

GROUND LEASE AGREEMENT

STATE OF TEXAS

JACK COUNTY

MAR 10 2026

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

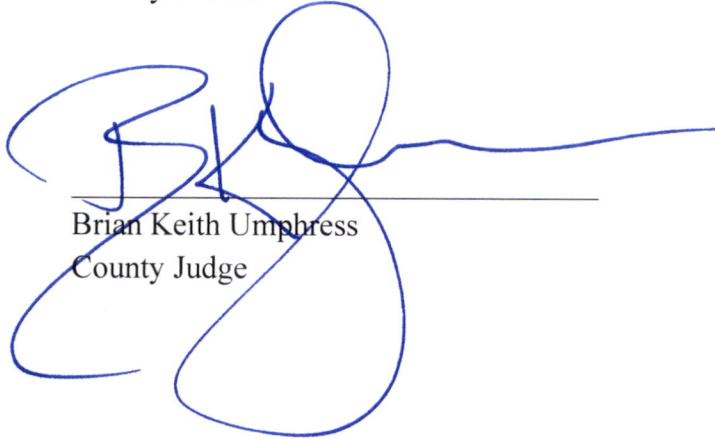
This Land Lease Agreement (“Agreement”) is entered into as of the 9th day of March, 2026 (“Effective Date”) by and between the Jack County, Texas, (“County”) and the City of Jacksboro, Texas (“City”).

For good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the County and the City agree as follows:

1. **Agreement to Lease.** The County agrees to lease to the City and the City agrees to lease from the County, according to the terms and conditions set forth herein, a parcel of land located along FM 3344 South of the Jack County Law Enforcement Center.
2. **Purpose.** The Site may be used and occupied only for the following purpose (the “Permitted Use”): The City will construct a bulk water filling station for the purpose of selling water in bulk to multiple customers. Nothing herein shall give the City the right to use the Site for any other purpose without the prior written consent of the County. The County makes no representation or warranty regarding the legality of the Permitted Use, and the City will bear all risk of any adverse change in applicable laws.
3. **Term.** This Agreement will be for a term beginning on March 9, 2026 and ending four years later. This Agreement will automatically renew for the same length of time, unless either party requests in writing the Agreement be terminated. The agreement allows a one-year termination option to allow either party enough time to relocate.
4. **Compensation:** For compensation, the City agrees to pay Jack County a monthly lease payment of \$650.00. No additional compensation or payment is required or requested.
5. **Improvements and Alterations:** The City may make improvements, alterations, additions, or other changes to the Site, at full cost to the City, without the written approval of the County.
6. **Entire Agreement:** This Agreement constitutes the entire understanding between the County and the City and supersedes and cancels all prior agreements, whether oral or written, with respect to the Site.

IN WHITNESS WHEREOF the County and the City have duly affixed their signatures under hand and seal on the Agreement Date as specified.

County of Jack



Brian Keith Umphress
County Judge

March 9, 2026

Date

City of Jacksboro



Alton Morris
Mayor

March 9, 2026

Date