

TARRANT COUNTY

§
§
§

STATE OF TEXAS

RESOURCE CONNECTION

LEASE AGREEMENT AMENDMENT NO. 4

TARRANT COUNTY HOSPITAL DISTRICT

BY THIS AMENDMENT NO. 4, Court Order 131169, dated the 24th day of September, 2019, by and between Tarrant County, hereinafter referred to as LESSOR, and Tarrant County Hospital District, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. EXHIBIT "D," - RENTAL RATES

Effective October 1, 2024, Tenant shall pay Rent at an annual rate of Eight and 08/100 Dollars (\$8.08) per square foot of Combined USP (46,798 sq ft), Common Area Expense at a rate of One and 57/100 Dollars (\$1.57) per square foot of Combined USP, and Trash compaction and disposal at the annual rate of \$0.10 per square foot of Combined USP. An additional charge for trash compaction and disposal at the premises will be \$100.00 per month for each building (1400 Building and the 2500 Building). Trash collection at the premises will occur three (3) instances per week.

As to Tenant's occupancy at the 1400 Building, Tenant shall pay Utilities at the annual rate of Three and 85/100 Dollars (\$3.85) per Tenant USP (10,540sqft) of occupied space at the 1400 Building. As to Tenant's occupancy at the 2500 Building, Tenant shall pay utilities infrastructure at a rate of \$0.50 per Tenant USP (36,258sqft) and the actual utility used, minus nine percent (9%) of the total amount of utilities used at 2500 Circle Dr. to account for nine percent of the building the tenant vacated April 30, 2024.

The Utilities, Common Area Expenses and Trash compaction and disposal rates charged to Tenant hereunder shall be subject to annual, but no more than annual, reasonable changes to reimburse County for its actual costs to provide such services according to standard industry practices.

Compliance with Laws. In providing the services required by this Agreement, Vendor must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. Vendor shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

Tarrant County Hospital District acknowledges that it is a "governmental entity" and not a "business entity" as those terms are defined in Tex. Gov't Code§ 2252.908, and therefore, no Form 1295 disclosure of interested parties pursuant to Tex. Gov't Code Section 2252.908 is required.

FISCAL FUNDING ACKNOWLEDGMENT

Notwithstanding any language to the contrary, Tenant acknowledges TARRANT COUNTY is a governmental entity and agrees TARRANT COUNTY may terminate this Agreement for future fiscal years if sufficient funding is not appropriated or allocated.

Both parties are in agreement as to the above. All other provisions of the above mentioned Lease Agreement remain in full force and effect. This Amendment is effective upon execution of this addendum.

AGREED TO AND ACCEPTED this ____ day of _____, 2024.

**TARRANT COUNTY
STATE OF TEXAS**

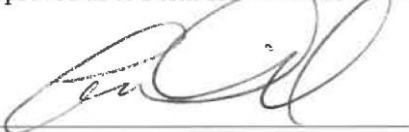
**TARRANT COUNTY HOSPITAL DISTRICT
D/B/A JPS HEALTH NETWORK**

By: _____
Tim O'Hare
County Judge

By: 
067CAFC7B0A2418...
Karen Duncan
President and CEO

APPROVED AS TO FORM:

Approved as to Form for Resource Connection and Commissioners Court:


Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

Approved as to Form for Tarrant County Hospital District d/b/a JPS Health Network:

Name: _____
Title: General Counsel to Tarrant County Hospital District d/b/a
JPS Health Network

EXHIBIT "D"
RENTAL RATE

Effective October 1, 2024, Tenant shall pay Rent at an annual rate of Eight and 08/100 Dollars (\$8.08) per square foot of Combined USF (46,798 sq ft), Common Area Expense at a rate of One and 57/100 Dollars (\$1.57) per square foot of Combined USF, and Trash compaction and disposal at the annual rate of \$0.10 per square foot of Combined USF. An additional charge for trash compaction and disposal at the premises will be \$100.00 per month for each building (1400 Building and the 2500 Building). Trash collection at the premises will occur three (3) instances per week.

As to Tenant's occupancy at the 1400 Building, Tenant shall pay Utilities at the annual rate of Three and 85/100 Dollars (\$3.85) per Tenant USF (10,540sqft) of occupied space at the 1400 Building. As to Tenant's occupancy at the 2500 Building, Tenant shall pay utilities infrastructure at a rate of \$0.50 per Tenant USF (36,258sqft) and the actual utility used, minus nine percent (9%) of the total amount of utilities used at 2500 Circle Dr. to account for nine percent of the building the tenant vacated April 30, 2024.

The Utilities, Common Area Expenses and Trash compaction and disposal rates charged to Tenant hereunder shall be subject to annual, but no more than annual, reasonable changes to reimburse County for its actual costs to provide such services according to standard industry practices.

Sqft	JPS Health South Clinic				
36,258	2500 Circle Drive				
FY25 Resource Connection Occupanc / Cost					
	PerSF		Annual		Monthly
Rent	\$ 8.08		\$ 292,964.64		\$ 24,413.72
Utilities Infrastructure	\$ 0.50		\$ 18,129.00		\$ 1,510.75
Common Area	\$ 1.57		\$ 56,925.06		\$ 4,743.76
Trash	\$ 0.10		\$ 3,625.80		\$ 302.15
Extra Trash			\$ 1,200.00		\$ 100.00
Total	\$ 10.25		\$ 372,844.50		\$31,070.37

Sqft	JPS Health Call Center				
10,540	1400 Circle Drive/Suite 200				
	Per SF		Annual		Monthly
Rent	\$ 8.08		\$ 85,163.20		\$ 7,096.93
Utilities	\$ 3.85		\$ 40,579.00		\$ 3,381.58
Common Area	\$ 1.57		\$ 16,547.80		\$ 1,378.98
Trash	\$ 0.10		\$ 1,054.00		\$ 87.83
Extra Trash			\$ 1,200.00		\$ 100.00
Total	\$ 13.60		\$ 144,544.00		\$ 12,045.33