

April 23, 2025

**WHEREAS**, on December 9, 2015, the City Council of the City of Dallas authorized a ten- year lease agreement dated January 1, 2016, (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Columbia Colson Corporation, a Texas corporation, as landlord, for approximately 5,500 square feet of office and clinic space located at 2851 Dairy Road, City of Garland, Dallas County, Texas (the "Premises") to be used by the Women, Infants and Children ("WIC") Program Services, by Resolution No. 15-2226; and

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

**WHEREAS**, on February 3, 2021, by Resolution 21-0011, the City Council authorized the First Amendment to Lease Agreement dated June 15, 2021 to allow the City to make certain leasehold improvements by Resolution 2021-0011; and

**WHEREAS**, SVEA Industrial II LLC, as corrected to SVEA Industrial I LLC by a Correction General Warranty Contribution Deed filed on February 15, 2024, conveyed the property to SVEA DB Holdings II, LLC, a Delaware limited liability company ("Landlord") by deed dated July 19, 2021; and

**WHEREAS**, on March 20, 2024, by Resolution No. 24-0011, the City Council authorized the Second Amendment to Lease Agreement dated March 20, 2024 to allow the City to make certain leasehold improvements; and

**WHEREAS**, the Lease, as amended, expires by its own terms on December 31, 2025; 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"), (2) modify monthly rental payments, and (3) 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 Third Amendment to the Lease Agreement between SVEA DB Holdings II, a Delaware Limited Liability Company and the City of Dallas.

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

**SECTION 2. (cont'd)**

(a) The term of the Lease is hereby extended for an additional for five (5) years (the "Extension Term") beginning January 1, 2026 and ending December 31, 2030, 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, 2026 - December 31, 2026	\$10,857.92 per month
January 1, 2027 - December 31, 2027	\$11,183.66 per month
January 1, 2028 - December 31, 2028	\$11,519.17 per month
January 1, 2029 - December 31, 2029	\$11,864.75 per month
January 1, 2030 - December 31, 2030	\$12,220.69 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 SVEA DB Holdings II, LLC, or its successors and assigns on the first day of each month in advance during the Extension Term beginning January 1, 2026 in the amount specified below:

January 1, 2026 - December 31, 2026	\$10,857.92 per month
(subject to annual appropriations)	
January 1, 2027 - December 31, 2027	\$11,183.66 per month
(subject to annual appropriations)	
January 1, 2028 - December 31, 2028	\$11,519.17 per month
(subject to annual appropriations)	
January 1, 2029 - December 31, 2029	\$11,864.75 per month
(subject to annual appropriations)	
January 1, 2030 - December 31, 2030	\$12,220.69 per month
(subject to annual appropriations)	

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

January 1, 2026 – September 30, 2026: TBD Fund , Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. OCC-2025-00027088, Commodity 97145, Vendor VC23481, Amount \$97,721.28.

October 1, 2026 – December 31, 2030: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. OCC-2025-00027088, Commodity 97145, Vendor VC23481, Amount \$594,033.00.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, security, communication, 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:  
TAMMY L. PALOMINO, City Attorney

BY: Molly P. Ward  
Assistant City Attorney