

TARRANT COUNTY

§

RESOURCE CONNECTION

§

LEASE AGREEMENT AMENDMENT NO. 9

STATE OF TEXAS

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**AUTISTIC TREATMENT CENTER, INC. D/B/A
AUTISM TREATMENT CENTER**

BY THIS AMENDMENT NO. 9, Court Order 112984 dated the 12th day of June, 2012, by and between Tarrant County, hereinafter referred to as LESSOR, and Autistic Treatment Center, Inc. d/b/a Autism Treatment Center, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 14, Exhibit "C" RENTAL RATES

Effective October 1, 2023, the Annual Rental Rate of the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot.

Autism Treatment Center, 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 as Exhibit F, with the Texas Ethics Commission as required by law.

Autism Treatment Center verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. The term "boycott Israel" is as defined by Texas Government Code Section 808.001, effective September 1, 2017.

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 8th day of August, 2023.

COUNTY OF TARRANT
STATE OF TEXAS

AUTISTIC TREATMENT CENTER, INC.

By: _____
Tim O'Hare
County Judge

By: Neil Massey
Authorized Agent

APPROVED AS TO FORM:

A handwritten signature in dark ink, appearing to be "J. M. [unclear]", written over a horizontal line.

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

Effective October 1, 2023, the Annual Rental Rate of the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot.

SqFt	Autism Treatment Center
2,943	1100 Circle Drive/Suite 100

FY24 Resource Connection Occupancy Cost			
	Per SF	Annual	Monthly
Rent	\$ 7.74	\$ 22,778.82	\$ 1,898.24
Utilities	\$ 3.75	\$ 11,036.25	\$ 919.69
Common Area	\$ 1.06	\$ 3,119.58	\$ 259.97
Janitorial	\$ 1.61	\$ 4,738.23	\$ 394.85
Trash	\$ 0.10	\$ 294.30	\$ 24.53
Total	\$ 14.26	\$ 41,967.18	\$ 3,497.27

**Construction/Alteration/Repair Payment and Performance Bond
Addendum to Tarrant County Lease Contracts
Entered Into on or After September 1, 2023**

This Addendum relates to the following contract: Autistic Treatment Center, Inc.
d/b/a Autism Treatment Center

For All Leases for County Property entered into or renewed on or after September 1, 2023:

Tenant/Lessee hereby agrees that:

- ☒ Tenant/Lessee shall not, during the Term of the Lease, enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property.

OR:

- ☐ Tenant/Lessee intends to enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property, in compliance with Section 2252.909 of the Texas Government Code (added by the 88th Legislature, H.B. 2518) which requires the following:

The Tenant/Lessee's contract with said contractor must include a condition that the contractor:

- (1) execute a payment bond that conforms with Section 53.202 of the Texas Property Code; and
- (2) execute a performance bond in an amount equal to the amount of the contract for the protection of the County and conditioned on the faithful performance of the contractor's work in accordance with the plans, specifications, and contract documents.

The Tenant/Lessee must provide to the County a written notice of commencement for the construction, alteration, or repair of an improvement to Leased Property (the "Notice of Commencement") consistent with Section 2252.909 and the statutes incorporated therein at least 90 days before the date the construction, alteration, or repair of any improvement to the Leased Property begins.

The required Notice of Commencement must:

- (1) identify the public property where the work will be performed;
- (2) describe the work to be performed;
- (3) state the total cost of the work to be performed;
- (4) include copies of the performance and payment bonds required under Section 2252.909(b); and
- (5) include a written acknowledgment signed by the contractor stating that copies of the required performance and payment bonds will be provided to all subcontractors not later than the fifth day after the date a subcontract is executed.

On or before the 10th day after the date the County receives a written Notice of Commencement required under Section 2252.909(b)(2), the County may notify the Tenant/Lessee that the construction, alteration, or repair may not proceed.

Be advised that Section 2252.909(e) provides as follows: "A person commits an offense if the person materially misrepresents information in a notice of commencement. An offense under this subsection is a Class A misdemeanor."

For purposes of any notice required by Section 2252.909, including the Notice of Commencement and copies of required bonds, any communications regarding the construction, alteration, or repair of an improvement to Leased Property shall be provided in writing to the County at the following contact point:

Jamie Willis, 1100 Circle Dr., Fort Worth, TX 76119, 817-531-7600

**COUNTY OF TARRANT
STATE OF TEXAS**

**AUTISTIC TREATMENT CENTER
INC. d/b/a AUTISM TREATMENT
CENTER**

By: _____
Tim O'Hare
County Judge

By: Neil Massey
Authorized Agent

Signed on _____

Signed on August 8, 2023

~~APPROVED AS TO FORM FOR TARRANT COUNTY RESOURCE CONNECTION:~~

[Signature]
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.

Tenant Certification Addendum to Tarrant County Contracts
Entered into on or After September 1, 2021
Required by New Texas State Laws
[Not required if all contracting parties are governments]

This Addendum relates to the following contract: Autistic Treatment Center Inc.
d/b/a Autism Treatment Center

For All County Contracts Entered into on or after September 1, 2021, Lessee Must Certify:

Lessee is EXEMPT from Certification regarding Energy Companies and Firearm Entities or Firearm Trade Associations:

Tenant is a sole proprietorship OR is a non-profit entity OR Tenant is a company that does NOT have 10 or more full-time employees AND/OR this contract does NOT have a value of \$ 100,000.00 or more that is to be paid wholly or partly from public funds of the governmental entity.

If the Lessee Cannot Certify that it is EXEMPT as Above, Lessee Must Certify as Follows:

Lessee is NOT EXEMPT and Certifies as follows:

Boycott of Energy Companies Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by 87th Legislature, S.B. 13), Lessee verifies that it does not boycott energy companies and will not boycott energy companies during the term of the above-described contract. "Boycott energy company" is defined in Section 809.001(1) (added by 87th Legislature, S.B. 13) and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by subsection (A).

Discrimination against Firearm Entities or Firearm Trade Associations Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by 87th Legislature, S.B. 19), Lessee verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the above-described contract] against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" is defined in Section 2274.001(3) (added by 87th Legislature, S.B. 19) and means, with respect to the entity or association, to: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; the term *does not include*: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing

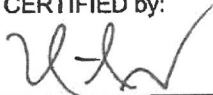
or selling of ammunition, firearms, or firearm accessories; and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship: (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

Lessee Hereby Certifies (Mark Applicable Certification):

☒ Lessee is EXEMPT from Certification as set out above.

☐ Lessee is NOT EXEMPT from Certification as set out above, and Lessee Certifies that it does not and will not Boycott Energy Companies and that it does not and will not engage in prohibited Discrimination against Firearm Entities or Firearm Trade Associations.

CERTIFIED by:



Signature of Certifying Person

NEIL MASSEY

Printed Name of Certifying Person

CHIEF OPERATING OFFICER

Title of Certifying Person

ARTISTIC TREATMENT CENTER

Name of Lessee

8/8/2023

Date Certified

TARRANT COUNTY §
§
STATE OF TEXAS §

**RESOURCE CONNECTION
INTERLOCAL AGREEMENT AMENDMENT NO. 8
COMMUNITY SUPERVISION AND CORRECTIONS
DEPARTMENT**

BY THIS AMENDMENT NO. 8, Court Order 111997, dated the 17th day of January, 2012, by and between Tarrant County, hereinafter referred to as LESSOR, and Community Supervision and Corrections Department (CSCD), hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. **EXHIBIT "D," RENTAL RATE**

Effective October 1, 2023, the annual Occupancy Cost for the lease will be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses.

Community Supervision and Corrections Department 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.

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 addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 2023.

**COUNTY OF TARRANT
STATE OF TEXAS**

**COMMUNITY SUPERVISION AND
CORRECTIONS DEPARTMENT**

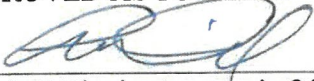
By: _____

Tim O'Hare
County Judge

Signature: Cobi Tittle
Cobi Tittle (Aug 2, 2023 10:07 CDT)

Email: cltittle@tarrantcountytx.gov

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, 2023, the annual Occupancy Cost for the lease will be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses.

SqFt	Community Supervision and Corrections
10,540	1500 Circle Drive/Suite 100

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	
				Monthly
Rent	\$ 7.74		\$ 81,579.60	\$ 6,798.30
Utilities	\$ 3.75		\$ 39,525.00	\$ 3,293.75
Common Area	\$ 1.06		\$ 11,172.40	\$ 931.03
Janitorial	\$ 1.61		\$ 16,969.40	\$ 1,414.12
Trash	\$ 0.10		\$ 1,054.00	\$ 87.83
Total	\$ 14.26		\$ 150,300.40	\$ 12,525.03

TARRANT COUNTY §
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STATE OF TEXAS §

RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 14
GUINN HEALTHCARE TECHNOLOGIES, LLC

BY THIS AMENDMENT NO. 14, Court Order 100222, dated the 27th day of March, 2007, by and between Tarrant County, hereinafter referred to as LESSOR, and Guinn Healthcare Technologies, LLC hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

Page 15, Exhibit "D", RENTAL RATE

Effective October 1, 2023, the Annual Rental Rate of the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot.

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.

Guinn Healthcare Technologies, LLC 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 as Exhibit "F", 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.

SIGNED AND EXECUTED this _____ day of _____, 2023.

COUNTY OF TARRANT
STATE OF TEXAS

GUINN HEALTHCARE
TECHNOLOGIES, LLC

Signature: James Guinn
James Guinn (Jul 25, 2023 17:29 CDT)

Email: tonyg@guinntech.com

Authorized Agent

By: _____
Tim O'Hare
County Judge

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

Effective October 1, 2023, the Annual Rental Rate of the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot.

SqFt	Guinn Healthcare Tech, LLC
1,310	2300 Circle Drive/Suite 2307

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 10,139.40	\$ 844.95
Utilities	\$ 3.75		\$ 4,912.50	\$ 409.38
Common Area	\$ 1.06		\$ 1,388.60	\$ 115.72
Janitorial	\$ 1.61		\$ 2,109.10	\$ 175.76
Trash	\$ 0.10		\$ 131.00	\$ 10.92
Total	\$ 14.26		\$ 18,680.60	\$ 1,556.72

**Construction/Alteration/Repair Payment and Performance Bond
Addendum to Tarrant County Lease Contracts
Entered Into on or After September 1, 2023**

This Addendum relates to the following contract: Guinn Healthcare Technologies, LLC

For All Leases for County Property entered into or renewed on or after September 1, 2023:

Tenant/Lessee hereby agrees that:

- ☒ Tenant/Lessee shall not, during the Term of the Lease, enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property.

OR:

- ☐ Tenant/Lessee intends to enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property, in compliance with Section 2252.909 of the Texas Government Code (added by the 88th Legislature, H.B. 2518) which requires the following:

The Tenant/Lessee's contract with said contractor must include a condition that the contractor:

- (1) execute a payment bond that conforms with Section 53.202 of the Texas Property Code; and
- (2) execute a performance bond in an amount equal to the amount of the contract for the protection of the County and conditioned on the faithful performance of the contractor's work in accordance with the plans, specifications, and contract documents.

The Tenant/Lessee must provide to the County a written notice of commencement for the construction, alteration, or repair of an improvement to Leased Property (the "Notice of Commencement") consistent with Section 2252.909 and the statutes incorporated therein at least 90 days before the date the construction, alteration, or repair of any improvement to the Leased Property begins.

The required Notice of Commencement must:

- (1) identify the public property where the work will be performed;
- (2) describe the work to be performed;
- (3) state the total cost of the work to be performed;
- (4) include copies of the performance and payment bonds required under Section 2252.909(b); and
- (5) include a written acknowledgment signed by the contractor stating that copies of the required performance and payment bonds will be provided to all subcontractors not later than the fifth day after the date a subcontract is executed.

On or before the 10th day after the date the County receives a written Notice of Commencement required under Section 2252.909(b)(2), the County may notify the Tenant/Lessee that the construction, alteration, or repair may not proceed.

Be advised that Section 2252.909(e) provides as follows: "A person commits an offense if the person materially misrepresents information in a notice of commencement. An offense under this subsection is a Class A misdemeanor."

For purposes of any notice required by Section 2252.909, including the Notice of Commencement and copies of required bonds, any communications regarding the construction, alteration, or repair of an improvement to Leased Property shall be provided in writing to the County at the following contact point:

Jamie Willis, 1100 Circle Dr., Fort Worth, TX 76119, 817-531-7600

**COUNTY OF TARRANT
STATE OF TEXAS**

**GUINN HEALTHCARE
TECHNOLOGIES, LLC**

By: _____
Tim O'Hare
County Judge

Signature: James Guinn
James Guinn (Jul 25, 2023 17:29 CDT)

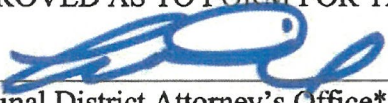
Email: tonyg@guinntech.com

Authorized Agent

Signed on _____

Signed on 7/25/23

APPROVED AS TO FORM FOR TARRANT COUNTY:



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.

Tenant Certification Addendum to Tarrant County Contracts
Entered Into on or After September 1, 2021
Required by New Texas State Laws
[Not required if all contracting parties are governments]

This Addendum relates to the following contract: Guinn Healthcare Technologies, LLC

FISCAL FUNDING ACKNOWLEDGMENT

Notwithstanding any language to the contrary, Guinn Healthcare Technologies, LLC, hereinafter referred to as LESSEE, 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.

For All County Contracts Entered into on or after September 1, 2021, Lessee Must Certify:

Lessee is EXEMPT from Certification regarding Energy Companies and Firearm Entities or Firearm Trade Associations:

Vendor is a sole proprietorship OR is a non-profit entity OR Vendor is a company that does NOT have 10 or more full-time employees AND/OR this contract does NOT have a value of \$ 100,000.00 or more that is to be paid wholly or partly from public funds of the governmental entity.

If the Lessee Cannot Certify that it is EXEMPT as Above, Lessee Must Certify as Follows:

Lessee is NOT EXEMPT and Certifies as follows:

Boycott of Energy Companies Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by [87th Legislature, S.B. 13](#)), Lessee verifies that it does not boycott energy companies and will not boycott energy companies during the term of the above-described contract. "Boycott energy company" is defined in Section 809.001(1) (added by [87th Legislature, S.B. 13](#)) and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by subsection (A).

Discrimination against Firearm Entities or Firearm Trade Associations Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by [87th Legislature, S.B. 19](#)), Lessee verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the above-

described contract] against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" is defined in Section 2274.001(3) (added by [87th Legislature, S.B. 19](#)) and means, with respect to the entity or association, to: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; the term *does not include*: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship: (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

Lessee Hereby Certifies (Mark Applicable Certification):



Lessee is EXEMPT from Certification as set out above.



Lessee is NOT EXEMPT from Certification as set out above, and Lessee Certifies that it does not and will not Boycott Energy Companies and that it does not and will not engage in prohibited Discrimination against Firearm Entities or Firearm Trade Associations.

CERTIFIED by:

James Guinn

James Guinn (Apr 5, 2023 11:15 CDT)

Signature of Certifying Person

James Guinn

Printed Name of Certifying Person

President, GHT, LLC

Title of Certifying Person

Guinn Healthcare Technologies LLC

Name of Lessee

04/05/2023

Date Certified

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Guinn Healthcare Technologies, LLC
Fort Worth, TX United States

Certificate Number:
2023-1050945

Date Filed:
07/25/2023

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Tarrant County, Texas (Resource Connection)

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Guinn 2023
Office Space

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Guinn, James	Fort Worth, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is James Guinn, and my date of birth is 10/02/1949.

My address is 5725 Override Dr, Arlington, TX, 76017, US.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County County, State of Texas, on the 27th day of July, 2023.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

TARRANT COUNTY §
§
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 18
MY HEALTH MY RESOURCES OF TARRANT
COUNTY – 1200 CIRCLE DR**

BY THIS AMENDMENT NO. 18, Court Order 87933, dated the 25th day of June, 2002, by and between Tarrant County, hereinafter referred to as LESSOR, and My Health My Resources of Tarrant County (MHMRTC) – Mental Health Clinic, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 15, Exhibit "D," Rental Rate

Effective October 1, 2023, the annual Occupancy Cost for Suite 400 and 401 at 1200 Circle Dr. location shall be Fourteen Dollars and Twenty-Six Cents (\$14.26).

MHMRTC acknowledges that it is a unit of government pursuant to Chapter 534 of the Texas Health and Safety Code and not a "business entity" as it is defined in Tex. Gov't Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov't Code Section 2252.908 is required.

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.

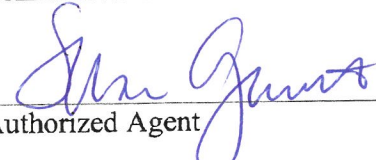
Both parties are in agreement as to the above. All other provisions of the above-mentioned Lease Agreement remain in full force and effect. This Amendment is effective upon execution of this addendum.

SIGNED AND EXECUTED this _____ day of _____, 2023.

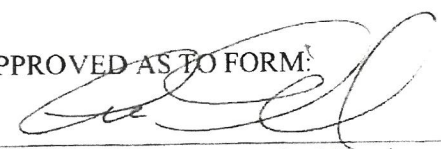
**COUNTY OF TARRANT
STATE OF TEXAS**

**MY HEALTH MY RESOURCES
OF TARRANT COUNTY**

By: _____
Tim O'Hare
County Judge

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 RATES

Effective October 1, 2023, the annual Occupancy Cost for Suite 400 and 401 at 1200 Circle Dr. location on campus shall be Fourteen Dollars and twenty-six cents (\$14.26).

SqFt	MHMRTC - Clinic
20,507	1200 Circle Dr./Suite 400 and 401

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74	\$	158,724.18	\$ 13,227.02
Utilities	\$ 3.25	\$	66,647.75	\$ 5,553.98
Utilities Infrastructure	\$ 0.50	\$	10,253.50	\$ 854.46
Common Area	\$ 1.06	\$	21,737.42	\$ 1,811.45
Janitorial	\$ 1.61	\$	33,016.27	\$ 2,751.36
Trash	\$ 0.10	\$	2,050.70	\$ 170.89
Total	\$ 14.26	\$	292,429.82	\$ 24,369.15

TARRANT COUNTY §
§
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 19
MY HEALTH MY RESOURCES OF TARRANT
COUNTY – 1300 CIRCLE DR**

BY THIS AMENDMENT NO. 19, Court Order 73801, dated the 20th day of February, 1996, by and between Tarrant County, hereinafter referred to as LESSOR, and My Health My Resources of Tarrant County (MHMRTC) – IDD Services, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 15, Exhibit “D,” Rental Rate

Effective October 1, 2023, the annual Occupancy Cost for MHMRTC – IDD Services located at 1300 Circle Dr. shall be Nine Dollars and Forty-Cents (\$9.40).

MHMRTC acknowledges that it is a unit of government pursuant to Chapter 534 of the Texas Health and Safety Code and not a “business entity” as it is defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

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 _____, 2023.

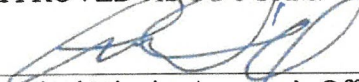
**COUNTY OF TARRANT
STATE OF TEXAS**

**MY HEALTH MY RESOURCES
OF TARRANT COUNTY**

By: _____
Tim O’Hare
County Judge

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 RATES

Effective October 1, 2023, the annual Occupancy Cost for MHMRTC – IDD Services located at 1300 Circle Dr. shall be Nine Dollars and Forty-Cents (\$9.40).

SqFt	MHMRTC - IDD/ADRC
39,800	1300 Circle Dr.

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 308,052.00	\$ 25,671.00
Utilities Infrastructure	\$ 0.50		\$ 19,900.00	\$ 1,658.33
Common Area	\$ 1.06		\$ 42,188.00	\$ 3,515.67
Janitorial			\$ -	\$ -
Trash	\$ 0.10		\$ 3,980.00	\$ 331.67
Total	\$ 9.40		\$ 374,120.00	\$ 31,176.67

TARRANT COUNTY §
 §
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 9
MY HEALTH MY RESOURCES OF TARRANT
COUNTY – PROPERTY MANAGEMENT
5000-5020 RESOURCE DRIVE**

BY THIS AMENDMENT NO. 9, Court Order 101744, dated the 16th day of October, 2007, by and between Tarrant County, hereinafter referred to as LESSOR, and My Health My Resources of Tarrant County (MHMRTC) – Property Management, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 15, Exhibit “D,” RENTAL RATE

Effective October 1, 2023, the annual Occupancy Cost for the 5000 and 5020 Resource Dr. location shall be Six Dollars and Fifteen Cents (\$6.15).

MHMRTC acknowledges that it is a unit of government pursuant to Chapter 534 of the Texas Health and Safety Code and not a “business entity” as it is defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

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 _____, 2023.

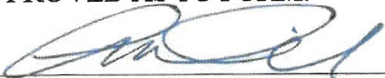
**COUNTY OF TARRANT
STATE OF TEXAS**

**MY HEALTH MY RESOURCES
OF TARRANT COUNTY**

By: _____
Tim O’Hare
County Judge

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 RATES

Effective October 1, 2023, the annual Occupancy Cost for the 5000 and 5020 Resource Dr. location shall be Six Dollars and Fifteen Cents (\$6.15).

SqFt	MHMR Property Management
15,966	5000 & 5020 Resource Dr.

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 3.74		\$ 59,712.84	\$ 4,976.07
Utilities	\$ 0.85		\$ 13,571.10	\$ 1,130.93
Utilities Infrastructure	\$ 0.50		\$ 7,983.00	\$ 665.25
Common Area	\$ 1.06		\$ 16,923.96	\$ 1,410.33
Total	\$ 6.15		\$ 98,190.90	\$ 8,182.58

TARRANT COUNTY §
 §
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 10
RW BOSS HEALTH MASTERS HOMECARE, INC.**

BY THIS AMENDMENT NO. 10, 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 15, Exhibit "D", RENTAL RATES

The Annual Occupancy Rate starting October 1, 2023, for the Lease shall be Fourteen Dollars and Twenty -Six Cents (\$14.26) per square foot for space located in building 1100. Storage space in building 1200 shall have a rental rate of Twelve Dollars and Sixty-Five Cents (\$12.65) 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.

RW Boss Health Masters Homecare, Inc verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. The term "boycott Israel" is as defined by Texas Government Code Section 808.001, effective September 1, 2017.

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, attached as Exhibit "F", 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.


**COUNTY OF TARRANT
STATE OF TEXAS**

**RW BOSS HEALTH MASTERS
HOMECARE, INC.**

By: _____
Tim O'Hare
County Judge

By: Robert Boss
Robert Boss

APPROVED AS TO FORM FOR TARRANT COUNTY RESOURCE CONNECTION:



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, 2023, for the Lease shall be Fourteen Dollars and Twenty - Six Cents (\$14.26) per square foot for space located in building 1100. Storage space in building 1200 shall have a rental rate of Twelve Dollars and Sixty-Five Cents (\$12.65) 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	Health Masters Homecare, Inc.			
1,200	1100 Circle Drive/Suite 200			
FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 9,288.00	\$ 774.00
Utilities	\$ 3.75		\$ 4,500.00	\$ 375.00
Common Area	\$ 1.06		\$ 1,272.00	\$ 106.00
Janitorial	\$ 1.61		\$ 1,932.00	\$ 161.00
Trash	\$ 0.10		\$ 120.00	\$ 10.00
Total	\$ 14.26		\$ 17,112.00	\$ 1,426.00

SqFt	Health Masters Homecare, Inc. Storage			
147	1200 Circle Drive/Suite 301A			
Storage				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 1,137.78	\$ 94.82
Utilities	\$ 3.75		\$ 551.25	\$ 45.94
Common Area	\$ 1.06		\$ 155.82	\$ 12.99
Janitorial			\$ -	\$ -
Trash	\$ 0.10		\$ 14.70	\$ 1.23
Total	\$ 12.65		\$ 1,859.55	\$ 154.96

**Construction/Alteration/Repair Payment and Performance Bond
Addendum to Tarrant County Lease Contracts
Entered Into on or After September 1, 2023**

This Addendum relates to the following contract: RW Boss Health Masters Homecare Inc.

For All Leases for County Property entered into or renewed on or after September 1, 2023:

Tenant/Lessee hereby agrees that:

- ☒ Tenant/Lessee shall not, during the Term of the Lease, enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property.

OR:

- ☐ Tenant/Lessee intends to enter into a contract for the construction, alteration, or repair of an improvement to the Leased Property, in compliance with Section 2252.909 of the Texas Government Code (added by the 88th Legislature, H.B. 2518) which requires the following:

The Tenant/Lessee's contract with said contractor must include a condition that the contractor:

- (1) execute a payment bond that conforms with Section 53.202 of the Texas Property Code; and
- (2) execute a performance bond in an amount equal to the amount of the contract for the protection of the County and conditioned on the faithful performance of the contractor's work in accordance with the plans, specifications, and contract documents.

The Tenant/Lessee must provide to the County a written notice of commencement for the construction, alteration, or repair of an improvement to Leased Property (the "Notice of Commencement") consistent with Section 2252.909 and the statutes incorporated therein at least 90 days before the date the construction, alteration, or repair of any improvement to the Leased Property begins.

The required Notice of Commencement must:

- (1) identify the public property where the work will be performed;
- (2) describe the work to be performed;
- (3) state the total cost of the work to be performed;
- (4) include copies of the performance and payment bonds required under Section 2252.909(b); and
- (5) include a written acknowledgment signed by the contractor stating that copies of the required performance and payment bonds will be provided to all subcontractors not later than the fifth day after the date a subcontract is executed.

On or before the 10th day after the date the County receives a written Notice of Commencement required under Section 2252.909(b)(2), the County may notify the Tenant/Lessee that the construction, alteration, or repair may not proceed.

Be advised that Section 2252.909(e) provides as follows: "A person commits an offense if the person materially misrepresents information in a notice of commencement. An offense under this subsection is a Class A misdemeanor."

For purposes of any notice required by Section 2252.909, including the Notice of Commencement and copies of required bonds, any communications regarding the construction, alteration, or repair of an improvement to Leased Property shall be provided in writing to the County at the following contact point:

Jamie Willis, 1100 Circle Dr., Fort Worth, TX 76119, 817-531-7600

**COUNTY OF TARRANT
STATE OF TEXAS**

**RW BOSS HEALTH MASTERS
HOMECARE INC.**

By: _____
Tim O'Hare
County Judge

By: Robert Boss
Robert Boss
President

Signed on _____

Signed on 07/20/2023

APPROVED AS TO FORM FOR TARRANT COUNTY RESOURCE CONNECTION:

[Signature]
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.

Tenant Certification Addendum to Tarrant County Contracts
Entered Into on or After September 1, 2021
Required by New Texas State Laws
[Not required if all contracting parties are governments]

This Addendum relates to the following contract: RW Boss Health Care, Inc

FISCAL FUNDING ACKNOWLEDGMENT

Notwithstanding any language to the contrary, RW Boss Health Care Inc., hereinafter referred to as LESSEE, 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.

For All County Contracts Entered into on or after September 1, 2021, Lessee Must Certify:

Lessee is EXEMPT from Certification regarding Energy Companies and Firearm Entities or Firearm Trade Associations:

Lessee is a sole proprietorship OR is a non-profit entity OR Vendor is a company that does NOT have 10 or more full-time employees AND/OR this contract does NOT have a value of \$ 100,000.00 or more that is to be paid wholly or partly from public funds of the governmental entity.

If the Lessee Cannot Certify that it is EXEMPT as Above, Lessee Must Certify as Follows:

Lessee is NOT EXEMPT and Certifies as follows:

Boycott of Energy Companies Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by 87th Legislature, S.B. 13), Lessee verifies that it does not boycott energy companies and will not boycott energy companies during the term of the above-described contract. "Boycott energy company" is defined in Section 809.001(1) (added by 87th Legislature, S.B. 13) and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by subsection (A).

Discrimination against Firearm Entities or Firearm Trade Associations Prohibited. In compliance with Section 2274.002 of the Texas Government Code (added by 87th Legislature, S.B. 19), Lessee verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the above-described contract] against a firearm entity or firearm trade association. "Discriminate against a

firearm entity or firearm trade association" is defined in Section 2274.001(3) (added by 87th Legislature, S.B. 19) and means, with respect to the entity or association, to: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; the term *does not include*: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship: (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

Lessee Hereby Certifies (Mark Applicable Certification):

☒ Lessee is EXEMPT from Certification as set out above.

☐ Lessee is NOT EXEMPT from Certification as set out above, and Lessee Certifies that it does not and will not Boycott Energy Companies and that it does not and will not engage in prohibited Discrimination against Firearm Entities or Firearm Trade Associations.

CERTIFIED by:

Robert Boss
Signature of Certifying Person

ROBERT BOSS
Printed Name of Certifying Person

PRESIDENT
Title of Certifying Person

RW BOSS HEALTH MASTERS Homecare, INC.
Name of Lessee

07/20/2023
Date Certified

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

RW Boss Health Masters Homecare, Inc.
fort worth, texas 76119, TX United States

Certificate Number:
2023-1053047

Date Filed:
07/31/2023

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

RW BOSS HEALTH MASTERS HOMECARE, INC.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

115554
Home Health Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Boss, robert	fort worth, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is ROBERT BOSS, and my date of birth is 12/08/1953

My address is 1100 CIRCLE DR. #200 PORT WORTH TX 76119 USA
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in TARRANT County, State of TEXAS, on the 31 day of July, 20 23
(month) (year)

Robert Boss

Signature of authorized agent of contracting business entity
(Declarant)

TARRANT COUNTY

§

RESOURCE CONNECTION

§

LEASE AGREEMENT AMENDMENT NO. 10

STATE OF TEXAS

§

TARRANT COUNTY 9-1-1 DISTRICT

BY THIS AMENDMENT NO. 10, Court Order 101796, dated the 23rd day of October 2007, by and between Tarrant County, hereinafter referred to as LESSOR, and Tarrant County 9-1-1 District, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. Page 15, Exhibit "D" Rental Rates

The Annual Occupancy Rate starting October 1, 2023, for the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot for the square footage receiving janitorial services, and Twelve Dollars and Sixty-Five Cents (\$12.65) footage not receiving janitorial services within the 5041 building at the Resource Connection.

SqFt	TC 9-1-1 District South
2,688	5041 Resource Drive
Janitorial SF	
2,323	Tenant only pays janitorial on 2,323 sf of space.

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 20,805.12	\$ 1,733.76
Utilities	\$ 3.75		\$ 10,080.00	\$ 840.00
Common Area	\$ 1.06		\$ 2,849.28	\$ 237.44
Janitorial*	\$ 1.61		\$ 3,740.03	\$ 311.67
Trash	\$ 0.10		\$ 268.80	\$ 22.40
Total	\$ 14.26		\$ 37,743.23	\$ 3,145.27

Tarrant County 9-1-1 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.

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 addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 2023.

COUNTY OF TARRANT
STATE OF TEXAS

TARRANT COUNTY 9-1-1 DISTRICT

By: _____
Tim O'Hare
County Judge

By:  _____
Sherry Decker
Executive Director

APPROVED AS TO FORM FOR TARRANT COUNTY RESOURCE CONNECTION:



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, 2023, for the Lease shall be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot for the square footage receiving janitorial services, and Twelve Dollars and Sixty-Five Cents (\$12.65) footage not receiving janitorial services within the 5041 building at the Resource Connection.

SqFt	TC 9-1-1 District South
2,688	5041 Resource Drive
Janitorial SF	
2,323	*Tenant only pays janitorial on 2,323 sf of space.

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 20,805.12	\$ 1,733.76
Utilities	\$ 3.75		\$ 10,080.00	\$ 840.00
Common Area	\$ 1.06		\$ 2,849.28	\$ 237.44
Janitorial*	\$ 1.61		\$ 3,740.03	\$ 311.67
Trash	\$ 0.10		\$ 268.80	\$ 22.40
Total	\$ 14.26		\$ 37,743.23	\$ 3,145.27

TARRANT COUNTY §
 §
STATE OF TEXAS §

**RESOURCE CONNECTION
LEASE AGREEMENT AMENDMENT NO. 5
TEXAS WORKFORCE COMMISSION -VOCATIONAL
REHABILITATION SERVICES**

BY THIS AMENDMENT NO 5, Court Order 116847, dated the 14th day of January 2014, by and between Tarrant County, hereinafter referred to as LESSOR, and Texas Workforce Commission-Vocational Rehabilitation Services, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. EXHIBIT "D," RENTAL RATE

Effective October 1, 2023, the annual Occupancy Cost for the Lease is Fourteen Dollars and Twenty-Six Cents per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Occupancy Cost shall be paid monthly in accordance with Article III of the Lease.

Texas Workforce Commission – Vocational Rehabilitation Services 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.

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 addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 2023.

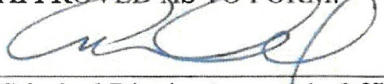
**COUNTY OF TARRANT
STATE OF TEXAS**

**TEXAS WORKFORCE COMMISSION
VOCATIONAL REHABILITATION
SERVICES**

By: _____
Tim O'Hare
County Judge

By:  _____
Edward Serna
Executive Director

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

SqFt	Vocational Rehab - TWC
14,328	2400 Circle Drive/Suite 200

FY24 Resource Connection Occupancy Cost				
	Per SF		Annual	Monthly
Rent	\$ 7.74		\$ 110,898.72	\$ 9,241.56
Utilities	\$ 3.75		\$ 53,730.00	\$ 4,477.50
Common Area	\$ 1.06		\$ 15,187.68	\$ 1,265.64
Janitorial	\$ 1.61		\$ 23,068.08	\$ 1,922.34
Trash	\$ 0.10		\$ 1,432.80	\$ 119.40
Total	\$ 14.26		\$ 204,317.28	\$ 17,026.44

TARRANT COUNTY

§

RESOURCE CONNECTION

§

LEASE AGREEMENT AMENDMENT NO. 28

STATE OF TEXAS

§

WORKFORCE DEVELOPMENT BOARD D/B/A

TARRANT COUNTY WORKFORCE SOLUTIONS

BY THIS AMENDMENT NO 28, Court Order 82629, dated the 28th day of March 2000, by and between Tarrant County, hereinafter referred to as LESSOR, and Workforce Development Board d/b/a Tarrant County Workforce Solutions, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. EXHIBIT "D," RENTAL RATE

Effective October 1, 2023, the annual Occupancy Cost for the lease will be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Occupancy Cost shall be paid monthly in accordance with Article III of the Lease.

Tarrant County Workforce Development Board 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.

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 addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 2023.

COUNTY OF TARRANT
STATE OF TEXAS

WORKFORCE DEVELOPMENT BOARD

By: _____

Tim O'Hare
County Judge

By: _____

Judy M. Donale
Authorized Agent

APPROVED AS TO FORM FOR TARRANT COUNTY RESOURCE CONNECTION:

[Signature]
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, 2023, the annual Occupancy Cost for the lease will be Fourteen Dollars and Twenty-Six Cents (\$14.26) per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Occupancy Cost shall be paid monthly in accordance with Article III of the Lease.

SqFt	Tarrant County Workforce Solutions		
24,233	1400 Circle Drive/Suite 100		
Office Space			
	Per SF	Annual	Monthly
Rent	\$ 7.74	\$ 187,563.42	\$ 15,630.29
Utilities	\$ 3.75	\$ 90,873.75	\$ 7,572.81
Common Area	\$ 1.06	\$ 25,686.98	\$ 2,140.58
Janitorial	\$ 1.61	\$ 39,015.13	\$ 3,251.26
Trash	\$ 0.10	\$ 2,423.30	\$ 201.94
Total	\$ 14.26	\$ 345,562.58	\$ 28,796.88