

LEASE AGREEMENT RENEWAL

STATE OF TEXAS §

COUNTY OF TITUS §

By mutual agreement of both parties, the second of seven (7) additional twelve (12) month renewal options provided for in paragraph 5 of the Lease Agreement dated March 1, 2014 for 4,715 square feet of office space situated in a certain building at 312 North Riddle, Mt. Pleasant, Titus County ,Texas is hereby exercised.

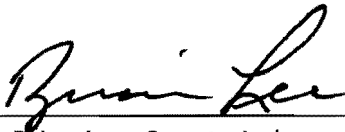
The lease period for this renewal should be for twelve (12) months commencing on March 1, 2018. The Lessee agrees to pay Lessor a base monthly rent (\$3250) plus CPI Escalation as provided in paragraph 6 of the contract. The total monthly rent including CPI Escalation for the (12) month period will be \$3428.

All other terms and conditions as set forth in the lease dated March 1, 2014 will remain as detailed in the Lease Agreement.

Lease Agreement Renewal
Titus County/North East Texas Workforce Development Board

LESSOR:

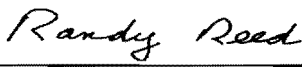
TITUS COUNTY TEXAS
100 West First Street
Mt. Pleasant, Texas 75455

BY: 
Brian Lee, County Judge

2-12-18
Date

LESSEE:

NORTH EAST TEXAS WORKFORCE DEVELOPMENT BOARD
911 N Bishop, Building A100
Wake Village, Texas 75501

BY: 
Randy Reed, Executive Director

2/9/2018
Date

Lease Agreement Renewal
Titus County/North East Texas Workforce Development Board



August 29, 2017

Brian Lee
Titus County Judge
100 West First St., Suite 200
Mt. Pleasant, Texas 75455

Judge Lee,

This serves as notice of intent by the North East Texas Workforce Development Board to exercise the second option for renewal of the lease agreement for 312 North Riddle for an additional twelve (12) month lease, in accordance with the same terms and conditions set forth in the original lease agreement dated March 1, 2014. This lease period will commence on March 1, 2018 and extend through February 28, 2019.

The monthly rent during the twelve (12) month term of this lease will be calculated based on the CPI escalation clause as set forth in the original lease agreement.

Very Truly Yours,

Randy Reed

Randy Reed
Executive Director

CPI Escalation Clause Calculation
312 N. Riddle Mt. Pleasant, Titus County, Texas

CPI-Urban Wage Earners and Clerical Workers (Current Series)
Original Data Value

Series Id: CWUR0000SA0
Not Seasonally Adjusted
Series Title: All items in U.S. city average, urban wage earners
Area: U.S. city average
Item: All items
Base Period: 1982-84=100
Years: 2007 to 2017

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2007	197.559	198.544	200.612	202.130	203.661	203.906	203.700	203.199	203.889	204.338	205.891	205.777
2008	206.744	207.254	209.147	210.698	212.788	215.223	216.304	215.247	214.935	212.182	207.296	204.813
2009	205.700	206.708	207.218	207.925	208.774	210.972	210.526	211.156	211.322	211.549	212.003	211.703
2010	212.568	212.544	213.525	213.958	214.124	213.839	213.898	214.205	214.306	214.623	214.750	215.262
2011	216.400	217.535	220.024	221.743	222.954	222.522	222.686	223.326	223.688	223.043	222.813	222.166
2012	223.216	224.317	226.304	227.012	226.600	226.036	225.568	227.056	228.184	227.974	226.595	225.889
2013	226.520	228.677	229.323	228.949	229.399	230.002	230.084	230.359	230.537	229.735	229.133	229.174
2014	230.040	230.871	232.560	233.443	234.216	234.702	234.525	234.030	234.170	233.229	231.551	229.909
2015	228.294	229.421	231.055	231.520	232.908	233.804	233.806	233.366	232.661	232.373	231.721	230.791
2016	231.061	230.972	232.209	233.438	234.436	235.289	234.771	234.904	235.495	235.732	235.215	235.390
2017	236.854	237.477	237.656	238.432	238.609	238.813	238.617	239.448	240.939	240.573	240.666	240.526

2018 CPI Escalation Clause Calculation
312 N. Riddle Mt. Pleasant, Titus County, Texas

<u>CPI December 2016</u> 235.39	<u>CPI December 2017</u> 240.526	<u>Difference</u> 5.136	<u>Percent Change (Diff./Dec. 2016)</u> 2.18%
<u>Current Monthly Rent</u> \$3,338	<u>Percent Change</u> 2.71%	<u>Rent Increase</u> \$ 90	<u>New Monthly Rent</u> \$3,428