



RESOLUTION NO. 20191126-19

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE ADDENDUM NO. 5 OF LEASE FOR 135 MILLER STREET, NEW BOSTON, TX 75570 TO THE W.W. WILLIAMS COMPANY, 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, The W.W. Williams Company, LLC contacted TexAmericas Center to seek addendum no. 5 of lease for warehouse space and related facilities at 135 Miller Street, New Boston, TX 75570 ; and

WHEREAS, the parties have come to the attached terms of agreement for said 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 addendum no. 5 of lease; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of The W.W. Williams Company, LLC to negotiate this addendum no. 5 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 26th day of November, 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: Addendum No. 5 of Lease



ADDENDUM NO. 5

MODIFICATION AND EXTENSION OF LEASE BUILDING 135

1. Parties.

The parties to this Agreement are TexAmericas Center (TAC), hereinafter the Landlord, and The WW Williams Company, LLC, hereinafter the Tenant.

Current Lease.

Landlord and Tenant entered into a Lease Agreement dated the 13th day of May, 2013, for property located at 135 Miller Street (Building 135), New Boston, Texas, said Lease having a termination date of May 31, 2014, which was modified and extended by that certain Addendum No. 1 to extend the term until December 31, 2014 and by that certain Addendum No. 2 to extend the term until June 30, 2015 and then modified and extended by that certain Addendum No. 3 to extend the term until December 31, 2016. The Lease was modified again on or about November 22, 2016 by that certain Addendum No. 4 to extend the term until December 31, 2017 and add two (2) additional option periods to extend the term for one (1) year each, which were properly exercised by Tenant.

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

- A. The Lease Term shall be extended for a period of three (3) months, commencing on January 1, 2020 and will terminate on the 31st of March, 2020.
- B. The rent for the extended term of this Lease shall increase by 18% at a monthly rate of \$5,924.76, commencing on January 1, 2020 and remain this rate through March 31st, 2020.
- C. The security deposit shall remain the same.
- D. The terms of the lease shall remain in full force and no additional alternations may be granted unless further extended by either party.

4. Continuation of Lease Terms.

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

EXECUTED and EFFECTIVE as of the 26 day of November, 2019.

TEXAMERICAS CENTER

By: [Signature]
Scott Norton, Executive Director/CEO

THE WW WILLIAMS COMPANY, LLC

By: [Signature]
Title: Vice President, General Counsel & Sec.