



RESOLUTION NO. 20150922-28

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A
LEASE MODIFICATION AT 253 OAK STREET, HOOKS, TX 75561 TO MATRIX
ENVIRONMENTAL SERVICES**

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, Matrix Environmental Services contacted TexAmericas Center to seek a lease modification for office space at 253 Oak Street, 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 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 Control Concepts, Inc. to negotiate this lease modification 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 22nd day of September, 2015.



Denis Washington, Chairman of the Board

ATTEST:



Boyd Sartin, Secretary/Treasurer

Attached: Lease Modification



MODIFICATION OF LEASE

1. Parties.

The parties to this Agreement are TEXAMERICAS CENTER (TAC), hereinafter the Landlord, and MATRIX ENVIRONMENTAL SERVICES, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement having an effective date of January 1, 2015, for property located at 253 Oak Street, Hooks, Bowie County, Texas, said Lease having a termination date of December 31, 2017, with two one year options after said date.

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

- A. The Premises leased under the Lease Agreement shall be enlarged to include the entire former TAC-E HQ. Building located at 253 Oak Street, Hooks, Texas 75561 with the exception of office and bathroom, approximately 304 square feet, in the Northwest corner.
- B. TAC reserves the right to access and use of the kitchen and dining area in the building during the term of the Lease and any extended terms for use by TAC employees; Tenant shall allow access to and use of the kitchen and dining area on a 24 hour day, 7 days a week, 365 days per year basis. The parties shall reach mutual agreement regarding how to obtain access by coordinating issuance of keys, double locks, or other mechanisms.
- C. Landlord shall continue to pay for the janitorial and cleaning service of the building during the term of the Lease and any extensions thereof.
- D. Tenant shall provide to Landlord a property tax deposit of \$1,500.00 and a security deposit of \$1,000.00 prior to the commencement date of this Modification and Extension Agreement.
- E. The monthly rent payable under the Lease is hereby modified as follows:
 - i. Rent for the period of October 1, 2015 through February 29, 2016 shall be \$727.60 per month.
 - ii. Rent for the period of March 1, 2016 through February 28, 2017 shall be \$749.43 per month.
 - iii. Rent for the option period commencing March 1, 2017 through February 28, 2018 shall be \$771.91 per month.
 - iv. Rent for the period of the second option period commencing March 1, 2018 and terminating February 28, 2019 shall be \$795.07 per month.
 - v. Tenant shall place all utilities and make all required utility deposits for the Leased Premises into the name of Tenant not later than October 1, 2015. Tenant shall pay all utilities commencing on October 1, 2015 through the term, or extended term of the Lease.



vi. This Modification shall be effective as of October 1, 2015.

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 19th day of Sept, 2015.

LANDLORD:
TEXAMERICAS CENTER

By: 
Scott Norton, Exec. Director/CEO

TENANT:
MATRIX ENVIRONMENTAL SERVICES

By: 
Name: ROBERTA SCHAEFER
Title: VP, Director