

Commercial Property Lease



The State of TX County of Titus

This lease is made between Titus County, Judge Brian Lee, herein referred to as lessor, and, Print Works herein referred to as lessee. Lessor hereby leases to lessee and lessee hereby hires the space presently known as:

Commissioners Court Building
119 West 1st Street
Mt. Pleasant, TX 75455

Leased space is the right side of the building including the right window and the space going back under the upstairs space

The space is leased for a term of **Two (2) Years** to commence on **January 1, 2018** and to continue from month to month thereafter until canceled upon **60 days** prior notice by either party.

ST
BX
Monthly rent shall be \$500.00 <Five Hundred and 00 cents>, payable on or before the first of each month beginning Jan 1, 2018.

Lessee is responsible for utilities (electricity, water, trash, sewer, etc.)

Commissioners Court Commitment:

1. Replace two side windows (\$1,800.00)
2. Repair firewall – fix open doorway / holes in interior wall (\$2,000.00)
3. Install electrical meter on the outside of the facility (\$3,500.00)
4. Insulate the ceiling with R25 bats (\$1,200.00)
5. Put funds towards installing a 4 ton air conditioning heat pump system (\$6,000.00)
6. Grant Print Works rent free time from 6/26/17 – 12/31/17

Print Works Commitment:

1. New construction on interior, to include
 - a. Break room
 - b. Bathroom w/ sink and toilet
 - c. Storage / delivery room
 - d. Finish out interior of front windows
 - e. \$1,600 towards a/c project
 - f. Run water & sewer to the restroom
 - g. Run electricity in the facility and install lighting & ceiling fans
 - h. Repair stucco walls and prep for painting
 - i. Paint interior walls and new construction
 - j. Re-finish floor and clear coat

Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the premises, conform to all laws, orders and regulations of the federal, state, and municipal government of any of their departments. All improvements made by lessee to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of lessor upon installation.

Not later than the last day of the term lessee shall, at lessee's expense, remove all of lessee's personal property and those improvements made by lessee which have not become the property of the lessor, including trade fixtures, cabinet work, movable paneling, partitions and the like; repair all injury done by or in connection with the installation or removal of the property and

improvements; surrender the premises in as good condition as they were at the beginning of the term, reasonable wear and damage by fire, the elements, casualty, or other cause not due to the misuse or neglect by lessee or lessee's agents, servants, visitors, servants or licensees, excepted. All property of the lessee remaining on the property after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by lessor, and lessee shall reimburse lessor for the cost of such removal. Lessor may have any such property stored at lessee's risk and expense.

Lessee shall not do or suffer anything to be done on the premises, which will cause an increase in the rate of fire insurance on the building.

Lessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building.

Lessee shall not, without first obtaining the written consent of the lessor, abandon the premises, or allow the premises to become vacant or deserted.

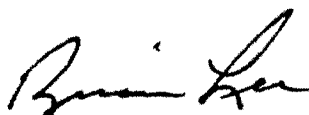
Lessee shall not, without obtaining the written consent of the lessor, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part of the premises.

Lessor may enter the premises at any reasonable time, upon adequate notice to lessee (except that no notice need be given in case of an emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the premises or the building, as lessor deems necessary or desirable.

Lessor shall make all necessary repairs to the premises, except where the repair has been made necessary by misuse or neglect by lessee or lessee's agents, servants, visitors or licensors.

This document represents the entire agreement of the parties and there are no representations not stated herein, and this agreement may only be modified by a writing executed by both parties hereto.

Signed:



Judge Brian Lee / Building Lessor

Date: 6-26-17



Stephen A. Terrell / Print Works Owner & GM

Date: 6/25/17





Titus County

\$1800 - Windows - Side replace*
\$2000 - Firewall - Fix doorway/holes*
\$3500 - Electric - Outside
\$1200 - Insulation
\$6000 - 4 Ton A/C unit with duct

\$14,500

*Previous County commitment

Full Bid

John-Paul Construction
\$35,503

Print Works

Floor - Clean & Seal
Framing
Trim Out - Finish front and new
Materials
Texture/Wall Repair
Paint - All walls
Electric - Inside
A/C - \$1600 toward unit
Plumbing - Toilet/sink
Permit fees

\$21,003.00

John-Paul Construction
 New Construction & Remodeling
 David Edwards Owner-Operator
 332 CR 4842
 Mt. Pleasant, TX 75455
 903-563-4401
 TX-3176

674685

NAME <i>Print Works</i>	SHIP TO <i>ATTN: JOHN BRATCHER</i>
ADDRESS	ADDRESS <i>903-491-1928</i>
CITY, STATE, ZIP	CITY, STATE, ZIP

ORDER NUMBER <i>County Bldg.</i>	DEPARTMENT	SALESPERSON <i>Quote Only !!</i>	WHEN SHIP	TERMS	HOW SHIP	DATE <i>6/20/17</i>
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QUANTITY	DESCRIPTION	PRICE	AMOUNT
	<i>All materials to complete JOB AS Spec.</i>		
	<i>INSTALL Electric Meter Base + Panel</i>		
	<i>w/ Lights + Pkg's w/ 220v for HVAC</i>		
	<i>INSTALL HVAC Unit in Bldg. w/ o/s Unit</i>		
	<i>on Roof 4 ton Unit 20kw</i>		
	<i>Heat w/ Splice Exposed Duct</i>		
	<i>INSTALL Plbg in Room AS per Plans</i>		
	<i>CAP OFF the other Plbg.</i>		
	<i>Clean + Seal Floor</i>		
	<i>Frame up walls AS per Plans</i>		
	<i>Trim out the Areas in Bldg.</i>		
	<i>Straps walls + Texture + Paint</i>		
	<i>INSULATE ceiling w/ R-25 Batts</i>		
	<i>INSTALL 3 hour Fire door in Hole</i>		
	<i>Patch up the holes in walls for 3</i>		
	<i>hour Fire wall</i>		
<i>2</i>	<i>Windows installed on west side of Bldg.</i>	<i>A 35,</i>	<i>503 ⁴³</i>
BUYER:			

KEEP THIS SLIP FOR REFERENCE

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