

December 9, 2020

**WHEREAS**, on August 25, 2010, by Resolution No. 10-2123, the City Council of the City of Dallas authorized a ten-year lease agreement dated September 10, 2010, (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Columbia Colson Corporation, a Texas corporation ("Landlord"), as landlord, for approximately 7,980 square feet of office and clinic space located at 8202 Spring Valley Road, Suite 100, City of Dallas, Dallas County, Texas (the "Premises") to be used by the Women, Infants and Children ("WIC") Program Services; and

**WHEREAS**, Columbia Colson Corporation conveyed the property to SVEA Industrial I, LLC, a Texas limited liability company ("Landlord") by deed dated October 24, 2019; and

**WHEREAS**, the Lease expired by its own terms on October 31, 2020; and

**WHEREAS**, City's occupancy was extended for a two-month period, pursuant to holdover provisions in Section XVI of the Lease; and

**WHEREAS**, the parties desire to renew, extend, modify and/or amend the lease to (1) extend the term for an additional five (5) year term ("Extension Term"), and (2) provide for Additional Lease Rental for certain leasehold improvements to the Premises, upon certain amended terms as provided below.

**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 First Amendment to the Lease Agreement between SVEA Industrial I, LLC, a Texas limited liability company and the City of Dallas.

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

- (a) The term of the Lease is hereby extended for an additional five (5) years (the "Extension Term") beginning January 1, 2021 and ending December 31, 2025, 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)

December 9, 2020**SECTION 2.** (continued)

January 1, 2021 – December 31, 2021 \$11,562.69 per month

January 1, 2022 – December 31, 2022 \$11,909.57 per month

January 1, 2023 – December 31, 2023 \$12,266.86 per month

January 1, 2024 – December 31, 2024 \$12,634.86 per month

January 1, 2025 – December 31, 2025 \$13,013.91 per month

- (c) City shall pay as Additional Lease Rental a one-time payment for certain leasehold improvements, performed by the Landlord and accepted by the City, as specified in the First Amendment to the Lease Agreement, in a total amount not to exceed \$110,975.69, subject to annual appropriations.
- (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 SVEA Industrial I, LLC., or its successors and assigns on the first day of each month in advance during the Extension Term beginning January 1, 2021 in the amount specified below:

January 1, 2021 – September 30, 2021: \$11,562.69  
per month (subject to annual appropriations)

October 1, 2021 – December 31, 2021: \$11,562.69  
per month (subject to annual appropriations)

January 1, 2022 – September 30, 2022: \$11,909.57  
per month (subject to annual appropriations)

October 1, 2022 – December 31, 2022: \$11,909.57  
per month (subject to annual appropriations)

January 1, 2023 – September 30, 2023: \$12,266.86  
per month (subject to annual appropriations)

October 1, 2023 – December 31, 2023: \$12,266.86  
per month (subject to annual appropriations)

201886

December 9, 2020

**SECTION 3.** (continued)

January 1, 2024 – September 30, 2024: per month (subject to annual appropriations)	\$12,634.86
October 1, 2024 – December 31, 2024: per month (subject to annual appropriations)	\$12,634.86
January 1, 2025 – September 30, 2025: per month (subject to annual appropriations)	\$13,013.91
October 1, 2025 – December 31, 2025: per month (subject to annual appropriations)	\$13,013.91

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

January 1, 2021 – September 30, 2021: Fund FY 2021 WIC Program - Women, Infants and Children Grant Fund, Fund F639, Department MGT, Unit 130C, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$11,562.69.

October 1, 2021 – December 31, 2021: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$11,562.69.

January 1, 2022 – September 30, 2022: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$11,909.57.

October 1, 2022 – December 31, 2022: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$11,909.57.

January 1, 2023 – September 30, 2023: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$12,266.86.

December 9, 2020**SECTION 4.** (continued)

October 1, 2023 – December 31, 2023: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$12,266.86.

January 1, 2024 – September 30, 2024: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$12,634.86.

October 1, 2024 – December 31, 2024: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$12,634.86.

January 1, 2025 – September 30, 2025: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$13,013.91.

October 1, 2025 – December 31, 2025: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$13,013.91.

**SECTION 5.** That the Chief Financial Officer be and is hereby authorized to draw warrants payable to SVEA Industrial I, LLC., or its successors and assigns for the Additional Lease Rental for leasehold improvements to begin no later than February 28, 2021 and completed by the Landlord and accepted by the City no later than June 30, 2021, in a one-time payment for a total amount not to exceed \$110,975.69:

**SECTION 6.** That the payments will be charged as follows:

January 1, 2021 – September 30, 2021: Fund FY 2021 WIC Program - Women, Infants and Children Grant Fund, Fund F639, Department MGT, Unit 130C, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00014686, Commodity 97145, Vendor VC20844, Amount \$110,975.69.

201886

December 9, 2020

**SECTION 7.** That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, communications, security, utility and janitorial companies upon receipt of a bill for such services or other applicable charges throughout the lease term.

**SECTION 8.** 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, City Attorney

BY: \_\_\_\_\_

Assistant City Attorney

APPROVED BY  
CITY COUNCIL

DEC 09 2020

  
CITY SECRETARY