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## TEXAS YOUTH COMMISSION

April 12, 2001

1024 4430 N. 77 Sunshine Strip  
Harlingen, TX 78550

Re: **TAMAYO HOUSE LEASE RENEWAL**  
GSC Lease No. 694-6982-E11D-HARLINGEN  
Lease Term: 10/01/91 through 9/30/01  
**TYC Lease No. 694F-57-01**  
**Lease Renewal Term: 10/01/01 through 9/30/11**

Dear Mr. Burns:

With reference to Lease Contract No. **694-6982-E11D-HARLINGEN** through the General Services Commission, the TEXAS YOUTH COMMISSION hereby renews this lease by extending the term through **September 30, 2011**.

The Texas Youth Commission may extend and renew this lease pursuant to Sec. 61.038 of the Human Resources Code.

Effective **October 01, 2001**, the monthly rental is increased by **\$170.00**, resulting in a new monthly rental of **\$5,823.00** for 7,548 usable square feet, at **77.15¢** per square foot per month.

Effective **October 1, 2002**, and annually thereafter, the lease rental rate may be adjusted as provided in the Escalation Clause in the Bid Specifications, a copy of which is included as Attachment A to this Renewal Agreement. The first escalation option of the renewal term would be **October 1, 2002**, based upon the percent change in the CPI from **July 2001 to July 2002**. Each succeeding year, the same procedure, as outlined may be used. **Lessor must notify Lessee in writing no later than thirty days before anniversary date to request an escalation increase.**

In signing this amendment, the Lessor certifies that he shall comply with the Americans with Disabilities Act of 1990, Public Law 101-336, 42 United States Code 12101 et seq.

The lease renewal is in accordance with provision 8b. of the lease specifications. This lease amendment is by mutual agreement between Lessee and Lessor.

If you have any questions, please contact Carole Fint, at 512/424-6265.

**LESSEE:**

STATE OF TEXAS acting by and through  
TEXAS YOUTH COMMISSION, an Agency  
of the State of Texas  
4900 North Lamar  
Austin, TX 78765

By:

  
Carole Fint  
Leasing Officer  
4/19/01  
Date

**LESSOR:**

  
Bill Burns  
1024 N. 77 Sunshine Strip  
Harlingen, Cameron County, Texas  
(956) 428-7562  
4/17/01  
Date

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By: Paul Reeves 4/19/01  
Paul Reeves Date  
Director of Business Services

By: [Signature] 4/19/01  
Staff Attorney Date