

TARRANT COUNTY §  
§  
STATE OF TEXAS §

**RESOURCE CONNECTION  
LEASE AGREEMENT AMENDMENT NO. 9  
CORNERSTONE ASSISTANCE NETWORK**

BY THIS AMENDMENT NO. 9, Court Order 119960, dated the 5<sup>th</sup> day of May, 2015, by and between Tarrant County, hereinafter referred to as LESSOR, and Cornerstone Assistance Network 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 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.

Cornerstone Assistance Network, 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 E, 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 26 day of July, 2023.

COUNTY OF TARRANT  
STATE OF TEXAS

CORNERSTONE ASSISTANCE NETWORK

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 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.

<b>SqFt</b>	<b>Cornerstone Assistance Network: ReEntry First Stop</b>
<b>1,064</b>	<b>2300 Circle Drive/Suite 2301</b>

<b>FY24 Resource Connection Occupancy Cost</b>			
	<b>Per SF</b>	<b>Annual</b>	<b>Monthly</b>
<b>Rent</b>	\$ 7.74	\$ 8,235.36	\$ 686.28
<b>Utilities</b>	\$ 3.75	\$ 3,990.00	\$ 332.50
<b>Common Area</b>	\$ 1.06	\$ 1,127.84	\$ 93.99
<b>Janitorial</b>	\$ 1.61	\$ 1,713.04	\$ 142.75
<b>Trash</b>	\$ 0.10	\$ 106.40	\$ 8.87
<b>Total</b>	<b>\$ 14.26</b>	<b>\$ 15,172.64</b>	<b>\$ 1,264.39</b>

**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: Cornerstone Assistance Network

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 88<sup>th</sup> 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**

**CORNERSTONE ASSISTANCE  
NETWORK**


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

By:  \_\_\_\_\_  
Authorized Agent

Signed on \_\_\_\_\_

Signed on 7-26-23

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.

**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: Cornerstone Assistance Network

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

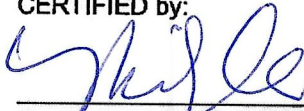
in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship: (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or (bb) for any traditional 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

Mike Doyle  
Printed Name of Certifying Person

Pres/CEO  
Title of Certifying Person

Cornerstone Assistance Network  
Name of Lessee

10-2-23  
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

Certificate Number:  
2023-1051133

Date Filed:  
07/26/2023

Date Acknowledged:

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

Cornerstone Assistance Network  
Ft Worth, TX United States

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

Tarrant County

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.

111960  
Lease Agreement - 2300 Circle Drive Ste 2301

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.


6 UNSWORN DECLARATION

My name is Mike Doyle, and my date of birth is 6-14-1948.

My address is 3500 Noble Ave FORT WORTH, TX 76180 TARRANT  
(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 25 day of SEPTEMBER, 2023.  
(month) (year)

  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)