

**WHEREAS**, on August 23, 1989, the City Council of the City of Dallas authorized a twenty-five-year lease agreement dated September 25, 1989, (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Central Congressional Church, a Texas non-profit corporation, ("Landlord") as landlord, for approximately 20,000 square feet of land, located at 5600 Royal Lane, Dallas, Dallas County, Texas (the "Premises") to be used for the design, construction and maintenance of a landscaped parking lot for the Preston Royal Branch Library, by Resolution No. 89-2512; and

**WHEREAS**, on September 24, 2014, City Council authorized the First Amendment dated September 25, 2014, to 1) extend the lease terms for an additional five (5) years, 2) provide for a one-time payment of \$10,000, and 3) increase the costs to physically transfer/incorporate the operation of the parking lot's facilities to Landlord, including but not limited to utility lines realignments at the termination of the Lease, as amended by Resolution No. 14-1610; and

**WHEREAS**, on June 5, 2019, City Council authorized the Second Amendment dated August 27, 2019, to 1) extend the lease terms for an additional five (5) years, 2) provide for a one-time payment of \$10,000, by Resolution No. 2019-0011; and

**WHEREAS**, the Lease, as amended, expires by its own terms on September 24, 2024; and

**WHEREAS**, the parties desire to renew, extend, modify and/or amend the lease to extend the term for an additional twenty-five year term ("Extension Term"), and 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 Central Congressional Church, a Texas non-profit corporation and the City of Dallas.

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

- (a) The term of the Lease is hereby extended for an additional for twenty-five (25) years (the "Extension Term") beginning September 25, 2024 and ending

September 24, 2049, provided however, that City and Landlord retain the right to terminate the Lease as provided elsewhere therein.

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

September 25, 2024-September 24, 2029	\$3,000.00 annually
September 25, 2029-September 24, 2034	\$3,300.00 annually
September 25, 2034-September 24, 2039	\$3,630.00 annually
September 25, 2039-September 24, 2044	\$3,993.00 annually
September 25, 2044-September 24, 2049	\$4,392.30 annually

(c) Landlord and City consent to the use of electronic signatures on this Lease Agreement and all documents relating to the Lease, including, but not limited to, any amendments, written approvals, or Notices to any of the foregoing (collectively, the "Lease Documents"). Landlord and City agree that any electronic signatures appearing on the Lease Documents are the same as handwritten signatures for the purposes of validity, enforceability and admissibility, and that any electronically signed Lease Document shall, for all purposes of the Lease Documents and applicable law, be deemed to be "written" or "in writing", to have been executed, and to constitute an original written record when printed, and shall be fully admissible in any legal proceeding. For purposes hereof, "electronic signature" shall include, DocuSign and AdobeSign, and have the meaning set forth in the Uniform Electronic Transactions Act, as the same may be amended from time to time.

(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 Central Congressional Church, or its successors and assigns on the first day of each month in advance during the Extension Term beginning September 25, 2024 in the amount specified below:

September 25, 2024-September 24, 2029 \$3,000.00 annually  
(subject to annual appropriations)

September 25, 2029-September 24, 2034 \$3,300.00 annually  
(subject to annual appropriations)

September 25, 2034-September 24, 2039 \$3,630.00 annually  
(subject to annual appropriations)

September 25, 2039-September 24, 2044 \$3,993.00 annually  
(subject to annual appropriations)

September 25, 2044-September 24, 2049 \$4,392.30 annually  
(subject to annual appropriations)

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

September 25, 2024 – September 30, 2024: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. CX-LIB-202400025388, Commodity 97145, Vendor VC13483, Amount \$83.00.

October 1, 2024 – September 30, 2025: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$2,917.00.

October 1, 2025 – September 30, 2026: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,000.00.

October 1, 2026 – September 30, 2027: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,000.00.

October 1, 2027 – September 30, 2028: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,000.00.

October 1, 2028 – September 24, 2029: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,000.00.

September 25, 2029 – September 30, 2029: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$92.00.

October 1, 2029 – September 30, 2030: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,208.00.

October 1, 2030 – September 30, 2031: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity

97145, Vendor VC13483, Amount \$3,300.00.

October 1, 2031 – September 30, 2032: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,300.00.

October 1, 2032 – September 30, 2033: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,300.00.

October 1, 2033 – September 24, 2034: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,300.00.

September 25, 2034 – September 30, 2034: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$101.00.

October 1, 2034 – September 30, 2035: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,529.00.

October 1, 2035 – September 30, 2036: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,630.00.

October 1, 2036 – September 30, 2037: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,630.00.

October 1, 2037 – September 30, 2038: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,630.00.

October 1, 2038 – September 24, 2039: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,630.00.

September 25, 2039 – September 30, 2039: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,993.00.

October 1, 2039 – September 30, 2040: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity

97145, Vendor VC13483, Amount \$111.00.

October 1, 2040 – September 30, 2041: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,882.00.

October 1, 2041 – September 30, 2042: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,993.00.

October 1, 2042 – September 30, 2043: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,993.00.

October 1, 2043 – September 24, 2044: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$3,993.00.

September 25, 2044 – September 30, 2044: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$122.00.

October 1, 2044 – September 30, 2045: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$4,270.30.

October 1, 2045 – September 30, 2046: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$4,392.30.

October 1, 2046 – September 30, 2047: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$4,392.30.

October 1, 2047 – September 30, 2048: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$4,392.30.

October 1, 2048 – September 30, 2049: General Fund, Fund 0001, Department LIB, Unit 5379, Object 3330, Encumbrance/Contract No. TBD, Commodity 97145, Vendor VC13483, Amount \$4,392.30.

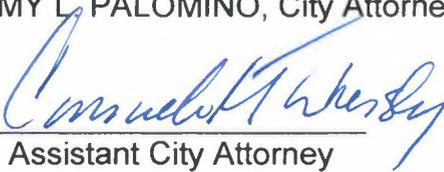
September 11, 2024

**SECTION 5.** That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective utility, telephone, communications, security, landscaping, maintenance, and janitorial company 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:

  
Assistant City Attorney