



**RESOLUTION NO. 20150630-02**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE  
MODIFICATION AND EXTENSION FOR 125 AUSTIN STREET, HOOKS, TX 75561 TO  
MURPHY AND SON TIMBER, 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**, Murphy and Son Timber, LLC, contacted TexAmericas Center to seek a lease modification and extension for office space and related facilities at 125 Austin St., Hooks, TX 75561; 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 Murphy and Son Timber, 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 30<sup>th</sup> day of June, 2015.**

  
\_\_\_\_\_  
Gabe Tarr, Vice Chairman of the Board

**ATTEST:**

  
\_\_\_\_\_  
Boyd Sartin, Secretary-Treasurer

Attached: Lease Modification and Extension



## MODIFICATION AND EXTENSION OF LEASE

1. Parties.

The parties to this Agreement are **TEXAMERICAS CENTER (TAC)**, hereinafter the Landlord, and **MURPHY & SON TIMBER, LLC**, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement dated the 25<sup>th</sup> day of June, 2013, for property located at 125 Austin Street, Hooks, TX 75561, said Lease having a termination date of June 30, 2014, which has previously been extended pursuant to a First Option which terminates on June 30, 2015.

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

- A. The Lease Term shall be extended for a period of 6 months and will terminate on the 31<sup>st</sup> day of December, 2015.
- B. The monthly rent for the extended term of this Lease shall be \$848.00 per month.
- C. The security deposit shall remain the same.
- D. Tenants options to renew the Lease for Year 2 and Year 3 are terminated due to failure of the Tenant to exercise the Option for Year 2.

4. Continuation of Lease Terms.

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

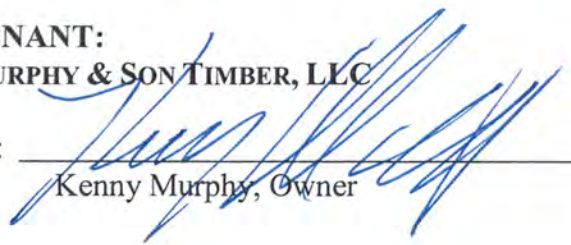
EXECUTED as of this the 30<sup>th</sup> day of June, 2015.

**LANDLORD:**  
**TEXAMERICAS CENTER**

By:   
Scott Norton, Exec. Director/CEO

**COPY**

**TENANT:**  
**MURPHY & SON TIMBER, LLC**

By:   
Kenny Murphy, Owner