

August 10, 2022

WHEREAS, on October 24, 2007, by Resolution No. 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, ("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 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) extend the lease term for an additional seven-years; and

WHEREAS, on December 11, 2019, by Resolution No. 19-1890, City Council authorized the Second Amendent to Lease Agreement dated February 5, 2020, to (1) extend the lease term for an additional three-years and (2) provide for one renewal option for a consecutive extended term of three-years provided City gives written notice of its exercise of the renewal option at least one hundred twenty (120) days prior to the expiration of the original term at agreed rates and City is not in default at its notice to exercise the renewal option; and

WHEREAS, the Lease, as amended, expires by its own terms on December 31, 2022; and

WHEREAS, the City wants to exercise its option to renew the term for an additional three-year term ("Extension Term") 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 an Option to Renew Letter for the Lease Agreement, as amended, between Dockside Threading, Inc., a Delaware corporation and the City of Dallas.

SECTION 2. That the special terms and conditions of the Extension Term are:

- (a) the term of the Lease is hereby extended for an additional three (3) years beginning January 1, 2023 and ending December 31, 2025, (the "Extension Term"), provided City provides a one hundred twenty-day written notice exercising the renewal option and also provided however, that City and Landlord retain the right to terminate the Lease as provided elsewhere therein.

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SECTION 2. (continued)

(b) Monthly Rental Payments during the Extension Term shall be as follows: (subject to annual appropriations):

January 1, 2023 – December 31, 2023	\$15,315.35 per month
January 1, 2024 – December 31, 2024	\$15,621.66 per month
January 1, 2025 – December 31, 2025	\$15,934.09 per month

(c) 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 Option Term beginning January 1, 2023 in the amount specified below:

January 1, 2023 – December 31, 2023: (subject to annual appropriations)	\$15,315.35 per month
January 1, 2024 – December 31, 2024: (subject to annual appropriations)	\$15,621.66 per month
January 1, 2025 – December 31, 2025: (subject to annual appropriations)	\$15,934.09 per month

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

January 1, 2023 – September 30, 2023: Fund FY TBD WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,315.35.

October 1, 2023 – December 31, 2023: Fund FY TBD WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,315.35.

January 1, 2024 – September 30, 2024: Fund FY TBD WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,621.66.

October 1, 2024 – December 31, 2024: Fund FY TBD WIC Program - Women,

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SECTION 4. (continued)

Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,621.66.

January 1, 2025 – September 30, 2025: Fund FY TBD WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,934.09.

October 1, 2025 – December 31, 2025: Fund FY TBD WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-WIC-2022-00019631, Commodity 97145, Vendor 349850, Amount \$15,934.09.

SECTION 5. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective communications, telephone, Premise security/monitoring services, 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, City Attorney

BY: Milton Henderson
Milton Henderson (Jul 8, 2022 16:31 CDT)
Assistant City Attorney