

TARRANT COUNTY

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STATE OF TEXAS

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**RESOURCE CONNECTION**

**LEASE AGREEMENT AMENDMENT NO. 10**

**TARRANT COUNTY MASTER GARDENERS  
ASSOCIATION**

**BY THIS AMENDMENT NO. 10**, Court Order 124235, dated the 10<sup>th</sup> day of January 2017, by and between Tarrant County, hereinafter referred to as LESSOR, and Tarrant County Master Gardeners Association, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

Page 15, Exhibit "C", LEASE TERM

The Commencement Date of the Amended Lease shall be January 1, 2025. The Term of the lease shall begin on the Commencement Date. At the end of the original Term this Lease shall automatically renew for a Renewal Term of one (1) year on the anniversary date of the original Term for each of the next succeeding two (2) years following the expiration of the original Term, provided, however, that either party may terminate this Lease, during the original Term or any Renewal Term, upon the delivery of written notice delivered 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. This change to Exhibit C is effective January 1, 2025.

Page 16, Exhibit "D", RENTAL RATES

Effective October 1, 2024, the Annual Rental Rate of the Lease shall be Fifteen Dollars and Twenty-Seven Cents (\$15.27) per square foot. The utility rate for the shed with bathroom shall be Three Dollars and Eighty-Five Cents (\$3.85) per square foot.

Tarrant County Master Gardeners Association, a non-profit organization, acknowledges and agrees that it has fully, accurately, and completely disclosed all interested parties in the attached Form 1295, and has acknowledged the completeness of this disclosure by filing the Form 1295, attached Exhibit, with the Texas Ethics Commission as required by law.

**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.

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.

SIGNED AND EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

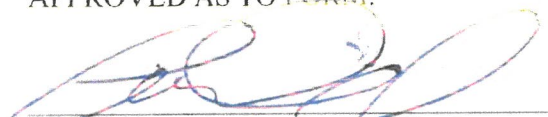
**COUNTY OF TARRANT  
STATE OF TEXAS**

By: \_\_\_\_\_  
Tim O'Hare  
County Judge

**TARRANT COUNTY MASTER GARDENERS  
ASSOCIATION**

By: Raymond J. Monell  
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 RATES**

Effective October 1, 2024, the Annual Rental Rate of the Lease shall be Fifteen Dollars and Twenty-Seven Cents (\$15.27) per square foot. The utility rate for the shed with bathroom shall be Three Dollars and Eighty-Five Cents (\$3.85) per square foot.

SqFt	Master Gardeners Association			
2,200	1801 Circle Dr.			
FY25 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 8.08		\$ 17,776.00	\$ 1,481.33
Utilities	\$ 3.85		\$ 8,470.00	\$ 705.83
Common Area	\$ 1.57		\$ 3,454.00	\$ 287.83
Janitorial	\$ 1.67		\$ 3,674.00	\$ 306.17
Trash	\$ 0.10		\$ 220.00	\$ 18.33
Total	\$ 15.27		\$ 33,594.00	\$ 2,799.50

SqFt	Master Gardeners Shed with Bathroom			
662	1801 Circle Dr./Green Shed			
Shed with Bathroom				
	Per SF		Annual	Monthly
Utilities	\$ 3.85		\$ 2,548.70	\$ 212.39
Total	\$ 3.85		\$ 2,548.70	\$ 212.39

**EXHIBIT "C"**  
**LEASE TERM**

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