

A V V E N T U R A P R O P E R T I E S , L L C

October 26, 2012

Mr. Bill Burke
Building Projects Manager
4600 Community Ave.
McKinney, TX 75071

Ref; Proposal for Collin County Constables Courthouse Lease Renewal

Dear Bill:

On behalf of **Avventura Properties, LLC**, please accept this proposal for Collin County to extend/renew its lease currently in effect through May 31, 2013, at 8585 John Wesley, Frisco, TX under the following terms and conditions:

Tenant:	Collin County
Building:	8585 John Wesley, Frisco, TX
Initial Space:	Approximately 8,214 SF
Renewal Commencement:	June 1, 2013
Lease Term:	60 months
Base Rental:	\$20.00 per square foot; \$13,690/month
Suite Condition:	Tenant will agree to take the space "as is" with no additional improvements provided by the Landlord.

All other terms of the lease shall remain in full force and effect throughout the lease term, which if accepted, would expire on May 31, 2018.

The rental rate for this renewal takes into consideration current comparable(s) for similar properties in the Frisco real estate market. Recent annual expense on this property for CAM (maintenance, landscape), along with insurance and property tax is roughly \$3.71 per square foot. As you know, the County does not pay these expenses in accordance with the Lease, nor are they responsible for the repair and replacement of costly rooftop A/C units as they are needed.

If your needs have changed in any way for this important location of the Courthouse, please advise at your earliest convenience. We always welcome a dialogue to insure that we are satisfying our tenant's real estate needs.

This proposal is not binding on either party until a Lease Amendment is executed by both parties. The terms and conditions offered in this proposal will remain in effect until 5:00 p.m. on November 16, 2012, after which time they are subject to change at the Landlord's sole discretion.

If acceptable, please execute the appropriate signatures and return a copy of the enclosed Amendment(s) for our records.

Sincerely,

Nelson Hewitt
Principal
972-896-7682

Avventura Properties, LLC