

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

**AUTHORIZING AN AMENDMENT TO A LEASE WITH THE SAN
ANTONIO WOMEN'S CHAMBER OF COMMERCE FOR PROPERTY
IN HEMISFAIR.**

* * * * *

WHEREAS, on September 30, 2010, City Council approved Ordinance 2010-09-30-0842 which authorized a lease agreement with the San Antonio Women's Chamber of Commerce and the San Antonio Women's Pavilion, Inc. for shared use of Building 514 as office space in Hemisfair; and

WHEREAS, on May 23, 2016, the Pavilion organization submitted a letter to the City, requesting to be removed from the lease at the end of June; and

WHEREAS, on June 6, the Chamber's board of directors voted to assume full responsibility for the lease, subject to City Council approval; and

WHEREAS, the Hemisfair Park Area Redevelopment Corporation supports the amendment;
NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager and her designee, severally, are authorized and directed to execute and deliver to the San Antonio Women's Chamber of Commerce on behalf of the City an amendment in substantially the same form of **Attachment I**, which is incorporated by reference for all purposes as if fully set forth. The City Manager or her designee, severally, should take all other actions reasonably necessary or convenient to effectuate the transaction, including agreeing to non-material changes to the approved form and executing and delivering all ancillary instruments and agreements conducive to effectuating the transaction.

SECTION 2. Per originating department's Legistar details there is no fiscal impact associated with this item; therefore, no fiscal ordinance language is required.

SECTION 3. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this _____ day of _____, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney

DRAFT

Attachment I – Amendment Form

DRAFT

First Amendment to Lease Agreement

(Max Schultze House, Building 514, Hemisfair Park)

WHEREAS, the San Antonio Women's Chamber of Commerce and the San Antonio Women's Pavilion at Hemisfair Park, Inc. are both parties to the current lease approved by the San Antonio City Council September 30, 2010; and

WHEREAS, the San Antonio Women's Pavilion at Hemisfair Park, Inc. provided notice of termination to be effective 6/30; and

WHEREAS, the San Antonio Women's Chamber of Commerce has indicated a willingness to assume the rights and obligations of the San Antonio Women's Pavilion at Hemisfair Park, Inc. under the lease; and

WHEREAS, all parties wish to amend the lease to make the San Antonio Women's Chamber of Commerce sole lessee; NOW THEREFORE,

This First Amendment to Lease Agreement (the "First Amendment") is entered into between Landlord and Tenant.

1. Identifying Information.

Authorizing Ordinance
(First Amendment):

**Authorizing Ordinance of
the Original Lease
(the "Lease"):** 2010-09-30-0842

Landlord: City of San Antonio

Landlord's Address: P.O. Box 839966, San Antonio, Texas 78283-3966
(Attention: Director, Center City Development & Operations)

Tenant A: San Antonio Women's Pavilion at Hemisfair Park, Inc.

Tenant's Address: P.O. Box 90387, San Antonio, TX 78230

Tenant B: San Antonio Women's Chamber of Commerce

Tenant's Address: Building 514, 600 Hemisfair Plaza Way
San Antonio, TX 78205

Premises: The Max Schultze House also known as Building 514,
Hemisfair Park, San Antonio, Texas

Permitted Use: Office and meeting space for administrative purposes

Occupancy
Commencement Date: October 1, 2010

Term: Month-to-month

Base Rent: \$100 per month

Address for Payment of
Rent: City of San Antonio, Treasury Division, Central
Billing Station, P.O. Box 839975, San Antonio, Texas
78283-3975

2. Defined Terms.

All terms defined in the Lease and not otherwise defined in this amendment, when used in this amendment, have the meanings ascribed to them in the Lease. References to "Lease" in this amendment include the original Lease.

3. Single Tenant.

The San Antonio Women's Chamber of Commerce shall be the sole tenant of the Lease effective July 1, 2016.

4. Parking Spaces.

The number of parking spaces available for use by the San Antonio Women's Chamber of Commerce shall be increased from 2 to 4 spaces located in the Tower of the Americas parking lot.

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 the date of Landlord's signature on this amendment.

6. Same Terms and Conditions.

This amendment is a fully integrated expression of the changes the parties intend to make to the Lease, as previously amended. The parties acknowledge that, except as expressly set forth in this amendment, the Lease as previously amended remains in full force and effect according to its terms, and the parties reaffirm the obligations thereof. Both Landlord and Tenant are bound thereby. Neither party is in default under the Lease as

amended. There have been no amendments or other modifications to the Lease except as expressly described in this amendment.

7. Public Information.

Landlord 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.

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

Landlord:

**City of San Antonio, a Texas municipal
corporation**

Signature

Title

Date

Approved as to Form:

City Attorney

Attest:

City Clerk

Tenant:

**San Antonio Women's Pavillion at
Hemisfair Park, Inc.**

Bonnie Ayer
Name

Bonnie Ayer
Signature

BOARD CHAIR
Title

07/01/16
Date

**San Antonio Women's Chamber of
Commerce**

Name

Signature

Title

Date

Landlord:

City of San Antonio, a Texas municipal
corporation

Signature

Title

Date

Tenant:

San Antonio Women's Pavilion at
Hemisfair Park, Inc.

Name

Signature

Title

Date

Approved as to Form:

City Attorney

Attest:

City Clerk

San Antonio Women's Chamber of
Commerce

Name

Signature

Title

Date

Dr. Yvonne Katz

Chair, SAWCC

6-29-16