

FIRST AMENDMENT TO LEASE BY AND BETWEEN

J. GARY SHELTON

AND

WISE COUNTY, TEXAS

This AMENDMENT ("Amendment") is entered into this the 1st day of October, 2011 or when mutually signed by both parties, by and between Wise County, Texas, a governmental entity ("Lessee") and J. Gary Shelton located at 301 S. Acorn, Decatur, Texas ("Lessor"), with reference to the following:

WHEREAS, Client and Contractor have previously entered into a LEASE AGREEMENT dated January 1st, 2010 ("Agreement"); and

WHEREAS, Lessee and Lessor have completed discussions concerning the extension of the Agreement term, and mutually desire to modify the Agreement to reflect the terms and conditions set forth herein;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants made herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Client and Contractor mutually agree to the following amendment of the Agreement:

1. Section 2. Terms of lease and rental rates: This section is hereby amended to delete the current span of the Renewal terms (which runs from January 1st to December 31st) to reflect the actual business year of the County (which runs from October 1st to September 31st). Any and all renewals from this date forward will follow the County's Business year.
2. Section 2. Second Year Renewal Term: Is exercised by this Amendment. Further, the negotiated and mutually agreed rental fee will be three thousand six hundred dollars and no/100 (\$3,600.00) for this Renewal term.
3. Section 4. Maintenance and repairs: This section is amended to read:

Lessor shall be responsible for all major structural repairs such as the roof and the foundation. Lessee shall be responsible for all other repairs (including the HVAC unit), and shall operate the offices in an appropriate manner and maintain the appearance of the property, including but not limited to, maintenance and landscaping care of the parking lot and the property's grass and shrubbery.

ALL OTHER PROVISIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Amendment to be signed by the duly authorized officers or representatives of each Party.

J. GARY SHELTON

J Gary Shelton
Signature

J GARY SHELTON
Print Name

11-11-11
Date

WISE COUNTY, TEXAS

Bill McElhenny
Signature

Bill McELHENNY
Print Name

10/26/11
Date