

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

**AN ORDINANCE**

**AUTHORIZING THE EXECUTION AND ASSIGNMENT OF A  
LEASE FOR THE SOUTHEAST MODEL CENTER TO BE  
LOCATED AT 2535 SE MILITARY DRIVE, A NEWLY  
CONSTRUCTED AND BUILT TO SUIT 50,000 SQUARE FOOT  
BUILDING FOR AN EIGHT-YEAR TERM COMMENCING  
UPON COMPLETION OF IMPROVEMENTS, SCHEDULED FOR  
AUGUST 1, 2013.**

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**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 on behalf of the City a lease agreement for 2535 S.E. Military Drive with an eight year term and up to two eight year renewals at an annual rental rate of \$867,500 (plus common area maintenance charges) in the initial term and escalating thereafter. The City Manager and designee, severally, should take any and all other actions reasonably necessary or convenient to effectuate the transaction and executing and delivering all ancillary instruments and agreements conducive to effectuating the transaction.

**SECTION 2.** Funding for this ordinance is available in Fund 29102000, Cost Center 3901020001 and General Ledger 5206010, as part of the Fiscal Year 2013 Budget.

**SECTION 3.** Payment not to exceed the budgeted amount is authorized to City Base West, LP and should be encumbered with a purchase order.

**SECTION 4.** Funding for this ordinance for property improvements after the tenant improvement allowance is exhausted not to exceed \$4,000,000.00 is available within SAP project 40-00441, Education Excellence Center South.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** 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 ?????????? 2012.

**M A Y O R**  
Julián Castro

**Attest:**

**Approved As To Form:**

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Leticia M. Vacek, City Clerk

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Michael D. Bernard, City Attorney

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