

First Amendment to Long-Term Lease Agreement

This first amendment ("First Amendment") to the long-term lease agreement (the "Agreement") is entered into effective as of the ____ day of _____, 2014, between the City of Corpus Christi, a Texas municipal corporation, ("City") acting through its duly authorized City Manager or his designee ("City Manager"), P.O. Box 9277, Corpus Christi, Nueces County, Texas 78469-9277, and WDFG North America, LLC, a Delaware limited liability company ("Concessionaire"), whose principal office and place of business is 6905 Rockledge Drive, 6th Floor, Bethesda, Maryland, 20817.

WHEREAS, by Ordinance No. 025091, the City and Host International, Inc. ("Host") entered into an eight-year lease dated November 12, 2002, and commencing November 17, 2002, (the "Original Lease") for the operation of a news and gift concession at the Corpus Christi International Airport (the "Airport");

WHEREAS, by Ordinance No. 026113, the Original Lease was amended by Amendment No. 1 to Lease, dated January 18, 2005, to provide for additional storage area;

WHEREAS, by Ordinance No. 029776, the City and Host reinstated the Original Lease, extended the term of the Original Lease through April 30, 2013, approved an option to extend the Original Lease an additional five (5) years, expiring on April 30, 2018, modified other provisions of the Original Lease and formally recognized the terms and conditions of the new long-term lease agreement as a complete substitution for the Original Lease and all amendments and modifications thereto (the "Agreement");

WHEREAS, effective September 6, 2013, Host assigned all of its right, title, and interest in and to the Agreement to Concessionaire; and

WHEREAS, Concessionaire and the City desire to add additional square footage to the Leased Premises, as such is defined in the Agreement, to allow for additional office space.

NOW, THEREFORE, for and in consideration of the rentals to be paid to City by Concessionaire and of the mutual covenants and agreements of the parties contained herein, it is mutually agreed as follows:

Exhibit "A" and Exhibit "C" to the Agreement are hereby replaced with the attached Exhibit "A" and Exhibit "C".

All other language, terms and conditions of the Agreement remain the same.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed by their respective proper officers and have affixed their corporate seals hereto as of the day and year first above written.

EXECUTED IN DUPLICATE ORIGINALS this ____ day of _____, 2014, by the authorized representative of the parties.

ATTEST:

City of Corpus Christi, Texas

Rebecca Huerta
City Secretary

Ronald L. Olson
City Manager

WDFG North America, LLC,:

By: _____

Name: _____

Title: _____

EXHIBITS ATTACHED:

Exhibit A – Concession Premises Description (one page)

Exhibit C – Storage/Office Premises Description (one page)

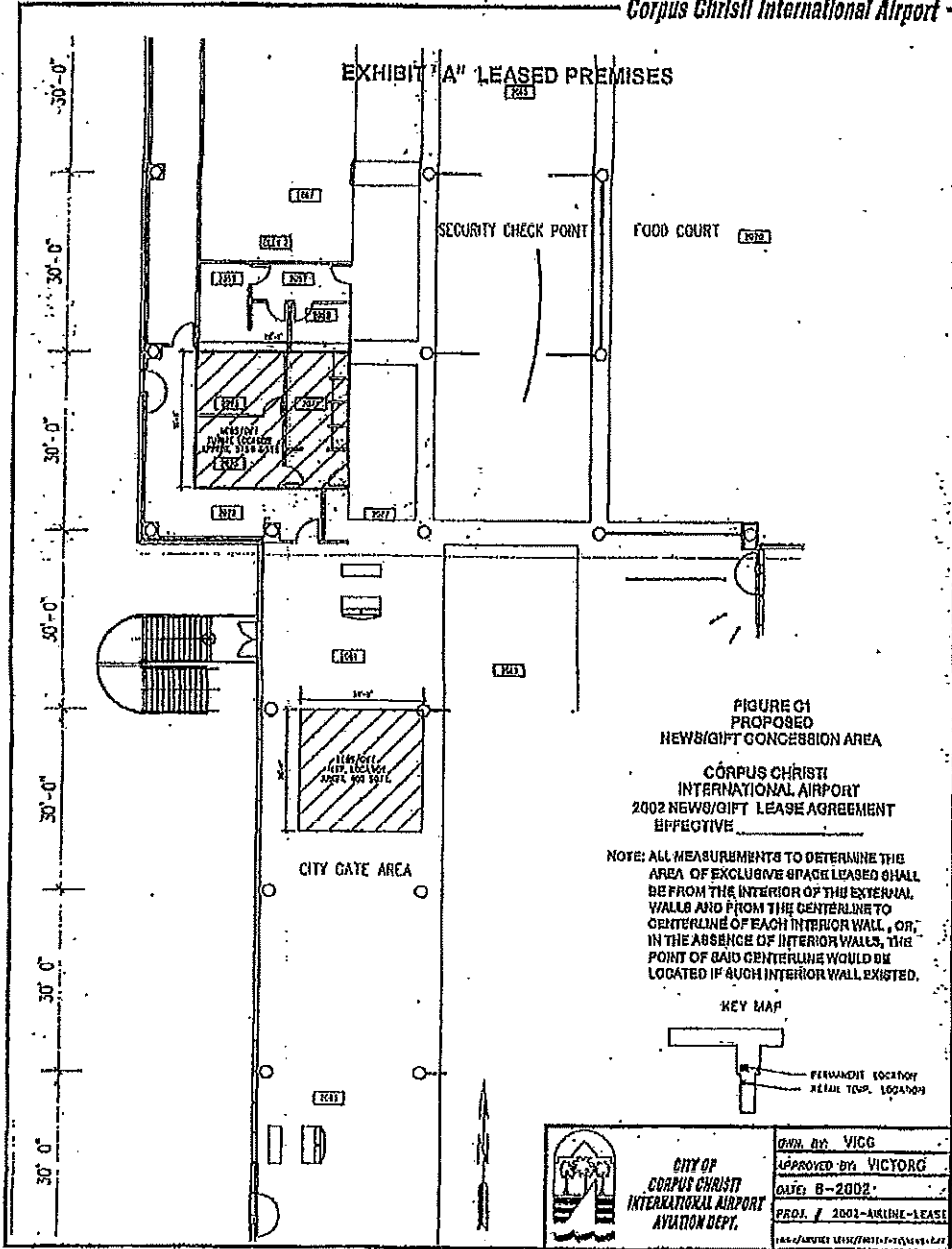
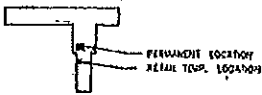


FIGURE G1
PROPOSED
NEWS/GIFT CONCESSION AREA

CORPUS CHRISTI
INTERNATIONAL AIRPORT
2002 NEWS/GIFT LEASE AGREEMENT
EFFECTIVE

NOTE: ALL MEASUREMENTS TO DETERMINE THE AREA OF EXCLUSIVE SPACE LEASED SHALL BE FROM THE INTERIOR OF THE EXTERNAL WALLS AND FROM THE CENTERLINE TO CENTERLINE OF EACH INTERIOR WALL, OR, IN THE ABSENCE OF INTERIOR WALLS, THE POINT OF SAID CENTERLINE WOULD BE LOCATED IF SAUCH INTERIOR WALL EXISTED.

KEY MAP



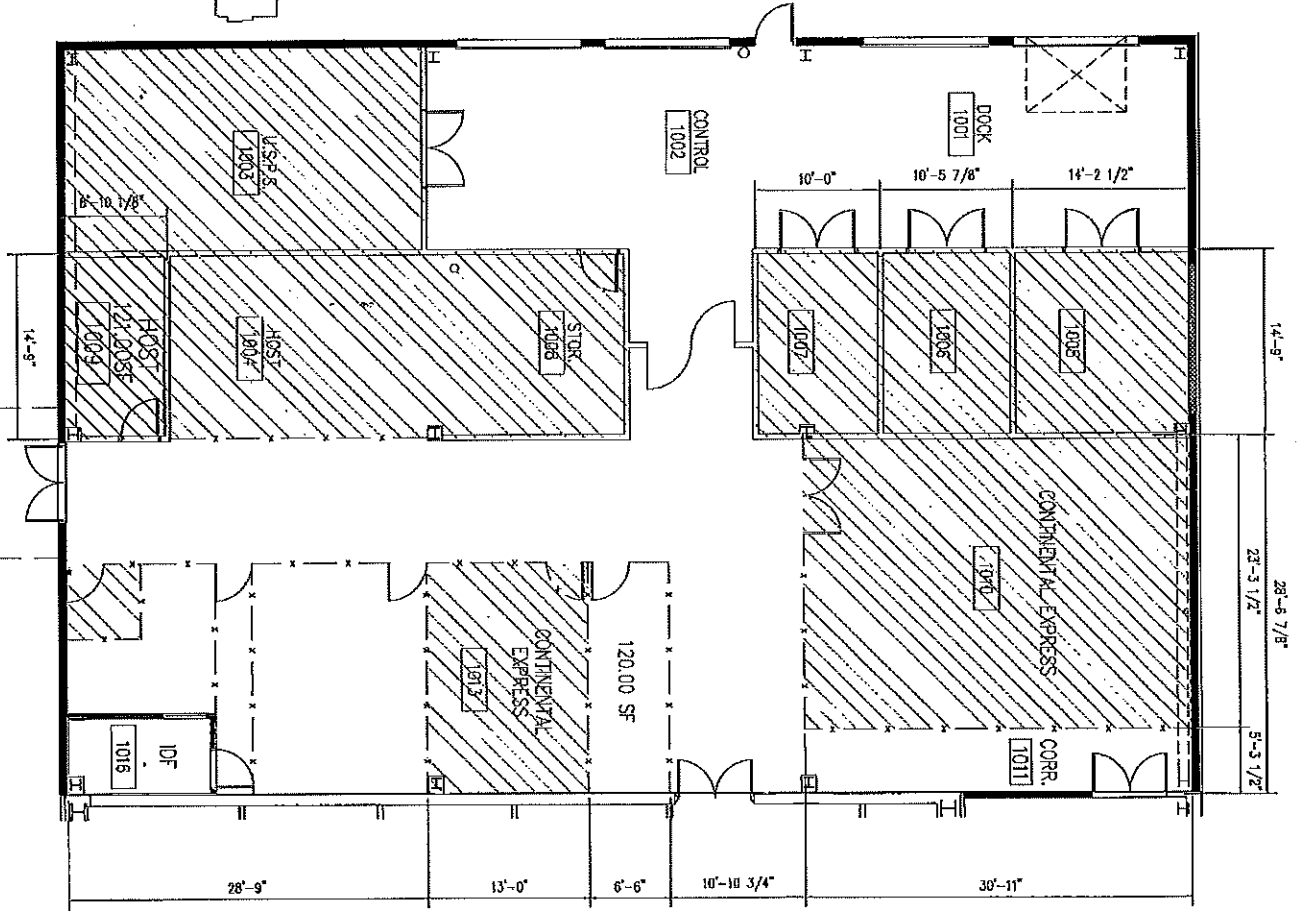
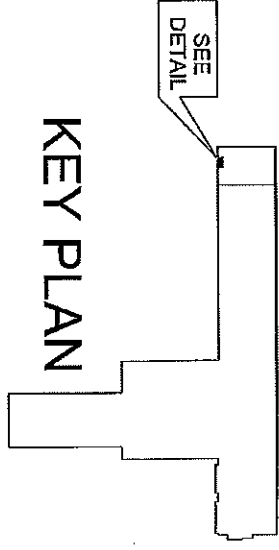
<p>CITY OF CORPUS CHRISTI INTERNATIONAL AIRPORT AVIATION DEPT.</p>	OWN. BY: VICG
	APPROVED BY: VICTORG
	DATE: 8-2002
	PROJ. / 2002-AIRLINE-LEASE

EXTENDS TO CEILING

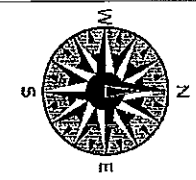
EXISTING FENCE

NEW FENCE

NOTE: ALL MEASUREMENTS TO DETERMINE THE AREA EXCLUSIVE SPACE LEASED SHALL BE FROM THE INTERIOR OF THE EXTERNAL WALLS AND FROM THE CENTERLINE TO CENTERLINE OF EACH INTERIOR WALL OR IN THE ABSENCE OF INTERIOR WALLS THE POINT OF SAID CENTERLINE WOULD BE LOCATED IF SUCH INTERIOR WALL EXTENDED.



FLOOR AREA



DEPARTMENT OF AVIATION
 EXHIBIT C
 CORPUS CHRISTI
 INTERNATIONAL AIRPORT 2014

SCALE:	NTS
PREPARED BY:	CRIS BELINDO
APPR BY:	MARIO TAPIA
DATE:	04-14-2014
PROJECT NO.:	
PAGE:	1 OF 1