

LEASE AGREEMENT

This LEASE AGREEMENT is made this ____ day of _____,
_____, between THE CITY OF SWEENY, a Texas municipality (Landlord) and
Brazoria County Tax Office (Tenant):

In consideration of the covenants and conditions hereinafter contained, Landlord does hereby lease unto Tenant the following described premises (Leased Premises) located in Sweeny, Brazoria County, Texas:

Office space consisting of approximately 203.4 square feet of space at the Sweeny Police Department in the Landlord's office building located at 123 n. Oak Street, Sweeny, Texas.

- (1) This lease shall be for an initial period of three (3) years beginning the _____ day of _____, _____.
- (2) Tenant shall pay as rent for the leased premises the sum of ZERO and No/DOLLARS (\$0.00) per month on the 1st day of each month beginning the beginning date of the lease specified in paragraph (1) above.
- (3) Landlord shall be responsible for the repair, maintenance and upkeep of the leased premises.
- (4) Tenant will be responsible for furnishing housekeeping/janitorial services for the leased premises.
- (5) Tenant may not make any modifications to the leased premises, except as approved in writing by the Landlord.
- (6) Landlord shall be responsible for the payment of all taxes on the leased premises.
- (7) Landlord shall be responsible for the payment of all utilities on the leased premises.
- (8) Landlord shall fully insure its property located in the leased premises against fire and other casualty and shall maintain comprehensive general liability insurance insuring Landlord and Tenant against any liability arising out of ownership, use, occupancy, or maintenance of the leased premises and all areas appurtenant thereto, with limits of liability of at least \$500,000.00 for each occurrence for Bodily Injury and \$500,000.00 general aggregate for Bodily Injury and Property Damage combined with the endorsement of comprehensive general liability.
- (9) Tenant shall not assign this lease without the prior consent of Landlord.
- (10) The lease term shall be automatically renewed for successive one (1) year terms,

upon the same terms and conditions stated herein, unless one party hereto provides written notice of termination to the other party at least thirty (30) days prior to the expiration of the then current lease term.

(11) This lease represents the entire agreement of the parties and may not be amended except by written, mutual agreement signed by both parties.

(12) This lease shall be construed under and in accordance with the laws of the State of Texas.

LANDLORD:
CITY OF SWEENY, TEXAS

BY Its City Manager

TENANT
BRAZORIA COUNTY TAX OFFICE

BY Hon. County Judge, Matt Sebesta

