



AGREEMENT FOR LICENSE TERMINATION

This Agreement for License Termination (this "Agreement") is made effective as of the date signed by both Landlord and Tenant (the "Effective Date"), by and between **Hopkins County** (hereinafter referred to as "Landlord") and **The American National Red Cross** (hereinafter referred to as "Tenant").

WHEREAS, by License Agreement dated May 12, 2021 (the "License") Landlord leased to Tenant the property and improvements known as **128-A Jefferson St., Sulphur Springs, TX 75482**, as more particularly described in the License (the "Building"); and

WHEREAS, the term of the License expires on December 31, 2025; and

WHEREAS, the parties wish to set forth their understanding of the terms and conditions under which Tenant and Landlord have agreed that the license shall terminate before the stated end of the Term.

NOW THEREFORE, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. **Incorporation of Recitals.** The forgoing recitals are true and correct, and are incorporated herein by this reference.
2. **Early Termination.** Landlord and Tenant agree that the License shall terminate as of 11:59 p.m. on November 21, 2025. Except for Tenant's obligations as set forth in this Agreement, Tenant shall have no other obligation to Landlord with respect to the condition of the Premises or the obligation to pay rent.
3. **Possession.** On November 21, 2025, Tenant will surrender possession of the Building in the condition called for in the License. Landlord has inspected the Building and is satisfied with the condition thereof as of the date of this Agreement.
4. **No Default.** Tenant and Landlord each hereby acknowledges that neither party is in default under the License as of the date hereof, and that each is unaware of any condition or circumstance which, but for the passage of time or delivery of notice, or both, would constitute a default under the License.
5. **Brokerage.** Landlord and Tenant each represents that it has not entered into any agreement with, or otherwise had and dealing with, any broker, agent or finder in connection with the negotiation or execution of this Agreement which could form the basis of any claim by any such broker, agent or finder for a brokerage fee or commission, finder's fee, or any other compensation of any kind or nature.
6. **Binding Effect.** All of the covenants in this Agreement, including, but not limited to, all covenants of the License as modified hereby, shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives and permitted successors and assigns.

7. **Effectiveness.** The submission of this Agreement shall not constitute an offer, and this Agreement shall not be effective and binding unless and until fully executed and delivered by each of the parties hereto.
8. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one and the same Agreement. The Agreement may be signed manually or by electronic means.

Signatures are on the following page.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

TENANT

The American National Red Cross

By:

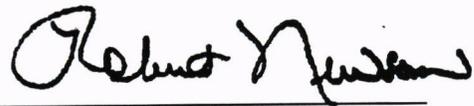
Name:
Title:



Digitally signed by Joseph D. Ward, Executive Director
DN: cn=Joseph D. Ward, Executive Director, o=American National Red Cross, ou=Real Estate Services, email=joe.ward@redcross.org, c=US
Date: 2025.11.19 11:24:20 -05'00'

LANDLORD

By:



(Signature)

Name:
Title:

Robert Newsom
Hopkins County Judge