

TARRANT COUNTY §
§
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 11
NORTHERN TRINITY GROUNDWATER
CONSERVATION DISTRICT**

BY THIS AMENDMENT NO. 11, Court Order 119201, dated the 12th day of December 2014, by and between Tarrant County, hereinafter referred to as LESSOR, and Northern Trinity Groundwater Conservation District, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 16, Exhibit "D" RENTAL RATES

The Annual Occupancy Rate starting October 1, 2024, for the Lease shall be Fifteen Dollars and Twenty - Seven Cents (\$15.27) per square foot for space located in building 1100. Storage space in building 2300 shall have a rental rate of Thirteen Dollars and Sixty Cents (\$13.60) per square foot. Rental rates shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Rent shall be paid monthly in accordance with Article III of the Lease.

Compliance with Laws. In providing the services required by this Agreement, Tenant 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. Tenant shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

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.

Either party may terminate this Lease, during the original or renewal terms, upon delivery of written notice to the Tenant or the County setting forth the date of any such termination ("Termination Date") not later than ninety (90) days prior to any such Termination Date.

Northern Trinity Groundwater Conservation 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.

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.

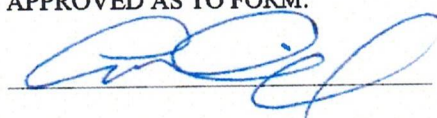
**TARRANT COUNTY
STATE OF TEXAS**

By: _____
Tim O'Hare
County Judge

**NORTHERN TRINITY GROUNDWATER
CONSERVATION DISTRICT**

By: 
Authorized Agent

APPROVED AS TO FORM:



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.

EXHIBIT "D"
RENTAL RATE

The Annual Occupancy Rate starting October 1, 2024, for the Lease shall be Fifteen Dollars and Twenty - Seven Cents (\$12.27) per square foot for space located in building 1100. Storage space in building 2300 shall have a rental rate of Thirteen Dollars and Sixty Cents (\$13.60) per square foot. Rental rates shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Rent shall be paid monthly in accordance with Article III of the Lease.

SqFt	Northern Trinity Groundwater Conservation District				
473	1100 Circle Drive/Suite 300				
FY25 Resource Connection Occupancy Cost					
	Per SF		Annual		Monthly
Rent	\$ 8.08		\$ 3,821.84		\$ 318.49
Utilities	\$ 3.85		\$ 1,821.05		\$ 151.75
Common					
Area	\$ 1.57		\$ 742.61		\$ 61.88
Janitorial	\$ 1.67		\$ 789.91		\$ 65.83
Trash	\$ 0.10		\$ 47.30		\$ 3.94
Total	\$ 15.27		\$ 7,222.71		\$ 601.89

SqFt	Northern Trinity Groundwater Conservation District - Storage			
83	2300 Storage			
	Per SF		Annual	Monthly
Rent	\$ 8.08		\$ 670.64	\$ 55.89
Utilities	\$ 3.85		\$ 319.55	\$ 26.63
Common				
Area	\$ 1.57		\$ 130.31	\$ 10.86
Janitorial			\$ -	\$ -
Trash	\$ 0.10		\$ 8.30	\$ 0.69
Total	\$ 13.60		\$ 1,128.80	\$ 94.07