

October 13, 2020

**WHEREAS**, on October 22, 2008, by Resolution No. 08-2847, the City Council of the City of Dallas authorized a seven-year lease agreement dated October 22, 2008, (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Liam, Ltd, a Texas limited partnership, ("Landlord") as landlord, for approximately 5,030 square feet of office space, located at 1050 North Westmoreland Road, Suite 316B, Dallas, Dallas County, Texas (the "Premises") to be used by the Women, Infants and Children ("WIC") Program Services; and

**WHEREAS**, on November 10, 2015, by Resolution No. 15-2089, City Council authorized the First Amendment to the Lease Agreement dated October 23, 2015, to extend the lease term for an additional five years; and

**WHEREAS**, the Lease, as amended, expires by its own terms on November 30, 2020; 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"), and (2) provide landlord make certain leasedhold improvements to the Premises, 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 Second Amendment to the Lease Agreement between Liam, Ltd, a Texas limited partnership and the City of Dallas.

**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 five (5) years (the "Extension Term") beginning December 1, 2020 and ending November 30, 2025, 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)

December 1, 2020 – November 30, 2025 \$7,850.00 per month

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**SECTION 2.** (continued)

- (c) The Landlord, at its sole cost and expense, shall make to the Premises certain leasehold improvements as specified in the Second Amendment to the Lease Agreement.
- (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 Liam, Ltd., or its successors and assigns on the first day of each month in advance during the Extension Term beginning December 1, 2020 in the amount specified below:

|  |                |
|--|----------------|
| December 1, 2020 – September 30, 2021:<br>month (subject to annual appropriations) | \$7,850.00 per |
| October 1, 2021 – September 30, 2022:<br>month (subject to annual appropriations)  | \$7,850.00 per |
| October 1, 2022 – September 30, 2023:<br>month (subject to annual appropriations)  | \$7,850.00 per |
| October 1, 2023 – September 30, 2024:<br>month (subject to annual appropriations)  | \$7,850.00 per |
| October 1, 2024 – September 30, 2025:<br>month (subject to annual appropriations)  | \$7,850.00 per |
| October 1, 2025 – November 30, 2025:<br>month (subject to annual appropriations)   | \$7,850.00 per |

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

December 1, 2020 – September 30, 2021: Fund FY 2021 WIC Program-Women, Infants and Children Grant Fund, Fund F639, Department MGT, Unit 130C, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

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**SECTION 4.** (continued)

October 1, 2021 – September 30, 2022: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

October 1, 2022 - September 30, 2023: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

October 1, 2023 - September 30, 2024: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

October 1, 2024 - September 30, 2025: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

October 1, 2025 – November 30, 2025: TBD Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. CX-OCC-2020-00013452, Commodity 97145, Vendor VS0000035502, Amount \$7,850.00.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, communications, security, utility, sanitation and janitorial companies upon receipt of a bill for such services or other applicable charges throughout the lease term.

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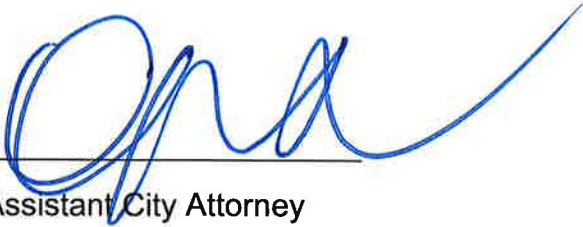
**SECTION 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

BY: \_\_\_\_\_

Assistant City Attorney

A handwritten signature in blue ink, appearing to be 'CJ Caso', written over a horizontal line.