



**RESOLUTION NO. 20180227-13**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE MODIFICATION FOR LAND AT 201 BOWIE PARKWAY, HOOKS, TEXAS 75561 WITH THTS, 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**, THTS, INC. contacted TexAmericas Center to seek a lease modification for land at 201 Bowie Parkway, Hooks, Texas 75561; 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 THTS, 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 27th day of February, 2018.**

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".  

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**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 **THTS, INC.**, hereinafter the Tenant.

### 2. Current Lease.

Landlord and Tenant entered into a Property Lease Agreement dated on or around the 1<sup>st</sup> day of September, 2017, for property located at 201 Bowie Parkway, New Boston, TX 75570, said Lease having a termination date of August 31, 2018.

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

#### A. Approximate Acres: Is hereby amended to read as follows:

Approximate Acres: 1.2 acres located at 201 Bowie Parkway, New Boston, Texas, as depicted in Exhibit "A".

#### B. The monthly base rent: Is hereby amended to read as follows:

Base monthly rent for the extended term of this Lease shall be \$2,178.25 per month, commencing on February 1, 2018.

Option Rent: \$2,027.13 per month for year one  
\$2,087.94 per month for year two  
\$2,150.58 per month for year three

#### C. The property and security deposits shall remain the same.

#### D. Tenant's option to enter into a three year option lease shall remain the same.

### 4. Continuation of Lease Terms.

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

EXECUTED as of this the 27 day of February 2018.

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

By:   
Scott Norton, Executive Director/CEO

**TENANT:**  
**THTS, INC.**

By:   
Todd Shores, President

EXHIBIT "A"  
Premises Description



**LEASE EXHIBIT**  
**1.29 ACRES, MORE OR LESS**  
**201 BOWIE PARKWAY**



0 12.5 25 50 75 100 Feet

