

# Renewal of Lease Agreement

(San Antonio Independent School District Lease for Margarita R. Huantes Learning & Leadership Center)

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This Renewal of Lease Agreement is between Tenant and the City of San Antonio ("Landlord"), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

### Ordinance Authorizing Renewal:

**Tenant:** San Antonio Independent School District

**Tenant's Address:** 141 Lavaca Street, San Antonio, Texas 78210-1095

**Lease:** Lease Agreement, dated April 2, 2014, between the City of San Antonio as lessor and San Antonio Independent School District, as lessee, for the operation and maintenance of an adult education / learning center at 1411 Guadalupe St., San Antonio, Bexar County, Texas, 78207, commonly referred to as the Margarita R. Huantes Learning & Leadership Center. Adult education is defined as instruction in GED preparation, Adult Basic Education (ABE) and English as a Second Language (ESL).

**Ordinance Authorizing  
Original Lease:** 2014-01-30-0054

**Beginning of Renewal Term** January 1, 2015

**Expiration of Renewal Term** December 31, 2015

**Renewal Term Rent:** \$1.00

## 2. Defined Terms.

All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Renewal.

The term of the Lease is extended from the Beginning of Renewal Term through and including the Expiration of Renewal Term. If Tenant wants to continue occupying the Premises after the Expiration of the Renewal Term, it may seek to negotiate a further renewal. If, for whatever reason, the parties do not reach an agreement on a further renewal by the Expiration of Renewal Term, then the Lease, as renewed hereby, terminates. Tenant must then vacate the Premises no later than the Expiration of Renewal Term.

## 4. Rent.

### *Rent*

4.01. The Renewal Term Rent is as stated above.

*Time and Manner of Payment*

4.02. Tenant must pay rent to Landlord in advance on the first day of the Renewal Term. Payments must be in lawful money of the United States to the Address for Rent Payment, unless Landlord notifies Tenant to make payment to some other address.

*Interest on Delinquent Payments.*

4.03. Rent installments unpaid for 30 days bear interest at the maximum rate per annum allowed by law until paid, beginning on the day after each such installment was due.

**5. No Default.**

Neither Landlord nor Tenant is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Landlord and Tenant. Landlord and Tenant reaffirm the Lease as modified by this agreement and represent to each other that no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Public Information.**

Tenant acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public. Nothing in this agreement waives an otherwise applicable exception to disclosure.

**In Witness Whereof**, the parties have caused their representatives to set their hands.

**Landlord**

**Tenant**

City of San Antonio, a Texas municipal corporation

San Antonio Independent School District

By: \_\_\_\_\_  
Melody Woosley, Director  
Department of Human Services

By: 

Printed Name: Sylvester Perez

Date: \_\_\_\_\_

Title: Superintendent

Date: 10/23/14

**Approved as to Form:**

*for* Shreya Shah  
City Attorney