

AN ORDINANCE

98623

AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE LEASE AGREEMENT WITH CENTRO ALAMEDA, INC., A TEXAS NON-PROFIT CORPORATION, FOR THE CENTRO DE ARTES BUILDING, WHICH WILL HOUSE THE MUSEO AMERICANO, TO MODIFY THE LEASE AGREEMENT, INCREASING THE NUMBER OF ANNUAL EVENTS FROM 15 TO 25 FOR THE CITY TO USE THE PREMISES FOR SPECIAL EVENTS AND RECEPTIONS, STIPULATING THE AMOUNT OF THE MONTHLY GRADUATED COMMON AREA MAINTENANCE FEE FOR MARKET SQUARE EXPENSES, AND PROVIDING THAT CASUALTY AND CONDEMNATION PROCEEDS REMAIN WITH THE CITY IF THE LEASE IS TERMINATED, IN CONSIDERATION OF AN EXTENSION OF THE DATE BY WHICH THE IMPROVEMENTS MUST BE COMPLETED.

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WHEREAS, a Lease Agreement between the City of San Antonio and Centro Alameda, Inc., as Tenant, for use of the Centro de Artes Building at 101 S. Santa Rosa Street, for the Museo Americo, was authorized by Ordinance Number 87148 on December 18, 1997, an Amendment to Lease Agreement was authorized by Ordinance Number 94779 on October 25, 2002, and a Second Amendment is now necessary to reflect changes in contractual obligations of the parties, including several concessions granted to the City in consideration for extending the completion date for improvements to April 30, 2005; **NOW THEREFORE**;

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

SECTION 1. Execution is hereby authorized by the City Manager or her designee of the **Second Amendment to Lease Agreement ("Centro de Artes")** with **Centro Alameda, Inc**, as Tenant, for the Centro de Artes Building , located at 101 S. Santa Rosa Street, for its use as the Museo Americo. A copy of said document, signed on behalf of the Tenant, is attached hereto as **Attachment I** and incorporated herein verbatim for all purposes.

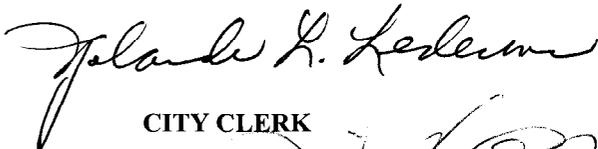
SECTION 2. There is no financial impact by this ordinance.

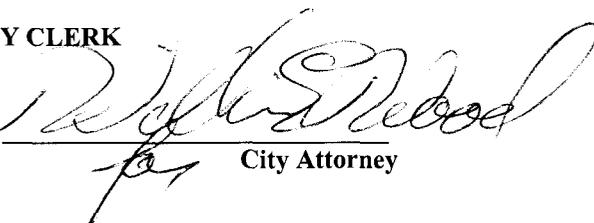
SECTION 3. This ordinance shall take effect on December 28,2003.

PASSED AND APPROVED this the 18th day of December, 2003.



M A Y O R
EDWARD D. GARZA

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: 
City Attorney