



State of Texas  
House of Representatives  
**DISTRICT OFFICE LEASE CONTRACT**

**RECEIVED**  
**JAN 10 2025**  
**ACCOUNTING**  
**HOUSE OF REPRESENTATIVES**

This lease is entered into between Collin County Health Care Foundation, herein referred to as Lessor, and the Committee on House Administration of the Texas House of Representatives of the State of Texas, herein referred to as Lessee, for the benefit of Mihaela E. Plesa, a Member of the House of Representatives of the State of Texas, herein referred to as Member.

For and in consideration of the covenants, conditions, and provisions contained in this instrument, Lessor hereby leases to Lessee the following described property located in 900 E. Park Blvd., Suite 140-C County, Texas. The address of the leased property is:

900 E. Park Blvd., Suite 140-C

Plano

Street Address, Suite, etc.

City

Zip Code

(which includes approximately 732 square feet of floor space), with all the rights easements, and appurtenances belonging thereto and usually had and enjoyed therewith, on the terms and condition contained herein.

I.

The term of this lease begins January 15th, 2025 and ends January 12th, 2027 but  
(Month Day, Year) (Lease must end on or prior to January 12, 2027)

the Lessor understands and agrees that the Lessee may cancel this lease, without penalty, if funds for its continuation are not provided for the next fiscal period or if the Member, for whose benefit this lease is made, ceases to be a Member of the House of Representatives.

II.

Lessee has the option to renew this lease for an additional period of Two (2) years for the same monthly rental and under the same conditions, covenants, and provisions applicable under this lease during the primary term. To exercise the option, Lessee must give written notice of its election to do so to Lessor not later than 30 days before the expiration of the primary term of the lease.

III.

As rental for the leased premises, Lessee will pay Lessor the sum of 976.00 per month, which shall be paid solely from the funds of the House of Representatives. However, the Lessor agrees that the liability of the House of Representatives to pay the rental is limited to the amount of money in the Member's operating account. If the Member's account is depleted, the House of Representatives may immediately notify the Lessor in writing. Until further notice, neither the House of Representatives nor the State of Texas is responsible for any rent that accrues after the date of the notice. The Lessor may thereupon, terminate the lease or allow the Member to continue to occupy the leasehold on terms mutually agreeable to the Lessor and the Member.

IV.

The leased premises will be used by the Member of the House of Representatives named herein as an office to be used in connection with his/her official business as a State Representative.

V.

Although this lease is for the purpose of providing office space for the Member named in this instrument, no title, credits, allowances, premiums, or anything of value shall inure to the benefit of the Member at any time because of this agreement. (Under Art. III, Sec 18, of the Texas Constitution, neither the legislator nor his firm may contract with the State of Texas if the subject of the contract was authorized or funded by a legislature of which the individual was a member.) The Member named in this lease is not related in the first degree by marriage, or through blood relationship, to anyone who has a financial interest,

either directly or indirectly, in the property leased by the House of Representatives for this said Member. Any agreement contrary to this paragraph renders the lease null and void and renders Lessor liable for the refund of all payments paid hereunder together with interest on that at 10 percent annum, reasonable attorney's fees for the collection of that amount, and all costs incurred with said collection.

VI.

Either party may terminate this lease at any time for failure of the other to comply with the covenants, conditions, and provisions of the lease. Also, either party may terminate this lease by providing the other party with written notice 30 days prior to date of termination.

VII.

The following additional covenants, and provisions are further agreed to by Lessor and Lessee:

VIII.

The covenants and conditions in this instrument are the full and complete terms of this lease. No alterations, amendments or modifications of those terms are binding unless reduced to writing and signed by the parties to the lease.

**Collin County Health Care Foundation**

Lessor's Company Name (type or print)

Date

12/16/2024

**Chris Hill**

12/16/2024

Lessor's Name (type or print)

Date

**Collin County Judge**

Lessor's Signature

(1)

Lessor's Signatory's Title

(1)

**4600 Community Ave, McKinney, TX 75071**

**(972) 547-5333**

Lessor's Address

Telephone Number

**County Government**

**756000873**

Lessor's Type of Organization

(2)

Lessor's Tax ID Number

(3)

Signature of State Representative

(4)

Date

1/10/2025

Signature of House Administration Chairman

(5)

Date

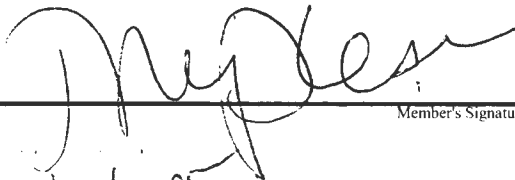
1/13/25

**Note:**

1. Must be signed by lessor or person authorized to contractually bind said individual, partnership, company or corporation. [REDACTED]
2. Lessor's type of organization (law firms, realtor firm, sole proprietorship, dental firm, etc.).
3. The applicable tax identification number for individual, partnership, or corporation for reporting rent payments to the Internal Revenue Service.
4. Member of the Texas House of Representatives whose office operating account is to be charged. [REDACTED]
5. Chairman of Committee on House Administration or person authorized to sign such agreements.

I, Mihaela E. Plesa do not have an interest  
Name of Member

in the described property that I have requested the Texas House of Representatives to enter into a district office lease contract. Furthermore, I hereby state that I am not related in the first degree by marriage or through blood relationship to anyone who has a financial interest either directly or indirectly in the property leased by the House of Representatives for this said member. If I should acquire an interest in said property, I will advise the Chair of the Committee on House Administration in writing and terminate my district office lease immediately at no expense to the House of Representatives.



Member's Signature

1/10/2025

Date

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State of Texas  
Collin County  
Health Care Foundation

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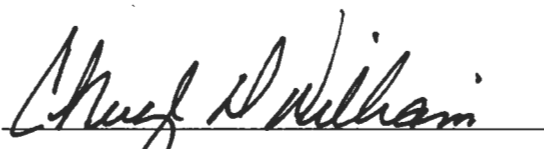
Court Order  
2024-2161-12-16

An order of the Collin County Health Care Foundation Board of Trustees approving a lease agreement.

The Collin County Health Care Foundation Board of Trustees hereby approves a lease agreement with the Committee on House Administration of the Texas House of Representatives for property located at 900 E. Park Boulevard, Suite 140-C, Plano, Texas effective January 15, 2025 through and including January 12, 2027, as detailed in the attached documentation.

A motion was made, seconded, and carried by a majority of the Board members in attendance during a regular session on Monday, December 16, 2024.

  
Duncan Webb, Trustee

  
ATTEST: Cheryl Williams, Trustee/Secretary

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