



**RESOLUTION NO. 20180123-07**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE MODIFICATION AND EXTENSION FOR GROUND AND TRAILER LOT SPACE AT 175 ARKANSAS AVENUE, AND 180 ARKANSAS AVENUE LOT A AND LOT B, NEW BOSTON, TEXAS 75570 TO PREMIER FIRE & SECURITY, INC.**

**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**, Premiere Fire & Security, Inc. contacted TexAmericas Center to seek a lease modification and extension for ground and trailer lot space at 175 Arkansas Avenue, and 180 Arkansas Avenue Lot A and Lot B, New Boston, Texas 75570; and

**WHEREAS**, the parties have come to the attached terms of agreement for said modification and extension of 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 modification and extension of lease; and

**BE IT FURTHER RESOLVED**, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of Premiere Fire & Security, Inc. to negotiate this modification and extension of 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 23<sup>rd</sup> day of January, 2018.**

  
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**Boyd Sartin, Chairman of the Board**

**ATTEST:**

  
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**Ben King, Secretary**

Attached: Second Modification and Extension of Lease



**SECOND MODIFICATION AND EXTENSION OF LEASE**

1. Parties.

The parties to this Agreement are **TEXAMERICAS CENTER (TAC)**, hereinafter the Landlord, and **PREMIER FIRE & SECURITY, INC.**, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Lease Agreement dated on or around the 1<sup>st</sup> day of October, 2016, for property located at 180 Arkansas Avenue, Lot A and Lot B, and 175 Arkansas Avenue Laydown Yard, New Boston, TX 75570, said Lease having a termination date of January 31, 2018, as provided in the first Modification and Extension of Lease.

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

- A. The Lease Term shall be extended for a period of one (1) year and will terminate on the 31<sup>st</sup> day of January, 2019.
- B. The monthly rent for the extended term of this Lease shall be increased by 3% for a total of \$463.50 per month.
- C. Tenant shall have the right to terminate the Lease any time after February 28, 2018, by giving 30 days written notice to Landlord.
- D. The property and security deposits shall remain the same.

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 23 day of January, 2018.

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

By:   
Scott Norton, Exec. Director/CEO

**TENANT:**  
**PREMIER FIRE & SECURITY, INC.**

By:   
Mark White, Vice President

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