



RESOLUTION NO. 20150526-08

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE MODIFICATION AND EXTENSION FOR 135 MILLER AVE., 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 modification and extension for warehouse space and related facilities at 135 Miller Ave., 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 shall be and he is hereby authorized to execute the attached lease modification and extension; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of WW Williams Logistics, LLC to negotiate this lease modification and 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 26th day of May, 2015.



Denis Washington, Chairman of the Board

ATTEST:



Boyd Sartin, Secretary/Treasurer

Attached: Lease Agreement



ADDENDUM NO. 3

MODIFICATION AND EXTENSION OF LEASE

1. Parties.

The parties to this Agreement are TexAmericas Center (TAC), hereinafter the Landlord, and WW Williams Logistics, LLC, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement dated the 13th day of May, 2013, for property located at 135 Miller Street (Building 135), New Boston, Texas, said Lease having a termination date of May 31, 2014, which was modified and extended by that certain Addendum No. 1 to extend the term until December 31, 2014 and by that certain Addendum No. 2 to extend the term until June 30, 2015.

3. Modification Terms. The Lease is hereby further modified as follows:

- A. The Lease Term shall be extended for a period of 18 months, from the 1st day of July, 2015 until the 31st day of December, 2016.
- B. The rent for the extended term of this Lease shall increase by 3% at a monthly rate of \$4,594.92 on July 1, 2015 and remain this rate through December 31, 2016. The rent will be discounted by 50% for July 2015, August 2015 and September 2015 to a monthly rate of \$2,297.46. The amount discounted will be summed and carried forward then applied equally to the remaining months in the lease, or October 1, 2015 through December 31, 2016 for a total monthly rate of \$5,054.41.
- C. The security deposit shall remain the same.
- D. The terms of the lease shall remain in full force and no additional alternations may be granted unless further extended by either party.

4. Continuation of Lease Terms.

Except for the modifications and extensions made in this Modification and Extension Agreement, all provisions of the Lease Agreement, as previously modified, will continue in full force and effect.

EXECUTED and EFFECTIVE as of the 26th day of May, 2015.

WW WILLIAMS LOGISTICS, LLC

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

By: Scott Norton
Scott Norton, Exec. Director/CEO