

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 lease agreement (the "Lease") between the City of Dallas, as tenant, hereinafter referred to as "City" and 10485 Olympic, LLC, or its successor and assigns, as landlord, hereinafter referred to as "Landlord", for approximately 15,000 square feet of office and warehouse space located at 10485 Olympic Drive Dallas County, Texas (the "Premises") to be used by Dallas Fire-Rescue's Emergency Medical Services Division.

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

- (a) The lease is for a term of seven (7) years, beginning October 1, 2025 and ending September 30, 2032.
- (b) Monthly "Base Rental" payments during the term shall be as follows: (subject to annual appropriations):

October 1, 2025 – September 30, 2026	\$16,904.65 per month
October 1, 2026 – September 30, 2027	\$17,354.65 per month
October 1, 2027 – September 30, 2028	\$17,818.15 per month
October 1, 2028 – September 30, 2029	\$18,295.56 per month
October 1, 2029 – September 30, 2030	\$18,787.29 per month
October 1, 2030 – September 30, 2031	\$19,293.77 per month
October 1, 2031 – September 30, 2032	\$19,815.45 per month

The monthly rental payments shall begin upon the latter of (i) October 1, 2025, or (ii) the date certain leasehold improvements and conditions as specified in the Lease are completed by Landlord and accepted by City and a Certificate of Occupancy for the Premises is delivered to City ("Rental Commencement Date"). If the Rental Commencement Date is other than the first of the month, rent for the resulting partial month shall be prorated by days.

- (c) City shall be responsible for installation, maintenance and expense of its telephone, communication, and the Premises' security services or systems, including, by not limited to closed circuit/video cameras it may elect to obtain to the Premises.
- (d) City reserves the right to terminate the lease on the last day of any current fiscal year due to non-appropriation of funds.
- (e) City shall, at its sole cost and expense, provide for the installation, maintenance and expense of the outdoor signage it elects to obtain.
- (f) City shall, at its sole cost and expense, provide adequate dumpster facilities and sanitation services for City's trash removal requirements.

SECTION 2. (continued)

- (g) City shall be responsible for all utility costs to the premises, including water, sewer, electrical, gas and sanitation, and for all janitorial services, pest control, and interior and exterior bulb replacement on the Premises.
- (h) City shall, at its sole cost and expense maintain the Premises, including, but not limited to interior and exterior light fixtures and bulb replacements, HVAC filter replacement and cleaning, and ceiling tile replacement.
- (i) Landlord shall allow City use of all parking spaces in the front general parking area and back fenced yard area.
- (j) Landlord shall pay all real estate taxes when due on the Premises during the lease term.
- (k) Landlord shall pay repair and replacement costs of mechanical, electrical and plumbing systems.

SECTION 3. That the Chief Financial Officer be and is hereby authorized to draw warrants payable to 10485 Olympic, LLC, or its successors and assigns on the first day of each month in advance during the lease term beginning October 1, 2025 in the amount specified below:

October 1, 2025 – September 30, 2026 (subject to annual appropriations)	\$16,904.65 per month
October 1, 2026 – September 30, 2027 (subject to annual appropriations)	\$17,354.65 per month
October 1, 2027 – September 30, 2028 (subject to annual appropriations)	\$17,818.15 per month
October 1, 2028 – September 30, 2029 (subject to annual appropriations)	\$18,295.56 per month
October 1, 2029 – September 30, 2030 (subject to annual appropriations)	\$18,787.29 per month
October 1, 2030 – September 30, 2031 (subject to annual appropriations)	\$19,293.77 per month

SECTION 3. (CONTINUED)

October 1, 2031 – September 30, 2032 \$19,815.45 per month
(subject to annual appropriations)

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

October 1, 2025 – September 30, 2026: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$202,855.80.

October 1, 2026 – September 30, 2027: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$208,255.80.

October 1, 2027 – September 30, 2028: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$213,817.80.

October 1, 2028 – September 30, 2029: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$219,546.72.

October 1, 2029 – September 30, 2030: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$225,447.48.

October 1, 2030 – September 30, 2031: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$231,525.24.

October 1, 2031 – September 30, 2032: Fund General Fund, Fund 0001, Department DFD, Unit ER90, Object 3330, Encumbrance/Contract No. DFD-2025-00027771, Commodity 97145, Vendor VC0000034616, Amount \$237,785.40.

SECTION 5. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, electric, gas, water, sanitation, security and

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communication 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