

Agreement of Lease

The State of Texas

County of Wise

Made this 1st day of October, 2011

The Lessor does by these presents Lease and Demise unto the said Lessee the following described property, to-wit: Lying and being situated in the Town of Cottdale and the County of Wise, State of Texas and being Designated "County Dump Station, Cottdale", located on FM 2123 and one mile west of Cottdale, on property owned by Cottdale Volunteer Fire Department, Inc. for the term of 12 months dependent upon construction of a new Fire Department Building on said property. Lease to begin October 1, 2011 and ending October 1, 2012, to be occupied as The Wise County Dump Station, Cottdale, and not otherwise, paying therefore the sum of \$600.00 Dollars, payable in one payment Due November 1, 2011 upon the conditions and covenants following:

1. That the ~~lessor~~ ^{Lessee TX} shall pay the rent at P O Box 1987, Boyd Tx 76023
2. That the Lessee shall take good care of the property and suffer no waste; and shall at Lessee's own expense and cost keep said premises in good repair during the term of the lease.
3. At the end or other expiration of the term shall deliver up the premises in good order and condition; all alterations, additions and improvements, except trade fixtures, put in at the expense of Lessee shall be the property of the ~~lessor~~ ^{Lessee TX} and shall remain upon and be surrendered with the premises as a part thereof at the termination of this lease.
4. Lessee shall pay the water tax on said premises, and utilities incurred
5. It is expressly understood should the Lessee decide to move from the premises, a notification of 2 months will be given in advance of said move, and the leased payment is non refundable. It is expressly understood should the Lessor decide to build on the premises, a notification of 2 months will be given in advance of said requested move of the dump station, and the leased payment is non refundable.
6. Cottdale VFD Department/building trash will be a "No Charge" when presented at the Cottdale Dump location only; a "No Charge" is for said Department/Building trash only- not member trash. Identification can be required of any person presenting trash from CVFD.

In Testimony Whereof, the parties of this agreement have hereunto set their hands, the day and year above written;

Chip Foster ^{Lessee TX}
Lessor

Cottdale VFD

CHIP FOSTER, PRESIDENT

Brian McManey Lessee

Wise County Texas