

Renewal, Amendment and Extension of Lease Agreement

(Council District No. 6 Constituent Office)

1. Identifying Information.

Ordinance Authorizing Renewal and Extension:

Landlord: WC Culebra Crossing SA, LP (as successor in interest to Ferdosh D. Nankani and Denise L. Dyck, an unincorporated general partnership DBA US Investments)

Landlord's Address: 401 Congress Avenue, 33rd Floor
Austin, TX 78701

Tenant: City of San Antonio

Tenant's Address and location for payment of rent: P.O. Box 839966, San Antonio, Texas 78283-3966 (Attention: Director, Capital Community Initiatives Department)

Original Lease: Lease Agreement between Landlord and Tenant pertaining to Premises comprising approximately 1,520 square feet of office space located at 8373 Culebra Road, Suite 202 in San Antonio, Texas, 78251 to be utilized as the District 6 Council office as graphically depicted in Exhibits A and B of the Original Lease.

Ordinance Authorizing Original Lease: 2011-02-17-0135

Beginning of Renewal Term April 1, 2016

Expiration of Renewal Term March 31, 2021

2. Defined Terms.

All terms used in this instrument and not otherwise defined herein but defined in the Original Lease have the meanings previously ascribed to them.

3. Renewal.

The Initial Term of the Original Lease is extended from the Beginning of Renewal Term through and including the Expiration of Renewal Term (such period, the "Renewal Term"). Section 4, Initial Term/Renewal Option, of the Original Lease is revised to 1) delete subsection 4.03, Renewal Option; and 2) delete subsection 4.04, Termination Without Cause, and replace with the following:

4.04. Termination Without Cause. Tenant may terminate the Lease for any reason after the Commencement date with 60 days' advance written notice to Landlord. Upon advance notice to Tenant, Landlord will have the right to show the Premises to other prospective tenants during the 60-day period.

4. Rent.

During the Renewal Term, Tenant must pay to Landlord Rent at the place, at the intervals, and in the manner described in the Original Lease for the payment of Rent. Section 6, Rent/Security Deposit, subsection 6.01, Rent, of the Original Lease is deleted and replaced with the following:

6.01. Rent. Rent is due on the first of each month. Rent for the Renewal Term is as follows:

Monthly Lease Payment	
April 1, 2016 – March 31, 2019	\$1,823.25
April 1, 2019 – March 31, 2021	\$1,914.41

5. No Default.

Neither Landlord nor Tenant is in default under the Original 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 and extension.

6. Same Terms and Conditions.

This renewal and extension instrument is a fully integrated statement of the modifications to the Original Lease. Except as expressly modified by this renewal and extension, the Original Lease remains a comprehensive statement of the rights and obligations of Landlord and Tenant. Landlord and Tenant reaffirm the Original 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.

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.

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

City of San Antonio, a Texas municipal corporation **WC Culebra Crossing SA, LP**

By: _____

By: WC Culebra Crossing SA GP, LLC, its
General Partner

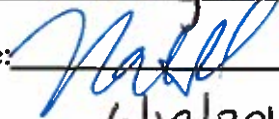
Printed
Name: _____

Printed
Name: Natin Paul

Title: _____

Title: Manager

Date: _____

Signature: 
Date: 6/10/2016

Attest:

City Clerk

Approved as to Form:

City Attorney