease Renewal & Add Space Amendment is by mutual agreement between Lessee and Lessor.

TEXAS FACILITIES  
COMMISSION APPROVED:



Mike Novak, Executive Director  
Texas Facilities Commission

Date: 12/17/2019 | 12:28 PM CST

APPROVED BY:



Patterson Group Enterprises, LLC  
By: Donald W. Patterson

Date: Dec 12 2019

cc: Jeanette Vrabel, Texas Juvenile Justice Division  
Ginna Harris, Texas Department of Licensing and Regulation

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