

THE STATE OF TEXAS, )  
COUNTY OF Matagorda )  
1465 )  
KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT OF LEASE, Made this 15th day of February A. D. 19 87  
by and between The City State Bank of Palacios, Texas , known herein as LESSOR,  
and Palacios Independent School District (Job Training Program), known herein as LESSEE.

(The terms "Lessor" and "Lessee" shall be construed in the singular or plural number according as they respectively represent one or more than one person.)

WITNESSETH, That the said Lessor does by these presents lease and demise unto the said Lessee the following described property, to-wit: Lying and being situated in Palacios , County of Matagorda , State of Texas, and being

The entire second floor of the two story building at the corner of 5th and Commerce Street.

for the term of 24 months beginning the 15th day of February  
A. D. 19 87 and ending the 15th day of February A. D. 19 89 \*\*  
paying therefor the sum of \$700.00 per month DOLLARS,  
payable beginning 2-15-87, plus electricity.

\*\*With an additional 24 months option.

upon the conditions and covenants following:

First. That Lessee will well and PUNCTUALLY pay said rents in manner and form as hereinbefore specified, and quietly deliver up said premises on the day of the expiration of this lease, in as good condition as the same were in when received, reasonable wear and tear thereof excepted.

Second. That the said premises shall be used for Office Space only.

and for no other purpose.

Third. That Lessee will not sub-let said premises, or any part thereof, to any person or persons whatsoever, without the consent of said Lessor, IN WRITING, thereto first obtained.

Fourth. That on failure to pay the rent in advance, as aforesaid, or comply with any of the foregoing obligations, or in violation of any of the foregoing covenants, the Lessor may declare this lease forfeited at h discretion and h agent or attorney shall have the power to enter and hold, occupy and repossess the entire premises hereinbefore described, as before the execution of these presents.

This lease may be cancelled with 60 days written notice in the event funding for the Job Training program is terminated.

IN TESTIMONY WHEREOF, The said parties have hereunto set their hands, in duplicate, the day and year above written.

Executed and delivered in the presence of:

The City State Bank of Palacios

Jack A. Goodner  
Jack A. Goodner, President

William Reaves

ATTEST BY: Laura Bachus  
Laura Bachus, Vice Pres. & Cashier

# OFFICIAL RECORDS

THE STATE OF TEXAS,  
COUNTY OF Matagorda  
on this day personally appeared

## ACKNOWLEDGMENT

VUL 143 PAGE 167

BEFORE ME, the undersigned authority,

William Reaves

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of February, 1987  
(L.S.)

Notary Public, in and for the State of Texas  
My Commission Expires 11-10-90

THE STATE OF TEXAS,  
COUNTY OF }  
on this day personally appeared

## ACKNOWLEDGMENT

BEFORE ME, the undersigned authority,

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of , A.D. 19  
(L.S.)

Notary Public, in and for the State of Texas  
My Commission Expires

THE STATE OF TEXAS,  
COUNTY OF Matagorda }

## CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned authority,

on this day personally appeared Jack A. Goodner  
City State Bank of Palacios, Texas  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City State Bank of Palacios  
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 23 day of February, A.D. 1987  
(L.S.)

Notary Public, in and for the State of Texas  
My Commission Expires 11-10-90

THE STATE OF TEXAS,  
COUNTY OF }

## CLERK'S CERTIFICATE

I, , County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the day of , A. D. 19, with its Certificate of Authentication, was filed for record in my office on the day of , A. D. 19, at o'clock M., and duly recorded this day of , A. D. 19, at o'clock M., in the

Records of said County, in Volume , on pages .  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in

(L.S.)

LAURENCE VAUGHN  
COUNTY CLERK  
MATAGORDA COUNTY, TEXAS

STATE OF TEXAS  
I hereby certify that this instrument was FILED in File Number Sequence on the day and at the time stamped herein by me, and was duly RECORDED in the above named records of Matagorda County, Texas on  
COUNTY OF MATAGORDA  
County, Texas.  
Deputy.



MAR 3 - 1987

LAURENCE VAUGHN  
COUNTY CLERK, Matagorda County, Texas

No.	LEASE	FROM	TO	Beginning	Ending

The City State Bank  
P.O. Box 1132  
Palacios, TX 77465

Martin Stationery Co., Dallas

		04/24/1987	002728	–	148	564	<ul style="list-style-type: none"> <li>RICHARDSON MARTHA</li> <li>RICHARDSON W E</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK OF PALACIOS</li> </ul>	<a href="#">Show reference</a>
		04/22/1987	002674	DEED OF TRUST	148	368	<ul style="list-style-type: none"> <li>RUTLEDGE JOSEPH</li> <li>RUTLEDGE PATSY</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		04/22/1987	002653	–	148	308	<ul style="list-style-type: none"> <li>GOODNER JACK A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TEXAS</li> </ul>	<a href="#">Show reference</a>
		04/16/1987	002555	EXTENSION	147	868	<ul style="list-style-type: none"> <li>ZEPEDA DORA N</li> <li>ZEPEDA HOMERO A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS</li> </ul>	<a href="#">Show reference</a>
		04/16/1987	002556	EXTENSION	147	870	<ul style="list-style-type: none"> <li>APARICIO THOMAS EDWARD</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS</li> </ul>	<a href="#">Show reference</a>
		04/10/1987	002454	ASSIGNMENT	147	454	<ul style="list-style-type: none"> <li>BAY CITY BANK &amp; TRUST CO</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		04/10/1987	002456	DEED OF TRUST	147	460	<ul style="list-style-type: none"> <li>RIPKE RICHARD K</li> <li>RIPKE SHARLYNN H</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		04/10/1987	002455	MECHANICS LIEN	147	457	<ul style="list-style-type: none"> <li>RIPKE RICHARD K</li> <li>RIPKE SHARLYNN H</li> </ul>	<ul style="list-style-type: none"> <li>BYRD J M</li> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/30/1987	002147	DEED OF TRUST	146	187	<ul style="list-style-type: none"> <li>PETERSEN IRVIN T</li> <li>PETERSEN LETHA</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/30/1987	002148	EXTENSION	146	192	<ul style="list-style-type: none"> <li>BENNER GLORIA K</li> <li>BENNER R A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS</li> </ul>	<a href="#">Show reference</a>
		03/30/1987	002149	EXTENSION	146	196	<ul style="list-style-type: none"> <li>VAN CLEAVE SHARON</li> <li>VAN CLEAVE WILLIAM</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS</li> </ul>	<a href="#">Show reference</a>
		03/25/1987	002040	DEED OF TRUST	145	654	<ul style="list-style-type: none"> <li>POESSEL DANNY G</li> <li>POESSEL KATHLEEN S</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/25/1987	002045	EXTENSION	145	665	<ul style="list-style-type: none"> <li>GILL PHYLLIS KNEBEL</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/24/1987	002017	EXTENSION	145	575	<ul style="list-style-type: none"> <li>MITCHELL MARILYN J</li> <li>MITCHELL RAYMOND A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/23/1987	001975	EXTENSION	145	431	<ul style="list-style-type: none"> <li>FIORINI CATHY L</li> <li>FIORINI ROBERT A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/23/1987	001977	RELEASE	145	435	<ul style="list-style-type: none"> <li>CITY STATE BANK OF PALACIOS</li> </ul>	<ul style="list-style-type: none"> <li>HARR FAY MARIE</li> <li>HARR FRED T</li> </ul>	<a href="#">Show reference</a>
		03/23/1987	001976	EXTENSION	145	433	<ul style="list-style-type: none"> <li>FIORINI CATHY L</li> <li>FIORINI ROBERT A</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/23/1987	001969	ASSIGNMENT	145	395	<ul style="list-style-type: none"> <li>EDNA LUMBER CO INC</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/20/1987	001946	DEED OF TRUST	145	328	<ul style="list-style-type: none"> <li>TREVINO EVA</li> <li>TREVINO GILBERT</li> </ul>	<ul style="list-style-type: none"> <li>CITY STATE BANK OF PALACIOS TX</li> </ul>	<a href="#">Show reference</a>
		03/09/1987	001612	RELEASE	143	643	<ul style="list-style-type: none"> <li>CITY STATE BANK OF PALACIOS</li> </ul>	<ul style="list-style-type: none"> <li>JESSUP MARION DANIEL</li> <li>JESSUP SUSAN</li> </ul>	<a href="#">Show reference</a>
		03/03/1987	001465	LEASE	143	166	<ul style="list-style-type: none"> <li>CITY STATE BANK OF PALACIOS TX</li> </ul>	<ul style="list-style-type: none"> <li>PALACIOS I S D (JOB TRAINING)</li> </ul>	<a href="#">Hide reference</a>

**County Type:** LEASE

**References 1:** SEE INSTRUMENT

**References 2:**