



Site Reference: Purley – County of Hopkins, Texas

First Amendment to Radio Tower Lease Agreement

This First Amendment to Radio Tower Lease Agreement (this "Amendment") is made as of this ____ day of March, 2026 (the "Effective Date"), by East Texas Broadcasting, Inc., with a mailing address of PO Box 990, Mt. Pleasant, Texas 75460, Attn: James Kitchens ("Lessor"), and the County of Hopkins, Texas, with a mailing address of 116 Airport Rd, Sulphur Springs, TX 75482 ("Lessee").

WITNESSETH

WHEREAS, Lessor and Lessee are parties to that certain Radio Tower Lease Agreement, with a commencement date of January 1, 2022, including all prior amendments (the "Agreement"), with regard to a wireless communications tower located at 1395 FM 900 East, Purley, Texas; and

WHEREAS, Lessor and Lessee desire to amend the Agreement as provided in this Amendment.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the undersigned parties, intending to be bound, hereby agree as follows:

1. Term. The Agreement's current one-year renewal term ends on December 31, 2026. On January 1, 2027, the Agreement shall be renewed for a two (2)-year renewal period, ending on December 31, 2028. Thereafter, the Agreement shall automatically renew annually for three one-year terms, except that either party may cancel ninety (90) days prior to the renewal date of each such one-year term.

2. Rent. The rent shall remain \$567 per month until December 31, 2028, payable in advance to Lessor at the address provided by Lessor. Thereafter, rent shall be as set forth below and payable in advance to Lessor at the address provided by Lessor.

\$595 per month for the period from January 1, 2029 to December 31, 2029.

\$595 per month for the period from January 1, 2030 to December 31, 2030.

\$625 per month for the period from January 1, 2031 to December 31, 2031.

3. Except as expressly modified by this Amendment, the Agreement remains unchanged and in full force and effect. All capitalized terms not defined herein shall have the meaning given to them in the Agreement. To the extent of any conflict between this Amendment and the Agreement, this Amendment shall be controlling.

[Signatures follow on next page.]

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the Effective Date.

LESSEE: COUNTY OF HOPKINS, TEXAS

By: Robert Newsom
Print Name: Robert Newsom
Title: County Judge

LESSOR: EAST TEXAS BROADCASTING, INC.

By: _____
Print Name: _____
Title: _____