

RENEWAL AND EXTENSION OF LEASE AGREEMENT

between
Texas Boll Weevil Eradication Foundation, Inc.
and
Nueces County, Texas

This Renewal and Extension Agreement is entered into by and between Nueces County, Texas (hereinafter referred to as "Lessor") and the **Texas Boll Weevil Eradication Foundation, Inc.**, a Texas non-profit corporation ("Lessee").

WITNESSETH

WHEREAS, Lessor and Lessee entered into a Lease Agreement (20180099) for the lease of the National Guard Armory located on the old Nueces County Show Barn Tract, Robstown, Texas;

WHEREAS, the parties desire to renew and extend the lease agreement dated June 1, 2018; and

WHEREAS, **Article 2** of the Lease Agreement provides that Lessee shall have the option to renew the Terms of the Lease two times on an annual basis;

WHEREAS, **Article 3** states, "The monthly cash rental rate for each succeeding twelve-month period shall be the monthly rental rate paid for the preceding twelve-month period increased by the annual percentage increase, if any, in the official Consumer Price Index, All Urban Consumers, U.S. City Average, All items, published by the United States Department of labor for the prior calendar year."

WHEREAS, as of the signing of this Agreement, the Consumer Price Index for All Urban Consumers (CPI-U) increased 2.6 percent over the last 12 months to an index level of 264.877 (1982-84=100), and the parties agree to use this percentage increase for purposes of **Article 3**.¹

NOW THEREFORE, the Lessor and Lessee agree as follows.

RENEWAL AND EXTENSION

- 1. The Lease Agreement, including all its terms, conditions, and provisions, is incorporated herein fully by reference as if copied verbatim into this paragraph.

- 2. The Lease Agreement is hereby renewed and extended for an additional period of one (1) year expiring on May 31, 2022.
- 3. The rental rate under **Article 3** is amended as follows: **Three-Thousand Five-Hundred and Forty Dollars (\$3,540.00)** per month ("**Rent**") beginning on June 1, 2021 hereof and continuing on the first day of each month thereafter throughout the first twelve-month period of the Term.

IN WITNESS WHEREOF, the undersigned parties have executed this Renewal and Extension Agreement as of the date written below.

WITNESS our hands on this 19 day of May 2021.

AGREED:

NUECES COUNTY

BY: *Barbara Canales*
 Barbara Canales, County Judge



ATTEST:

BY: *Kara Sande*
 County Clerk

Texas Boll Weevil Eradication Foundation, Inc.

BY: *Patrick Burson*
 Patrick Burson, Chief Administrative Officer