



RESOLUTION NO. 20170725-05

**A RESOLUTION AUTHORIZING THE MODIFICATION
OF
RAILCAR LEASE AGREEMENT WITH LONE STAR RAILCAR STORAGE CO.**

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, on or about August 31, 2010, Red River Redevelopment Authority and Lone Star Railcar Storage Co. entered into a Rail Lease Agreement providing for Lone Star Railcar Storage Co. to lease substantially all of the rail lines and associated property located upon that part of the former Lone Star Army Ammunition Plant received by Red River Redevelopment Authority from the United States Department of the Army; and

WHEREAS, Lone Star Railcar Storage Co. has requested a modification of the terms of the Lease Agreement to expand the Leased Premises to include a 150 foot safety zone around the rail classification yard; and

WHEREAS, TexAmericas Center believes that it is in the best interest of the Authority to expand the Leased Premises as requested for safety purposes and to increase the lease revenue to TexAmericas Center from Tenant's expanded business operations;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center, that TexAmericas Center enter into a Modification of Rail Lease Agreement with Lone Star Railcar Storage Co. upon the terms as set forth in the attached Modification of Rail Lease Agreement; and

BE IT FURTHER RESOLVED that Scott Norton, Executive Director/CEO is hereby authorized to execute the Modification and Extension of Railcar Lease in substantially the form attached hereto.

PASSED and APPROVED this 25th day of July, 2017.


Boyd Sartin, Chairman of the Board

ATTEST:


Ben King, Secretary

Attached: Modification of Railcar Lease Agreement



MODIFICATION OF LEASE

1. Parties.

The parties to this Agreement are **TEXAMERICAS CENTER (TAC)**, hereinafter the Landlord, and **LONE STAR RAIL CAR STORAGE CO.**, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement dated the 31st day of August, 2010, for a portion of the Rail Tract owned by Landlord, and located upon the premise formerly known as Lone Star Army Ammunition Plant in Bowie County, Texas, said Lease having been amended to have an extended termination date of September 30, 2020.

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

- A. The Premises as described in the Lease are amended by adding a tract of property adjacent to the Rail Classification Yard described as follows: The tract shall consist of the property lying 150 feet West of the western most track in the Rail Classification Yard, extending 150 feet North of the gate at the North entrance to the Rail Classification Yard, an area 150 East of the eastern most track of the Rail Classification Yard, and having a southern boundary located 150 feet North of the North boundary line of Cypress Street.
- B. The property added including the Classification Yard, is depicted upon Exhibit "A" which is attached hereto and incorporated herein for all purposes and described as the Rail Classification Yard Safety Setback Limits.
- C. There shall be no change in the monthly rent.
- D. There shall be no change in the security deposit.

4. Continuation of Lease Terms.

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

EXECUTED this 25th day of July, 2017.

LANDLORD:

TEXAMERICAS CENTER

By: 
Scott Norton, Exec. Director/CEO

TENANT:

LONE STAR RAIL CAR STORAGE CO.

By: 
Jeff Lindsey, President

COPY

EXHIBIT "A"
Premises Description



Exhibit A
TexAmericas Center East Campus
Rail Classification Yard Safety Setback Limits





RESOLUTION NO. 20170725-06

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE MODIFICATION FOR 154 SERVICE STREET, NEW BOSTON, TX 75570 TO VSE CORPORATION

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, VSE Corporation contacted TexAmericas Center to seek a lease modification for office space at 154 Service Street, New Boston, TX 75570; and

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

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

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of VSE Corporation 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 25th day of July, 2017.

A handwritten signature in blue ink that reads "Boyd Sartin".

Boyd Sartin, Chairman of the Board

ATTEST:

A handwritten signature in blue ink that reads "Ben King".

Ben King, Secretary

Attached: Modification of Lease



MODIFICATION OF LEASE

1. Parties.

The parties to this Agreement are **TEXAMERICAS CENTER (TAC)**, hereinafter the "Landlord", and **VSE CORPORATION**, hereinafter the "Tenant".

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement dated the 24th day of January, 2017, for property located at 154 Service Street, New Boston, TX 75570, said Lease having a termination date of August 31, 2017, which will be extended pursuant to a First Option to terminate on August 31, 2018.

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

1) **Section 24 Extension Option.** Is hereby amended to read as follows:

Section 24 Extension Option. 3. Tenant shall have the right to terminate the Lease any time after August 31, 2017 by giving 30 days written notice to Landlord upon the occurrence of either of the following events:

A. Tenant fails to obtain an extension, or be awarded a new contract, from the United States Department of the Army for the work described in Contract W56HZV-15-D-ER18-0003 Red River Army Depot DPW Program or any subsequent contracts or task orders or extensions for the work or said contract is cancelled by the Army; or

B. The United States Department of the Army requires that Tenant move its base of operations for the work described in Contract W56HZV-15-D-ER18-0003 Red River Army Depot DPW Program or any subsequent contracts or task orders or extensions for the work, onto the premises of Red River Army Depot.

- 2) The monthly rent for the extended term of this Lease shall be \$5,895.12 per month, commencing September 1, 2017.
- 3) The property deposit shall remain the same.
- 4) Tenant's rights under the options shall terminate if (1) the Lease or Tenant's right to the possession of the premises is terminated, (2) Tenant assigns its interest in the Lease or sublets any portion of the Premises without Landlord's written consent, (3) Tenant fails to timely exercise the previous option, or (4) default exists at the time Tenant seeks to exercise the option.
- 5) An option to extend for the additional terms shall be exercised by a written notice delivered to the Landlord not more than 180 days and not less than 30 days before the termination date, or the extended termination date in the event a prior option has been exercised.

4. Continuation of Lease Terms.

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

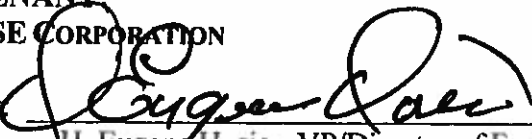
EXECUTED as of this the 25th day of July, 2017.

LANDLORD:
TEXAMERICAS CENTER

By: 

Scott Norton, Exec. Director/CEO

TENANT:
VSE CORPORATION

By: 

H. Eugene Hosier, VP/Director of Facilities