

June 25, 2025

WHEREAS, the City of Dallas owns certain improved property located at 1000 Belleview Street, a part of City Block 1086 (the "Property"); and

WHEREAS, pursuant to Section 2-44(6) of the Dallas City Code, the Director of Facilities and Real Estate Management (the "Director") is authorized to approve short-term leases; and

WHEREAS, Kyndryl, Inc. a Delaware corporation, as lessee currently maintains a short-term lease (the "Lease") of approximately 5,909 square feet of office space (approximately 4,095 square feet located on floor 1 and approximately 1,814 square feet located on floor 2) (collectively, the "Premises"). To avoid interruption of various hosting agreements in the data center operations, Kyndryl was unable to vacate and relocate prior to the City's acquisition of the Property on October 2, 2024; and

WHEREAS, the Lease was amended administratively by the Director and expires by its own terms on January 31, 2026; and

WHEREAS, the parties desire to renew, extend, modify and/or amend the lease to extend the term for an additional fourteen (14) months ("Extension Term"), upon certain amended terms and 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 Second Amendment to the Lease Agreement between the City of Dallas, as landlord and Kyndryl Inc. ("Kyndryl"), a Delaware corporation, as lessee.

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

- (a) The term of the Lease is hereby extended for an additional fourteen (14) months (the "Extension Term") beginning February 1, 2026 and ending March 31, 2027, provided however, that City and Kyndryl retain the right to terminate the Lease as provided elsewhere therein.
- (b) The City Manager is hereby authorized to negotiate a nominal fee for the use of the Premises.
- (c) Commencing February 1, 2026 through March 31, 2027, the City shall no longer be obligated to contribute a monthly \$50,000.00 maintenance fee payment to Kyndryl.

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SECTION 2. (continued)

(d) All other terms and conditions of the Lease not expressly amended hereby, shall remain in full force and effect.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Lease in General Fund, Fund 0001, Department FRM, Unit 1181, Revenue Code 8410, Encumbrance/Contract No. DSV-2025-00028153.

SECTION 4. 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