



RESOLUTION NO. 20140225-07

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE EXTENSION FOR LAND ON TEXAMERICAS CENTER-WEST TO M2 SERVICES, INC.

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, M2 Services contacted TexAmericas Center to seek a lease arrangement for land upon TexAmericas Center-West; and

WHEREAS, the parties have come to agreement that the term of the lease extension will extend beginning on April 15, 2014 and end on April 14, 2015 with an increase in monthly rent to \$11,189.14.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and he is hereby authorized to execute the attached lease or a lease on substantially the same terms as attached hereto; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of M2 Services to negotiate this lease as well as to continue its business operations, preserve existing jobs and contribute to the tax base in Bowie County, Texas.

PASSED AND APPROVED THIS 25th day of February, 2014.


Denis Washington, Chairman of the Board

ATTEST:


Mike Carter, Secretary-Treasurer

Attached: Lease Agreement



**ADDENDUM NO. 1
562.501 ACRES LAND LEASE**

THIS ADDENDUM NO. 1 ("Addendum") is made and entered into this **25th** day of **February, 2014** (the "Effective Date") by and between **TEXAMERICAS CENTER**, ("Lessor") and **M2 SERVICES CORPORATION**.

WHEREAS, Lessor and Lessee are parties to that certain Lease Agreement dated **April 15, 2013**, regarding the premises of **562.501 acre land lease located on TAC-West, New Boston, Texas** (the "Leased Premises"); and


WHEREAS, Lessee leases the Leased Premises in support of a contract awarded to Lessee by the **AM General LLC supporting the Israeli Ministry of Defense**; and

NOW, THEREFORE in consideration of the foregoing premises and mutual promises and covenants of the parties hereto, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree to amend the Lease as follows:

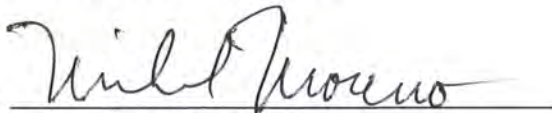
1. Section 1.03 of the Lease entitled "Option to Extend Term" is hereby amended to reflect that the second option period shall be **April 15, 2014** through **April 14, 2015** at a monthly rental rate of **\$11,189.14**. All terms and conditions of the original lease except the payment rates shall apply during the option periods.
2. The parties agree that Lessee is hereby exercising its option to extend the Lease term through the second option period and Lessor accepts such exercise and waives the 90-day notice requirement in this sole instance.
3. Except as specifically amended herein, all terms, conditions and provisions contained in the Lease shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum on the Effective Date.

TEXAMERICAS CENTER

By: 
Name: William V. Cork
Title: Executive Director/CEO

M2 SERVICES CORPORATION

By: 
Name: Michael Moreno
Title: President