

## LEASE AGREEMENT

THIS AGREEMENT, made this 1 day of September 2022, between the Wise County Messenger Inc. As "Lessor" and Wise County as "Lessee."

### WITNESETH

Lessor hereby LEASES and LETS unto Lessee, upon the considerations herein stated, the following described property, herein called the "leased premises" described as follows.

WAREHOUSE-A portion of that certain warehouse building known as the "Wise County Messenger Warehouse" at 201 S. Church Street.

PRIMARY TERM - This lease shall be on a month-to-month basis with either party able to cancel the lease upon sixty (60) days notice beginning September 1, 2022.

CONSIDERATION -The cash consideration for this lease shall be cash rentals, due and payable in advance on or before the 15<sup>th</sup> day of each month, in the amount of \$300 per month.

INSURANCE - Wise County Messenger Inc. shall provide insurance for the building. Insurance for the Lessee's property stored in the building is the responsibility of the Lessee. Any damages to Lessee's vehicles parked on the above-described lot shall be the responsibility of the Lessee.

TAXES - Lessor shall pay all ad valorem taxes assessed upon the premises. Lessee is responsible for ad valorem taxes assessed upon the inventory and equipment stored in the building and Lessee's vehicles parked on the parking lots.

UTILITIES - Lessor shall pay the utility costs on the building.

BUILDING SHARING - It is understood that Wise County is sharing space in the "Wise County Messenger Warehouse" with Wise County Messenger Inc., which will continue to use a small portion of the building for its newspaper publishing activities.

DEFAULT- In the event of default by Lessee, Lessor shall have the right and option to immediately terminate this lease and re-take possession of the premises, and shall have a landlord's lien against any property of Lessee upon the leased premises to secure payment of delinquent rentals.

EXECUTED IN DUPLICATE on 12 September 2022 to take effect Sept. 1, 2022.

LESSEE:

Wise County

By: 

JD Clark, County Judge

LESSOR:

Wise County Messenger, Inc.

BY: 

Roy J. Eaton, President

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Wise County Messenger  
Decatur, TX United States

Certificate Number:  
2022-929339

Date Filed:  
09/01/2022

Date Acknowledged:

9-13-22

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Wise County

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

1100037  
Lease space in warehouse

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is KRISTI Bennett, and my date of birth is 8-17-71

My address is 2929 Windy Glen Decatur TX 70234 USA  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Wise County, State of Texas on the 1 day of Sept, 2022  
(month) (year)

Kristi Bennett  
Signature of authorized agent of contracting business entity  
(Declarant)