

December 11, 2019

WHEREAS, on October 24, 2007, by Resolution 07-3151, the City Council of the City of Dallas authorized a five-year lease agreement dated October 29, 2007 (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Dockside Threading, Inc., a Delaware corporation, or its successor and assigns, ("Landlord") as landlord, for approximately 4,896 square feet of office space, located at 1111 West Ledbetter Drive, Suite 600, Dallas, Dallas County, Texas (the "Premises") to be used by the Women, Infants and Children ("WIC") Program Services; and

WHEREAS, on August 25, 2010, by Resolution No. 10-2125, City Council authorized the First Amendment to the Lease Agreement dated August 25, 2010, to (1) increase the "Premises" by approximately 4,773 square feet, for a total rental space of approximately 9,669 square feet and (2) to extend the lease term for an additional seven-years; and

WHEREAS, the Lease, as amended, expires by its own terms on December 31, 2019; and

WHEREAS, the parties desire to renew, extend, modify and/or amend the lease to extend the term for an additional three (3) year term ("Extension Term") with a three (3) year renewal option term ("Option term").

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, be and is hereby authorized to execute a Second Amendment to the Lease Agreement between Dockside Threading, Inc., a Delaware corporation and the City of Dallas.

SECTION 2. That the special terms and conditions of the Second Amendment to Lease Agreement are:

- (a) The term of the Lease is hereby extended for an additional three (3) years (the "Extension Term") beginning January 1, 2020 and ending December 31, 2022, provided however, that City and Landlord retain the right to terminate the Lease as provided elsewhere therein.
- (b) Monthly Rental Payments during the Extension Term shall be as follows: (subject to annual appropriations)

January 1, 2020 – December 31, 2020:	\$14,432.00 per month
January 1, 2021 – December 31, 2021	\$14,720.64 per month
January 1, 2022 – December 31, 2022	\$15,015.05 per month

December 11, 2019**SECTION 2.** (continued)

- (c) Provided the City is not in default under the terms and conditions of this Lease, City shall have the right to renew this Lease for one additional period of three years under the same terms and conditions as stated herein, except that the rent shall be subject to a two-percent annual escalation. City shall give landlord written notice of City's intention to exercise this option at least 120 calendar days prior to the expiration of this Lease.
- (d) All other terms and conditions of the Lease, as amended, not expressly amended hereby, shall remain in full force and effect.

SECTION 3. That the Chief Financial Officer be and is hereby authorized to draw warrants payable to Dockside Threading, Inc., or its successors and assigns on the first day of each month in advance during the Extension Term beginning January 1, 2020 in the amount specified below:

January 1, 2020 – December 31, 2020: (subject to annual appropriations)	\$14,432.00 per month
January 1, 2021 – December 31, 2021 (subject to annual appropriations)	\$14,720.64 per month
January 1, 2022 – December 31, 2022 (subject to annual appropriations)	\$15,015.05 per month

SECTION 4. That the payments will be charged as follows:

January 1, 2020 – September 30, 2020: FY20 WIC Program-Women, Infants, and Children Fund, Fund F581, Department MGT, Unit 4202, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00011851, Commodity 97145, Vendor 349850.

October 1, 2020 – September 30, 2021: FY21 WIC Program-Women, Infants, and Children Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00011851, Commodity 97145, Vendor 349850.

October 1, 2021 – September 30, 2022: FY22 WIC Program-Women, Infants, and Children Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00011851, Commodity 97145, Vendor 349850.

191890

December 11, 2019

SECTION 4. (continued)

October 1, 2022 – December 31, 2022: FY23 WIC Program-Women, Infants, and Children Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00011851, Commodity 97145, Vendor 349850.

SECTION 5. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective communications, utility and janitorial companies upon receipt of a bill for such services or other applicable charges throughout the lease term.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

BY: B. N. S. D.
Assistant City Attorney

