

**ASSIGNMENT OF LEASE AGREEMENT  
(WITH LANDLORD'S CONSENT)**

**WHEREAS**, the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No. 90983 passed and approved by the City Council on December 9, 1999, as **LANDLORD ("CITY")**, entered into that certain Lease Agreement ("**LEASE**") with **AZTEC ON THE RIVER, LTD.**, a Texas Limited Partnership, whose general partner is **EURO-ALAMO MANAGEMENT, INC.**, a Texas corporation, ("**ASSIGNOR**"), for the lease of approximately 1,409 square feet within NCB 116;

**WHEREAS**, **AZTEC ON THE RIVER, LTD.** desires, as **ASSIGNOR**, to convey and assign **TENANT'S** leasehold interest under the **LEASE** to **AZTEC FAMILY GROUP, LLC** as **ASSIGNEE**; and

**WHEREAS**, said assignment requires the prior approval of **CITY**; and

**WHEREAS**, **ASSIGNEE** desires to assume from **ASSIGNOR** all of **ASSIGNOR'S** rights, title, and interest as **TENANT** in and to the **LEASE**, and all of **ASSIGNOR'S** benefits and obligations there under; and

**WHEREAS**, **CITY** desires to give its consent to **ASSIGNOR'S** assignment of **ASSIGNOR'S** interest in the **LEASE** to **ASSIGNEE** and to **ASSIGNEE'S** assumption of **TENANT'S** obligations there under; and

**WHEREAS**, amending the **LEASE** is in **CITY** and **TENANT'S** best interest; **NOW THEREFORE**,

In consideration of the mutual covenants and agreements set forth below the parties agree as follows:

1. **CONVEYANCE AND ASSIGNMENT**: **ASSIGNOR** does hereby grant, bargain, sell, convey, assign, transfer, set over, and deliver to **ASSIGNEE**, all of **ASSIGNOR'S** rights, title, and interest in and to the **LEASE**, including and also without limitation, all of the rights, duties, obligations, and liabilities of **ASSIGNOR** in, to, and under the **LEASE** to pay rent and to observe and perform all other covenants and duties of **TENANT** there under.
2. **ASSUMPTION**: By its execution hereof, **ASSIGNEE** hereby assumes and agrees to perform all of the terms, covenants, and conditions of the **LEASE** on the part of the **TENANT** therein required to be performed arising from and after the date hereof, and **ASSIGNEE** releases **ASSIGNOR** from all liability for such obligations.

**ASSIGNEE** hereby accepts the assignment of said **ASSIGNOR'S** rights, title and interest in and to the **LEASE** and; **ASSIGNEE** recognizes the superior fee title in and to the land and premises held by the **CITY**, as Landlord, and **CITY'S** right of reversion at the end of the **LEASE** term, whether occasioned by default or passage of time, as well as, the rights and benefits of every description whatsoever belonging to or accruing to the benefits of the **CITY** under the **LEASE**.

3. **CONSENT**: **CITY** hereby consents to the assignment by **AZTEC ON THE RIVER, LTD.**, as **ASSIGNOR**, and the assumption by **AZTEC FAMILY GROUP, LLC**, as **ASSIGNEE** of said **LEASE**, originally approved by City Council pursuant to Ordinance number 90983 passed and approved on December 9, 1999.

4. **ACKNOWLEDGEMENT OF READING:** The parties hereto acknowledge that they have thoroughly read this Assignment of Lease Agreement, including any exhibits or attachments hereto, and have sought and received whatsoever competent advice and counsel which was necessary for them to form a full and complete understanding of their rights and obligations herein, and having done so, do hereby execute this document.

EXECUTED this the 15th day of January, 2015.

**ASSIGNOR:  
AZTEC ON THE RIVER, LTD.**



\_\_\_\_\_  
Christophe Harou, President

**ASSIGNEE:  
AZTEC FAMILY GROUP, LLC**

  
\_\_\_\_\_  
Samuel Panchevre, Managing Member

201 East Commerce  
\_\_\_\_\_  
Address

SAN ANTONIO, TX 78205  
\_\_\_\_\_  
City, State, Zip Code

210-379-9126  
\_\_\_\_\_  
Business Telephone Number

\_\_\_\_\_  
Alternate Telephone Number

**LANDLORD:  
CITY OF SAN ANTONIO, a Texas Municipal  
Corporation**

**ATTEST:**

\_\_\_\_\_  
Carlos J. Contreras, III, Asst. City Manager

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney