

AN ORDINANCE 2006-04-20-0494

APPROVING A SECOND RENEWAL AND EXTENSION OF THE UNIVERSITY OF LAS PALMAS DE GRAN CANARIA'S LEASE FROM THE CITY OF OFFICE SPACE AT THE INTERNATIONAL CENTER, 203 S. ST. MARY'S ST., DISTRICT 1, THE EXTENDED TERM TO RUN UNTIL APRIL 30, 2007 AND THE BASE RENT TO BE \$15.00 A SQUARE FOOT ANNUALLY.

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

SECTION 1. The City Manager or her designee is hereby authorized and directed to execute and deliver on behalf of the City a renewal and extension of lease agreement in substantially for the form attached as **Attachment I**, which is incorporated herein by reference for all purposes as if it were fully set forth. The City Manager and her designee should take all other actions reasonably necessary or convenient to effectuate the transaction described in Attachment I, including agreeing to non-material changes to its terms.

SECTION 2. The proceeds of this Lease will be deposited into Fund 29076000 entitled, "International Center Fund," Internal Order 224000000000 entitled "International Center Leases," and General Ledger Account 4401110, entitled "Rental of City Buildings."

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance for the City of San Antonio for the City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 4. This ordinance becomes effective April 30, 2006.

PASSED AND APPROVED this 20th day of April, 2006

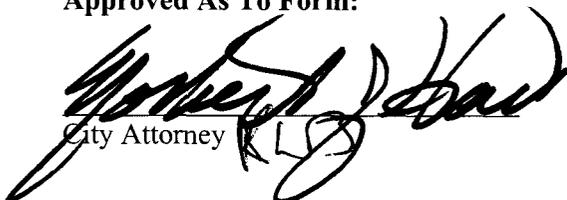

M A Y O R
PHIL HARDBERGER

Attest:



City Clerk

Approved As To Form:



City Attorney

Attachment I

Renewal and Extension of Lease Agreement (Canary Islands)

This Renewal and Extension of Lease Agreement is entered into between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager (Landlord), pursuant to the Ordinance Authorizing Renewal and Extension, and Tenant.

1. Identifying Information.

Tenant: The University of Las Palmas de Gran Canaria, acting by and through Fundación Canaria Universitaria de Las Palmas

Tenant's Address: Fundación Canaria Universitaria de Las Palmas
C/ Juan de Quesada, 30
35001 Las Palmas de Gran Canaria
The Canary Islands, Spain

Lease: Lease dated May 1, 2004 between the City of San Antonio as landlord and the The University of Las Palmas de Gran Canaria, acting by and through Fundación Canaria Universitaria de Las Palmas relating to Suite 160 of the International Center of the City of San Antonio and authorized by the Ordinance Authorizing Original Lease

Ordinance Authorizing Original Lease: 99491, July 29, 2004

Ordinance Authorizing 1st Renewal and Extension: 100722, April 21, 2005

Ordinance Authorizing 2nd Renewal and Extension

Monthly Rent during Renewal Term: \$1,456.25

Beginning of Renewal Term May 1, 2006

Expiration of Renewal Term April 30, 2007

2. Defined Terms.

All terms defined in the Lease and not otherwise defined in this renewal and extension, when used in this renewal and extension, have the meanings ascribed to them in the Lease.

3. Renewal and Extension

The term of the lease is extended from the Beginning of the Renewal Term through and including the Expiration of the Renewal Term.

4. Rent.

From the Beginning of the Renewal Term to the Expiration of the Renewal Term, Tenant must pay Rent to Landlord. Rent must be paid at the place, at the intervals, and in the manner described in the Lease for payment of Rent.

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 renewal.

6. Same Terms and Conditions.

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

Landlord:

City of San Antonio, a Texas municipal corporation

By: _____

Printed Name: _____

Title: _____

Date: _____

Tenant:

The University of Las Palmas de Gran Canaria, acting by and through Fundación Canaria Universitaria de Las Palmas

By: _____

Jorge Estalella Limiñana, Director

Date: _____

Attest:

City Clerk

Approved as to Form:

City Attorney

Address:

City of San Antonio
Attn: City Clerk
City Hall, 2nd Floor
P.O. Box 839966
San Antonio, Texas 78283-3966