

FIRST LEASE MODIFICATION AND EXTENSION AGREEMENT

BETWEEN **SEGUIN COURT MAGEN LLC**, as successor-in-interest to Seguin Court Plaza, LP, AS LANDLORD, and **CITY OF SAN MARCOS- WOMEN, INFANTS, AND CHILDREN SUPPLEMENTAL NUTRITION PROGRAM**, AS TENANT, for Premises in **SEGUIN COURT PLAZA, 550 N. HWY 123 BYPASS, SUITE 160, SEGUIN, TEXAS 78155**.

It is agreed by and between the hereinabove named parties that the Lease Agreement dated June 27, 2016, is a valid and existing lease agreement, and supplemented by this Amendment; and

That in the event of any conflict between the terms, conditions, and provisions of said Lease Agreement and of this Amendment, the provisions of this Amendment shall control; and

It is expressly agreed and understood by and between Lessor and Lessee that the following language be added to the Lease Agreement:

TERM: The Lease term shall be extended for a Sixty (60) month period beginning September 1, 2021 and ending August 31, 2026.

RENTAL: Effective September 1, 2021 through August 31, 2022 the minimum base rent shall be \$1,377.10 per month.

Effective September 1, 2022 through August 31, 2023 the minimum base rent shall be \$1,459.73 per month.

Effective September 1, 2023 through August 31, 2024 the minimum base rent shall be \$1,559.73 per month.

Effective September 1, 2024 through August 31, 2025 the minimum base rent shall be \$1,659.73 per month.

Effective September 1, 2025 through August 31, 2026 the minimum base rent shall be \$1,759.73 per month.

[SIGNATURES ON FOLLOWING PAGE]

Except as herein modified or supplemented, all other terms and conditions of said Lease Agreement shall remain unchanged and in full force and effect.

Executed this 9TH day of March, 2021

LANDLORD: Seguin Court Magen LLC

DocuSigned by:
Bob Jacobson
By: Bob Jacobson
Its: agent

TENANT: City of San Marcos- Women, Infants, and Children Supplemental Nutrition Program

[Signature]
By: Joe Pantelion
Its: Assistant City Manager