

# Exhibit "Q"

STATE OF TEXAS

COUNTY OF MARION

## SUB-LEASE

PROPERTY: .30-acre tract, including improvements, located at 8849 FM 729, Avinger, Texas, more particularly described in "Exhibit A" to the original lease.

### PARTIES TO SUB-LEASE:

Marion County, Texas  
County Judge Leward J. LaFleur  
102 W. Austin Street  
Jefferson, Texas 75657

Friends of Lake O' The Pines  
Kristi Thomas, President  
2019 FM 726  
Jefferson, Texas 75657

### PARTIES TO ORIGINAL LEASE:

Marion County, Texas (original Sublessee – Mims Volunteer Fire Department)

U.S. Army Corps of Engineers

Original Lease Number: DACW63-1-13-0842

Original Lease Date: August 13, 2013

Original Lease Term: Five years with four (4) five (5) year options, but revocable at will by the Secretary of the Army.

THIS SUB-LEASE INCORPORATES BY REFERENCE IN ITS ENTIRETY THE TERMS OF THE ORIGINAL LEASE (DACW63-1-13-0842). SUBLESSEE AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE ORIGINAL LEASE AND, BY AGREEING, ACKNOWLEDGES THAT THE FEDERAL GOVERNMENT IS THE LESSOR OF THE ORIGINAL LEASE.

TERM: Beginning August 1<sup>st</sup>, 2025 and ending July 31<sup>st</sup>, 2028.

UTILITIES: Friends of Lake O' The Pines shall be responsible for utilities.

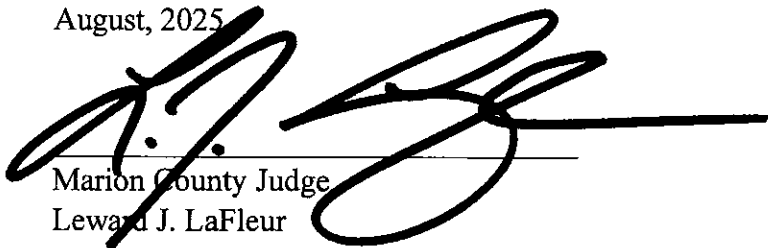
PROPERTY AND LIABILITY INSURANCE: Marion County shall continue to be responsible for this insurance.

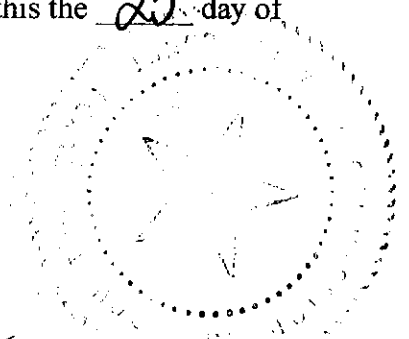
IN WITNESS WHEREOF, I have hereunto set my hand by the authority of the Secretary of the Army, this the 25<sup>th</sup> day of August, 2025.

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THIS SUBLEASE, is also executed by the lessor in the original lease on this the 25<sup>th</sup> day of August, 2025.

  
Marion County Judge  
Leward J. LaFleur



THIS SUBLEASE is also executed by the Sublessee on this the 25<sup>th</sup> day of August, 2025.

  
Kristi Thomas  
President of Friends of the Lake O' The Pines