

TARRANT COUNTY §
STATE OF TEXAS §

RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 12
RW BOSS HEALTH MASTERS HOMECARE, INC.

BY THIS AMENDMENT NO. 12, Court Order 115554, dated the 9th day of July 2013, by and between Tarrant County, hereinafter referred to as LESSOR, and RW Boss Health Masters Homecare, Inc., hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 14, Exhibit "C" LEASE TERM

The Commencement Date of the Amended Lease shall be November 1, 2024. 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.

2. Page 15, 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 1200 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.

RW Boss Health Masters Homecare, Inc., 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, with the Texas Ethics Commission as required by law.

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

RW BOSS HEALTH MASTERS HOMECARE, INC.

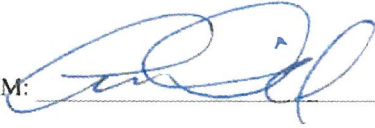
By: _____

Tim O'Hare
County Judge

By: _____


Robert Boss

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 "C"
LEASE TERM

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EXHIBIT "D"
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SqFt	Health Masters Homecare, Inc.			
1,200	1100 Circle Drive/Suite 200			
FY25 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 8.08		\$ 9,696.00	\$ 808.00
Utilities	\$ 3.85		\$ 4,620.00	\$ 385.00
Common Area	\$ 1.57		\$ 1,884.00	\$ 157.00
Janitorial	\$ 1.67		\$ 2,004.00	\$ 167.00
Trash	\$ 0.10		\$ 120.00	\$ 10.00
Total	\$ 15.27		\$ 18,324.00	\$ 1,527.00
SqFt	Health Masters Homecare, Inc. Storage			
147	1200 Circle Drive/Suite 301A			
Storage				
	Per SF		Annual	Monthly
Rent	\$ 8.08		\$ 1,187.76	\$ 98.98
Utilities	\$ 3.85		\$ 565.95	\$ 47.16
Common Area	\$ 1.57		\$ 230.79	\$ 19.23
Janitorial			\$ -	\$ -
Trash	\$ 0.10		\$ 14.70	\$ 1.23
Total	\$ 13.60		\$ 1,999.20	\$ 166.60