



RESOLUTION NO. 20161122-09

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE EXTENSION FOR 342 TEXAS AVENUE, NEW BOSTON, TX 75570 TO THE UNITED STATES OF AMERICA

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, the United States of America contacted TexAmericas Center to seek a lease arrangement for office space and related facilities at 342 Texas Avenue, 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 extension; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of the United States of America 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 22nd day of November, 2016.


Denis Washington, Chairman of the Board

ATTEST:


Melford Pierce, Secretary

Attached: Lease Extension

SUPPLEMENTAL AGREEMENT NO. 1

to

Lease No. DACA63-5-11-0012
Building 342, 342 Texas Avenue
New Boston, Texas 75570

DUNS #: 826750916

This Supplemental Agreement No. 1 to Lease DACA63-5-11-0012 is made and entered into this 17 day of November in the Year 2016, by and between **TexAmericas Center (TAC)**, formerly known as **Red River Redevelopment Authority**, whose address is 107 Chapel Lane, New Boston, Texas 75570, hereinafter called the **Lessor**, and the **UNITED STATES OF AMERICA**, hereinafter called the **Government**:

WHEREAS, Lessor and the Government entered into this Lease dated 14 October 2010 for approximately 4,000 rentable square feet located at 342 Texas Avenue, New Boston, Texas, and;

WHEREAS, Lessor and the Government are entering into Supplemental Agreement No. 1 to add an additional one-year option with a 3% increase in monthly rent, under Title 10 USC 2661 authority, to the term in order to provide time for the Government to coordinate vacating the leased space;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **15 October 2016** as follows:

1. Delete in its entirety paragraph **3. LEASE TERM** and replace with:

"3. LEASE TERM AND RENTAL: TO HAVE AND TO HOLD the said premises, with their appurtenances for the term beginning **16 October 2010** through **15 October 2011**, subject to termination rights as may be hereinafter set forth. The Lessee shall have the option to renew this lease on an annual basis after the initial term, for six (6) one-year options as hereinafter set forth."

2. Amend Section 4 by adding the following sentence:

"For the sixth one year option term commencing 16 October 2016, the Lessee shall pay the Lessor rent at the rate of \$2,434.45 per month in arrears."

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: TexAmericas Center

BY:



Scott Norton, Executive Director

THE UNITED STATES OF AMERICA

BY:



Shane P. Demmer
Deputy Chief, Real Estate Division
Real Estate Contracting Officer

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