



RESOLUTION NO. 20140527-08

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE EXTENSION
AT 135 MILLER ST, NEW BOSTON, TX 75570 TO W.W. WILLIAMS LOGISTICS, LLC**

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, **W. W. Williams Logistics, LLC** contacted TexAmericas Center to seek a lease extension for warehouse space at 135 Miller St., New Boston, TX 75570; and

WHEREAS, the parties have come to the attached terms of agreement for said lease.

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 extension; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of **W. W. Williams Logistics, LLC** to negotiate this lease extension 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 27th day of May, 2014.



Denis Washington, Chairman of the Board

ATTEST:



Boyd Sartin, Acting Secretary/Treasurer

Attachment: Lease Extension Agreement



ADDENDUM NO. 1

THIS ADDENDUM NO. 1 ("Addendum") is made and entered into this 1st day of June, 2014 (the "Effective Date") by and between **TEXAMERICAS CENTER**, ("Lessor") and **WW Williams Logistics, LLC**, ("Lessee").

WHEREAS, Lessor and Lessee are parties to that certain Lease Agreement dated May 13, 2013, (the "Lease") regarding the premises located at 135 Miller Street, (Building 135), New Boston, Texas, 75570 and consisting of approximately 15,754 square feet (the "Leased Premises"); and

WHEREAS, Lessee leases the Leased Premises in support of a contract awarded to Lessee by the U.S. Department of the Army (the "Army Contract"); and

WHEREAS, the Lessee presently enjoys the right to exercise certain annual options that could extend the lease through May 31, 2016; and

WHEREAS, Lessor and Lessee wish to amend the Lease to realign the option periods to be coterminous with Lessee's underlying Contract to perform certain work for the Army National Guard and to confirm the agreement between Lessor and Lessee to extend the first option term through December 31, 2014.

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 24 of the Lease entitled "Extension Option" is hereby amended to reflect that the second option period shall be June 1, 2014 through December 31, 2014 at a monthly rental rate of \$4,332.35. After this period, the lease will automatically extend on a month to month basis until June 1, 2015, at which time the monthly rental rate shall increase to \$4,463.63. After December 31, 2014, Lessee or Lessor may terminate the lease upon 30 days written notice.
2. The parties agree that Lessee is hereby exercising its option, as modified herein, 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

WW Williams Logistics, LLC

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

By: Kelly L. Turley
Name: Kelly L. Turley
Title: Vice President