

AN ORDINANCE **99491**

APPROVING A LEASE AGREEMENT BY AND BETWEEN THE CITY OF SAN ANTONIO, AS LANDLORD, AND THE UNIVERSITY OF LAS PALMAS DE GRAN CANARIA, ACTING BY AND THROUGH FUNDACIÓN CANARIA UNIVERSITARIA DE LAS PALMAS (CANARY ISLANDS OFFICE), AS TENANT, FOR THE USE OF APPROXIMATELY 1,165 SQUARE FEET OF OFFICE SPACE KNOWN AS SUITE 160 AT THE INTERNATIONAL CENTER, 203 S. ST. MARY'S STREET IN COUNCIL DISTRICT 1, FOR A ONE (1) YEAR TERM HAVING COMMENCED ON MAY 1, 2004 AND EXPIRING APRIL 30, 2005, AT A RENT OF \$9.60 PER SQUARE FOOT ANNUALLY, INCREASING TO \$13.20 PER SQUARE FOOT ANNUALLY IN THE FIRST ONE YEAR OPTION RENEWAL TERM, AND \$15.00 PER SQUARE FOOT ANNUALLY IN THE SECOND ONE YEAR OPTION RENEWAL TERM, PLUS COMMON AREA MAINTENANCE COSTS WHICH ARE SUBJECT TO ANNUAL ADJUSTMENT, WITH EACH RENEWAL TERM SUBJECT TO CITY COUNCIL APPROVAL.

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WHEREAS, the Canary Islands, Spain, as Tenant, has maintained a trade office in the International Center, 203 South St. Mary's Street, in Council District 1, for several years, most recently pursuant to a lease with a prior representative of its government of 481 square feet authorized by City Ordinance No. 97153 on February 6, 2003, and the University of Las Palmas De Gran Canaria, acting by and through Fundación Canaria Universitaria De Las Palmas (Canary Island Office), as the current representative, has requested the lease of approximately 1,165 square feet of office space known as Suite 160 at the International Center, and the City is agreeable to such lease; **NOW THEREFORE:**

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

SECTION 1. A Lease Agreement is hereby approved between the City of San Antonio, as Landlord, and the University of Las Palmas De Gran Canaria, acting by and through Fundación Canaria Universitaria De Las Palmas (Canary Island Office) as Tenant, for the use of approximately 1,165 square feet of office space known as Suite 160 at the International Center, 203 South St. Mary's Street, for a period of one year commencing on May 1, 2004 at a rent of \$9.60 per square foot annually, increasing to \$13.20 per square foot annually in the first one-year option renewal term, and \$15.00 per square foot annually in the second one-year option renewal term, with each renewal term being subject to City Council approval, plus Common Area Maintenance (CAM) costs which are subject to annual adjustment.

SECTION 2. The City Manager or her designee is hereby authorized to execute the Lease Agreement referenced in **SECTION 1**, a copy of which is affixed hereto and incorporated herein verbatim for all purposes as **Attachment I**, as well as any other documents, as first reviewed and approved by the City Attorney, in connection with the Lease.

SECTION 3. The proceeds of this Lease Agreement shall be deposited into Fund 29-025 entitled "Miscellaneous Special Revenue," Index Codes 040105 and 036616, entitled, "Int'l Ctr Facility Rent-Non-City Depts" and "Common Area Maintenance - Non-City", respectively.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the Manager's designee, correct allocation to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

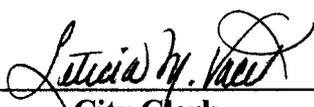
SECTION 5. This ordinance shall be effective immediately if it receives eight affirmative votes. Otherwise, it shall be effective on the 8th day of August, 2004.

PASSED and APPROVED this 29th day of July, 2004.



M A Y O R

EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney