



RESOLUTION NO. 20190528-10

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A THIRD MODIFICATION AND EXTENSION OF LEASE FOR TRAILER SPACE, 180 ARKANSAS AVENUE, LOT C, NEW BOSTON, TX 75570 AND 171 ARKANSAS AVENUE, NEW BOSTON, TX 75570 TO BRISTOL GENERAL CONTRACTORS, 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, Bristol General Contractors, LLC contacted TexAmericas Center to seek a third modification and extension of lease for trailer space at 180 Arkansas Avenue, Lot C, New Boston, TX 75570 and Laydown Yard at 171 Arkansas Avenue, New Boston, TX 75570; and

WHEREAS, the parties have come to the attached terms of agreement for said third 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 third 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 Bristol General Contractors, LLC to negotiate this third 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 28th day of May, 2019.

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

Boyd Sartin, Chairman of the Board

ATTEST:

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

Ben King, Secretary

Attached: Third Modification and Extension of Lease



THIRD MODIFICATION AND EXTENSION OF LEASE

1. Parties.

The parties to this Agreement are **TEXAMERICAS CENTER (TAC)**, hereinafter the Landlord, and **BRISTOL GENERAL CONTRACTORS, LLC**, hereinafter the Tenant.

2. Current Lease.

Landlord and Tenant entered into a Ground Lease Agreement dated on or around the 1st day of June, 2017, for property located at 180 Arkansas Avenue, Lot C, New Boston, TX 75570, said Lease having a termination date of May 31, 2018. The Lease was amended on or about September 26th, 2017, to add an additional lot, Lot D, in the TexAmericas Center Construction Trailer Park located on Northside Arkansas Avenue, change the street address of the location, and amend the monthly base rent. The Lease was amended on or about April 24, 2018, to add the about 0.25 acres, more or less, laydown yard on the south side of Arkansas Avenue located at 171 Arkansas Avenue, New Boston, TX for storage.

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

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

Approximate Acres: Leased tract #1 – The third lot, Lot C respectively, in the TexAmericas Center Construction Trailer Park located on Northside Arkansas Avenue as depicted in Exhibit “A”.

Leased tract #2 – The about 0.25 acre, more or less, laydown yard on the south side of Arkansas Avenue as depicted in Exhibit “A”

B. Street Address/Lots: Is hereby amended to read as follows:

Street Address/Lots: 180 Arkansas Avenue Lot C

171 Arkansas Avenue Laydown Yard

C. The Lease Term shall be extended for a period of 12 months, commencing on June 1, 2019 and will terminate on the 31st day of May, 2020.

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- D. The monthly base rent for the extended term of this Lease shall be \$318.27 per month, commencing on June 1, 2019, as described below:
 - i. Lot C - \$212.18
 - ii. 171 Arkansas Avenue, Laydown Yard (0.25 acres) - \$106.09
- E. The monthly rent for the extended term of this lease shall be increased by 3% annually.
- F. Landlord grants Tenant a first option to extend the term for a period commencing on June 1, 2020, and terminating on May 31, 2021, at a monthly rental of \$327.82 per month for the combined Lot C and 171 Arkansas Avenue, Laydown Yard (0.25 acres).
- G. Tenant shall have the ability to vacate 180 Arkansas Avenue, Lot C any time after June 1, 2019 by giving 30 days written notice to Landlord sent by mail, fax, or email to TAC at the address provided to 107 Chapel Lane, New Boston, TX 75570.
- H. The property and security deposits shall remain the same.

4. Continuation of Lease Terms.

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

EXECUTED as of this the 28 day of May, 2019.¹¹

LANDLORD:
TEXAMERICAS CENTER

By: 
Scott Norton, Executive Director/CEO

TENANT:
BRISTOL GENERAL CONTRACTORS, LLC

By: 
Donnie Taylor, Superintendent

EXHIBIT "A"
Premises Description



±0.25 ACRE HARDSTAND
ARKANSAS STREET - CENTRAL CAMPUS

