

FIRST AMENDMENT TO LEASE AGREEMENT

This FIRST AMENDMENT TO LEASE AGREEMENT (the "**First Amendment**") is made and entered into effective as of _____, 2026 (the "**First Amendment Effective Date**"), by and between LUTHERAN SOCIAL SERVICES OF THE SOUTH d/b/a Upbring Head Start, a Texas non-profit corporation ("**Tenant**") and ROBSTOWN INDEPENDENT SCHOOL DISTRICT, a Texas Independent School District ("**Landlord**").

WITNESSETH:

WHEREAS, Landlord and Tenant have entered into that certain Lease Agreement with an effective date of January 1, 2025, which is incorporated for all purposes (the "**Lease Agreement**"); and

WHEREAS, the Lease Agreement, as amended by this First Amendment, shall be hereinafter referred to herein collectively as the "**Lease**";

WHEREAS, Landlord and Tenant have agreed to amend the Lease as provided below; and

NOW THEREFORE, for and in consideration of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Landlord and Tenant hereby agree as follows:

1. **Term:** The term of the Lease is hereby extended until July 31, 2027.
2. **Capitalized Terms:** Any capitalized terms that are used but not defined in this First Amendment will have the meanings provided in the Lease Agreement.
3. **One Agreement and Remaining Terms:** The Lease, as amended by this First Amendment, will constitute one agreement between Landlord and Tenant, and all references to the "First Amendment" in the Lease, in this First Amendment or in any other agreement, shall include the Lease as amended by this First Amendment. Except as specifically changed in this First Amendment, none of the terms or conditions of the Lease are altered or impaired in any manner, and all of the terms of the Lease as amended by this First Amendment shall remain in full force and effect. Whenever the provisions of this First Amendment are inconsistent with the terms and conditions of the Lease, the provisions herein shall control. This First Amendment may be executed and delivered (including by facsimile or Portable Document Format (.pdf) transmission) in any number of counterparts with the same effect as if all signatories had signed the same document. Facsimile and other electronic copies of manually signed originals shall have the same effect as manually signed originals and shall be binding on the undersigned parties. Each counterpart shall be deemed an original, but all counterparts must be construed together to constitute one and the same instrument.

IN WITNESS WHEREOF, this First Amendment is entered into as of the First Amendment Effective Date.

TENANT:

LUTHERAN SOCIAL SERVICES OF THE SOUTH d/b/a Upbring Head Start, a Texas non-profit corporation

By: _____
Name: _____
Title: _____

LANDLORD:

ROBSTOWN INDEPENDENT SCHOOL DISTRICT, a Texas Independent School District

By: _____
Name: _____
Title: _____