



RESOLUTION NO. 20140225-08

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A RIGHT OF ENTRY, LEASE OR LICENSE WITH M2 SERVICES FOR ROADS AND AREAS AROUND BUILDINGS 110/112 TEXAS AVENUE, NEW BOSTON, TX 75570.

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, TexAmericas Center is the owner of property commonly known as TexAmericas Center-Central formerly a part of the Red River Army Depot located in Bowie County, Texas; and

WHEREAS, M2 is a private company which has a contract with AM General LLC supporting the Israeli Ministry of Defense, to rehabilitate military vehicles and return them to the Israeli Ministry of Defense for use by the military forces of Israel; and

WHEREAS, the contract between M2 and AM General LLC in support of the Israeli Ministry of Defense requires that the vehicles be road tested prior to redelivery to the Israeli Ministry of Defense and M2 desires to use a portion of the road system of TexAmericas Center-Central Campus for purposes of testing the refurbished vehicles; and

WHEREAS, TAC and M2 have agreed to the terms of this License Agreement for the purpose of providing test roads for M2 conditioned upon the terms of the agreement; 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 rent set at \$10 annually.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO is hereby authorized to execute the attached lease; 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: License Agreement



**ADDENDUM NO. 1
LEASE AGREEMENT TO USE DESIGNATED ROADWAYS**

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 July 23, 2013, regarding the use of premises **of certain roads upon TAC-Central for vehicle testing, 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 17 of the Lease entitled "Amendment" is hereby amended to reflect that the second option period shall be **April 15, 2014** through **April 14, 2015** at a yearly rental rate of **\$10.00**. 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