

Lease Agreement

This Lease Agreement is dated September 10, 2019, by and between Nancy Davis {"Landlord"}, and Lamb County Justice of the Peace Precinct 4 {"Tenant"}. The parties agree as follows:

**PREMISES:** Landlord in consideration of Rental Payments provided in this lease, leases to Tenant approximately 825 square feet, 2 room, 1 bathroom, Brick and Stucco building. {The "Premises"} located at 114 E. First Ave., Sudan, TX 79371.

**TERM:** The lease will begin on 10/01/2019 and will terminate on 09/30/2020, to be renewed annually, from 10/01 to 09/30 each year thereafter until terminated by the terms hereunder.

**RENTAL PAYMENTS:** Tenant promises to pay in Rent in the amount of \$4,500.00 in monthly installments of \$375.00 payable on the 15th day of each month to the {Landlord} at P.O Box 505, Sudan, TX 79371, which address may be changed from time to time by the landlord.

**POSSESSION:** Tenant shall be entitled to possession on first day of the term of lease agreement and shall yield possession to landlord on the last day of the lease term in good order and condition, reasonable use and wearing excepted, fire and casualties and acts of God excepted. The tenant may not sublet the premises nor permit any other persons or persons to occupy the premises or to make or suffer any alternation thereof without permission of the Landlord, in writing, having been first obtained; and the the Landlord may inspect and make improvements, and to expel the Tenant, if he/she fails to pay the rent as provided herein, or damages the premises or breaches any terms of the lease.

**PROPERTY INSURANCE:** Landlord shall maintain appropriate insurance for the building and property located on the premises.

**MAINTENANCE:** Landlord shall have the responsibility to maintain the premises in good repair at all times.

**UTILITIES:** Tenant shall be responsible to pay all utilities for the premises.

**TAXES:** Landlord shall be responsible for all taxes attributable to the premises.

**WAIVER:** The Landlord and Tenant agree that if the premises, or any part of the premises, are destroyed or damaged by fire or other unavoidable casualty, making the premises unfit for use and habitation, then, the rent reserved, or a just and proportional part of it, calculated according to the nature and extent to the injuries sustained by the property, shall be suspended or abated until the said premises are put in proper condition for use and habitation by the Landlord.

**TERMINATION:** Either party may terminate Lease by providing written notice to other party at least 90 days in advance.

**LANDLORD:**

Nancy Davis  
{Nancy Davis}

Date: September 23, 2019

**TENANT:**

[Signature]  
{Lamb County Justice of the Peace, Pct. 4}

Date: 9-23-2019