

**ASSIGNMENT AND AMENDMENT OF LEASE AGREEMENT  
FARMERS MARKET AREA NUMBER S-3  
(WITH LANDLORD'S CONSENT)**

This ASSIGNMENT AND AMENDMENT TO LEASE AGREEMENT ("**Agreement**") is hereby made and entered into by and between CITY OF SAN ANTONIO, a Texas municipal corporation and Landlord of the subject property ("**CITY**"), acting by and through its City Manager, and DELIA MARTINEZ, WALTER MARTINEZ, and ROSEMARY MARTINEZ (collectively "**TENANT**"/"**ASSIGNOR**"), D/B/A CHULERIAS ("**CHULERIAS**").

**WHEREAS**, effective May 20, 2010, CITY entered into that certain Lease Agreement ("**LEASE**") with TENANT for the lease of the following described tract or parcel of real property situated in Farmers Market at Market Square, San Antonio, Bexar County, Texas to-wit:

A portion of the real property and improvements owned by CITY located at 612 W. Commerce Street, San Antonio Bexar County, Texas within the area commonly known as El Mercado at Market Square (said real property and improvements hereinafter referred to as the "**Leased Premises**"). Said Leased Premises contain approximately 228 square feet and is identified as area number S-3; and

**WHEREAS**, TENANT desires, as ASSIGNOR, to convey and assign TENANT's leasehold interest under the LEASE to JUAN BUENDIA ("**ASSIGNEE**"), D/B/A IUCION ("**ILUCION**"); 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 thereunder; and

**WHEREAS**, ASSIGNEE has satisfied CITY that they are financially able to undertake the obligations of tenant under said LEASE, and 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 thereunder; and

**WHEREAS**, amending the LEASE is in CITY's 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 thereunder.
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 CITY under the LEASE.

3. **REPRESENTATION AND WARRANTIES:** ASSIGNOR and ASSIGNEE represent and warrant that the following statements are true.

Effective July 1, 2017, ASSIGNEE will be the exclusive owner of the business, formerly owned by ASSIGNOR and operating as "CHULERIAS". ASSIGNEE will take full control of the business effective July 1, 2017 and will operate as "LUCION".

ASSIGNOR will not have any ownership or serve as employee or agent in the new enterprise operating from the premises. ASSIGNORS will have no authority, financial or otherwise, in the new enterprise operating from the premises.

**In the event that any such representations and warranties are found by CITY not to be true, then CITY shall have authority to revoke its consent to this Agreement and terminate the LEASE without allowing ASSIGNOR or ASSIGNEE an opportunity to cure.**

4. **USE AND CARE OF PREMISES:** ASSIGNEE agrees that that the Leased Premises shall be utilized for the sole purpose of retail sales of the following products:

- Seasonal and denim fashions
- Denim Fashions
- Fashion knit tops blouses and skirts and dresses
- Jackets and vests
- Fashion accessories to include belts, buckles and costume jewelry
- Boots and sandals
- Leggings, sarong wraps, scarves and shawls
- Tiles, tile mirrors
- Mexican Tin Décor, including, but not limited to stars
- Unique Mexican folk art
- Glassware sets
- Tableware/linens

5. **AMENDING USE AND CARE OF PREMISES:** Section 2.4 of LEASE is amended to include the following provisions:

2.4.1 Further, TENANT covenants and agrees, in keeping with the intent and spirit of El Mercado and Market Square, to operate the business conducted on the Leased Premises in an "OWNER PRESENCE" capacity, physically participating in the day-to-day operations of TENANT'S business, as opposed to employing a non-owner manager

of said premises, hence an "absentee owner" posture, unless such management is first approved by the Interim Director of the Center City Development and Operations Department, or his designee. Failure to operate the business on the **Leased Premises** in such a manner will constitute an act of default hereunder and will be grounds, at **CITY'S** option to terminate this Lease Agreement upon ten (10) days written notice to **TENANT**.

7. **ACKNOWLEDGEMENT OF READING:** The Parties hereto acknowledge that they have thoroughly read this 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 Agreement.

*[Signature page to follow.]*

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of July 1, 2017.

**ASSIGNOR:**

Delia Martinez  
Delia Martinez,  
d/b/a Chulerias

Walter Martinez  
Walter Martinez,  
d/b/a Chulerias

Rosemary Martinez  
Rosemary Martinez,  
d/b/a Chulerias

DATE: 5-16-17

**LANDLORD:**  
**CITY OF SAN ANTONIO,**  
a Texas municipal corporation

\_\_\_\_\_  
City Manager

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrew Segovia  
City Attorney

**ASSIGNEE:**

Juan Buendia  
Juan Buendia,  
d/b/a Ilucion

407 Springwood Ln  
Address  
San Antonio, Texas 78216  
City, State, Zip Code

(210) 716-3437  
Business Telephone Number

(210) 716-5141  
Other Telephone Number

a-buendia11@hotmail.com  
Email Address

DATE: 5-15-17

**ATTEST:**

\_\_\_\_\_  
Leticia M. Vacek  
City Clerk