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NOV 02 2022

NAVARRO COUNTY
AUDITOR'S OFFICE

October 27, 2022

We were notified by the Fire Marshal of Irving October 26 that the only thing holding up the TCO/CO are the permits for the access controls. We have scheduled all repairs that need to be done to the Fire and Safety controls noted by the Fire Marshal. Fire lane striping will be done on or before November 14, 2022, and the repairs they want made are being done October 27, 2022.

We have also attached confirmation from Elleco construction and JCI Architect that the space is substantially complete. I have attached that email to this letter along with communication from the Fire Marshal.

The Landlord has fulfilled the obligations in the lease for it to begin. I have attached a Letter of Commencement for your review. Please let us know if you have any questions.

During the construction of the space there was an issue with the controls on the HVAC ducts. This was repaired quickly by the Landlord to mitigate any delays it may cause as we understand the timing for this buildout was tight. We have attached the invoice for this work to this letter and the Landlord would like it to be paid by HIDTA as the space was accepted with all its faults.

Comfort Technologies the company that installed the controls let us know that the motors were having issues. We have attached that quote for your approval. Please let us know if you have any questions. You may also reach out to a vendor to address this also.

If you would like to talk about any of what is contained in this letter, please reach out and we can set up a time to discuss.

Thank you,



Thomas Townsend

VP Asset Management

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NAVARRO COUNTY
AUDITOR'S OFFICE

Letter of Commencement

October 27, 2022

Navarro County, Texas on behalf of Texoma HIDTA Task Force,

Re: Commencement Letter with respect to that certain Lease dated May 6, 2022 by and between Gateway II Investors, Ltd. as Lessor and Navarro County, Texas on behalf of Texoma HIDTA Task Force, as Lessee for an approximate rentable area in the Premises of 35,195 square feet Suite 100 of the Building located at 6303 Commerce Dr, Irving, TX 75063.

In accordance with the terms and conditions of the above referenced Lease, Tenant hereby accepts possession of the premises and agrees as follows:

The Commencement Date of the Lease is October 26, 2022;
The Termination Date of the Lease is October 31, 2032

With the following rent schedule:

	<u>Base Rent</u>
October 26, 2022 – October 31, 2022	\$6,670.02 + NNN
November 1, 2022 – October 31, 2025	\$34,461.77 + NNN
November 1, 2025 – October 31, 2026	\$35,195.00 + NNN
November 1, 2026 – October 31, 2028	\$35,928.23 + NNN
November 1, 2028 – October 31, 2030	\$37,394.69 + NNN
November 1, 2030 – October 31, 2032	\$38,127.92 + NNN

Please acknowledge your acceptance of possession and agreement to the terms set forth above by signing two (2) copies of this Commencement Letter in the space provided and returning one (1) fully executed copies of the the same to my attention.

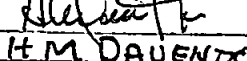
Sincerely,

Gateway II Investors, Ltd.
Edna Meyer-Nelson, President

Agreed and accepted:

LESSEE:

Navarro County, Texas on behalf of Texoma HIDTA

By: 
Name H. M. DAUENPORT, Jr.
Title Navarro County Judge