



RESOLUTION NO. 20181127-10

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A SECOND MODIFICATION AND EXTENSION OF LEASE AT 255 OAK STREET, HOOKS, TX 75561 TO MATRIX ENVIRONMENTAL SERVICES, LLC

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, LLC contacted TexAmericas Center to amend the Lease to change the physical address of the leased office and to seek a second modification and extension of lease for office space at 255 Oak Street, Hooks, TX, 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 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 Matrix Environmental Services, LLC 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 November, 2018.


Boyd Sartin, Chairman of the Board

ATTEST:


Ben King, Secretary

Attached: Second Modification and Extension of Lease



**SECOND MODIFICATION AND EXTENSION OF LEASE
(OFFICE 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 two-year Lease Agreement having an effective date of March 1, 2015, for property located at 253 Oak Street, Hooks, Bowie County, Texas, said Lease having a termination date of February 28, 2017, with two, one-year options after said date. The lease was modified on or about September 22, 2015, to enlarge and include the entire former TAC-East HQ's building, with the exception of the office and bathroom, amend the monthly base rent and option rent amount, and to collect the appropriate property tax deposit and security deposit amounts for the terms of said lease.

3. Modification Terms. For and in consideration of the covenants herein stated and the payments made or to be made as set forth herein, the Lease is modified as follows:

- A. Premises Leased Address section of the Lease Summary is hereby corrected and amended to read as follows:

Premises Leased Address:

255 Oak Street,
Hooks, TX 75561
As reflected on Exhibit A

- B. The Lease Term shall be extended for a period of six (6) months and will terminate on the 31st day of August, 2019.
- C. The monthly rent for the extended term of this Lease shall be \$818.92 per month commencing March 1, 2019 through August 31, 2019.
- D. Landlord grants Tenant a first option to extend the term for a period commencing on September 1, 2019, and terminating on August 31, 2020, at a monthly rental of \$843.49 per month.
- E. Landlord grants Tenant a second option to extend the term for a period commencing on September 1, 2020 through August 31, 2021, at a monthly rental of \$868.79.
- F. The security and tax deposits shall remain the same.
- G. 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 first or second option, or (4) default exists at the time Tenant seeks to exercise any of the options.
- H. An option to extend for the additional terms shall be exercised by a written notice delivered to the Landlord not later than six (6) months before the then current lease term expires or the extended termination date in the event a prior option has been exercised.

4. Continuation of Lease Terms.

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

EXECUTED as of this the ^{27th} 24 day of NOV, 2018.

LANDLORD:
TEXAMERICAS CENTER

By: 
Scott Norton, Exec. Director/CEO

TENANT:
MATRIX ENVIRONMENTAL SERVICES


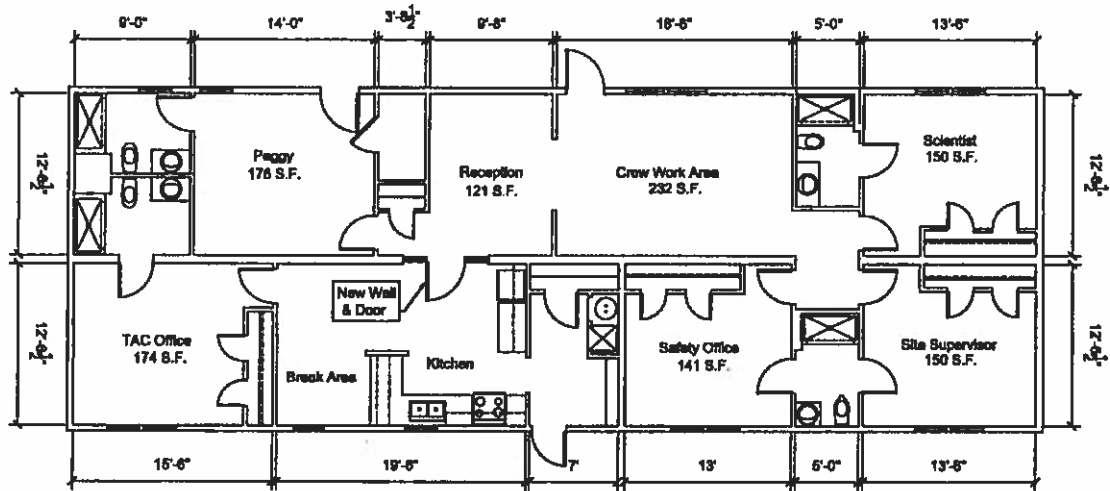
By: 
Name: Roberta Schlicher
Title: Exec. Vice President

EXHIBIT "A"
Premises Description



MATRIX
Lease Exhibit