

**AMENDMENT NO. 1
TO LEASE AGREEMENT BETWEEN
BROOKS DEVELOPMENT AUTHORITY
AND CITY OF SAN ANTONIO
FOR A PORTION OF BUILDING 125
LOCATED AT 2509 KENNEDY CIRCLE
ON BROOKS CITY-BASE SAN ANTONIO TEXAS**

This Amendment No. 1 ("Amendment No. 1") to Lease Agreement is dated effective December 1, 2018 ("Effective Date") and is by and between Brooks Development Authority and City of San Antonio.

R E C I T A L S

- A. Brooks Development Authority ("BDA"), as Landlord and City of San Antonio ("CoSA"), as Tenant entered into a lease agreement dated January 6, 2011, for space in Building 125 at Brooks City Base (the "Lease"); and
- B. Tenant has requested an expansion of the leased space in the basement of Building 125, and Landlord has agreed; and
- C. In accordance with the expansion in the space, there will also be an increase in the monthly rent; and
- D. In accordance with Section 25.05 of the Lease, the Parties may modify the Lease only by written agreement and as authorized by an ordinance adopted by City Council.

A G R E E M E N T

For and in consideration of the mutual covenants and agreements contained herein, the Parties hereto agree as follows:

- 1. The leased space in the basement of Building 125 will be expanded by 4,107 sq. ft. to a total of 9,223 sq. ft. ("Expanded Premises").
- 2. Those certain terms found in Section 1 entitled "Basic Information, Definitions," which are included below are modified and new terms are added, as follows:

Landlord's Address: 3201 Sidney Brooks, San Antonio, Texas 78235

Expanded Premises: The Premises are expanded by 4,107 square feet to a total of 9,223 square feet in the basement of Building 125 as shown on **APPENDIX A-1**, attached hereto.

Expanded Premises

Commencement Date: On the Effective Date hereof.

Monthly Rental for Expanded Premises: \$779.54 per month for the 2,337 sq. ft. portion of the Expanded Premises identified as "A" on **APPENDIX A-1** and \$0.00 for the remaining 1,770 sq. ft. of the Expanded Premises; **which rental will be increased 2% annually** beginning on October 1, 2019 and each October 1 thereafter as provided in the schedule below.

Initial Term: Ends September 30, 2021

3. Section 4.04 is **DELETED** in its **ENTIRETY** and is hereby **REPLACED** with the following **NEW** Section 4.04:

4.04 The Rent paid to Landlord pursuant to Section 1 of the Lease as adjusted pursuant to Section 2 above will be paid through the budgets of various separate and distinct Division's within the Metropolitan Health District. The breakdowns are as follows and are based upon size of the area occupied by each Division and the amount of investment made initially by Landlord to improve the space to be occupied:

Period	Division	Monthly Cost
December 1, 2018 through September 30, 2019	PHEP	\$7,888.48
	Other	\$9,366.65
	Lab Services Division	\$3,188.00
October 1, 2019 through September 30, 2020	PHEP	\$7,902.38
	Other	\$9,366.55
	Lab Services Division	\$3,188.00
October 1, 2020 through September 30, 2021	PHEP	\$7,918.60
	Other	\$9,366.55
	Lab Services Division	\$3,188.00

Effective with the December 2018 Rent, Tenant will make a one-time payment of \$1,559.07 in addition to the Rent as provided above.

4. Page 1 of 2 on **APPENDIX A** of the Lease, entitled "Description of Premises," is hereby **DELETED** in its **ENTIRETY** and is **REPLACED** with a **NEW APPENDIX A-1**, attached hereto.

This Amendment No. 1 is effective on the date first shown above. All of the rest and remainder of the Lease terms remain unchanged and are in full force and effect.

LANDLORD

Brooks Development Authority

By: 
Leo Gomez, President & CEO

TENANT

City of San Antonio, a Texas municipal corporation

By: _____
Name: _____
Title: _____

ATTEST

By: _____
Name: _____
Title: City Clerk

APPROVED AS TO FORM

By: _____
Name: _____
Title: City Attorney

APPENDIX A-1

Expanded Premises

Basement- Building 125

APPENDIX A-1

