

**LEASE EXPANSION
AMENDMENT**

I. This Lease Expansion Amendment applies to the Lease Agreement dated April 13, 2004 between Landlord, Wilson Plaza Associates L.P., and Tenant, The City of Corpus Christi. Landlord leases to Tenant and Tenant leases from Landlord, upon the terms and conditions herein and those set forth in the previous Lease agreement's dated November 15, 2013 and December 1, 2011, unless otherwise agreed herein, the demised premises described below. A copy of the original April 13, 2004 lease agreement is available in the manager's office: Wilson Plaza Associates, LP, 606 N Carancahua, #900, Corpus Christi, TX 78401-0669.

1. The above referenced lease is for the demised premises located at 615 Leopard, Suite 113A, Corpus Christi, Texas, and should be amended on page 1 to read as follows:
2. **Demised Premises:** Approximately 793 additional net rentable square feet shall be added to the approximately 4,710, net rentable square feet for a total of 5,503 net rentable square feet.
3. **Lease Term:** Commencing on November 1, 2014 and ending November 30, 2015.
4. **Basic Rental:** A total sum of \$91,089.05 (Ninety One Thousand Eighty Nine and 05/100 Dollars) payable...in monthly installments of \$7,006.85 in advance, during the lease term.

II. **LEASE EXPANSION AMENDMENT:**

All construction shall be as shown on Exhibits "B-2" **Construction Plan**. Tenant shall pay in one lump sum the cost for construction as approved on Exhibits "C-1" and "C-2" **Approved Tenant Improvements**.

Landlord: Wilson Plaza Associates, LP

H A P
Herman A Parker

Tenant: The City of Corpus Christi

Margie C. Rose

Date: November 6, 2014

Date: January 28, 2015

Exhibits: "A" Legal Description
"B" Floor Plan
"B-1" Expansion Floor Plan
"B-2" Construction Plan
"C-1" Tenant Approved Plan
"C-2" Approved Tenant Improvements

ATTEST: Rebecca Huerta
REBECCA HUERTA
CITY SECRETARY

Approved as to form: 1-26-15

By: Buck Brice
Buck Brice
Assistant City Attorney
For City Attorney

AUTHORIZED
BY COUNCIL 1/27/15
24th

ATTACHMENT "A"
LEGAL DESCRIPTION

Situated in the County of Nueces, State of Texas, to-wit:

TRACT: Lot No. One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Nixon Replat of the Lots No. Five (5), Six (6), Seven (7), and Eight (8), Block Three (3), BLUFF PORTION of the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded on Volume 4, Page 18, Map Records, Nueces County, Texas.

TRACT II: Lots (2), in Block Three (3), Four (4), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Three (3), of the BLUFF PORTION of the City of Corpus Christi, Texas, as shown by the map or plat thereof, recorded in Volume A, Page 3, Map Records, Nueces County, Texas.

TRACT III: Being a part of the BLUFF PORTION of the City of Corpus Christi, Texas, as shown on the map or plat of said city, recorded in Volume A, Page 3, Map Records, Nueces County, Texas and being more particularly described by Metes and bounds as follows:

BEGINNING at a drill hole, in a concrete retaining wall, in the east boundary line of North Carancahua Street, the southwest corner of Block 3, BLUFF PORTION of the City of Corpus Christi, Texas and southwest corner of the R. M. Kleberg Tract, for the northwest corner of this survey; Thence South 88 degrees 31'20" East with the south boundary line of said Block 3, and north boundary line of said Kleberg Tract, and with the general course of an old board fence, 301.76 feet to a one inch iron pipe in the west boundary line of North Broadway, the Southeast corner of said Block 3, the northeast corner of said Kleberg Tract, for the Northeast corner of this survey;

THENCE South 1 degree 00' West with the said West boundary of North Broadway, and east boundary line of said Kleberg Tract, 50 feet to a one inch iron pipe for the Southeast corner of this Survey;

THENCE North 88 degrees 31'20" West parallel with said south boundary line of Block 3, and north boundary line of said Kleberg Tract, 301.84 feet to a drill hole in a concrete retaining wall in said east boundary line of North Carancahua Street, and west boundary line of said Kleberg Tract, for the southwest corner of this survey;

THENCE North 1 degree 05'20" East with said east boundary line of North Carancahua Street and west boundary line of said Kleberg Tract, 50 feet to the PLACE OF BEGINNING and being the same land as described in a certain deed dated May 5, 1930, from R. M. Kleberg, and wife, Mamie S. Kleberg to D. K. Martin, Trustee, which is recorded in Volume 194 page 138-139, Deed Records, Nueces County, Texas.

EXHIBIT "B"
FLOOR PLAN

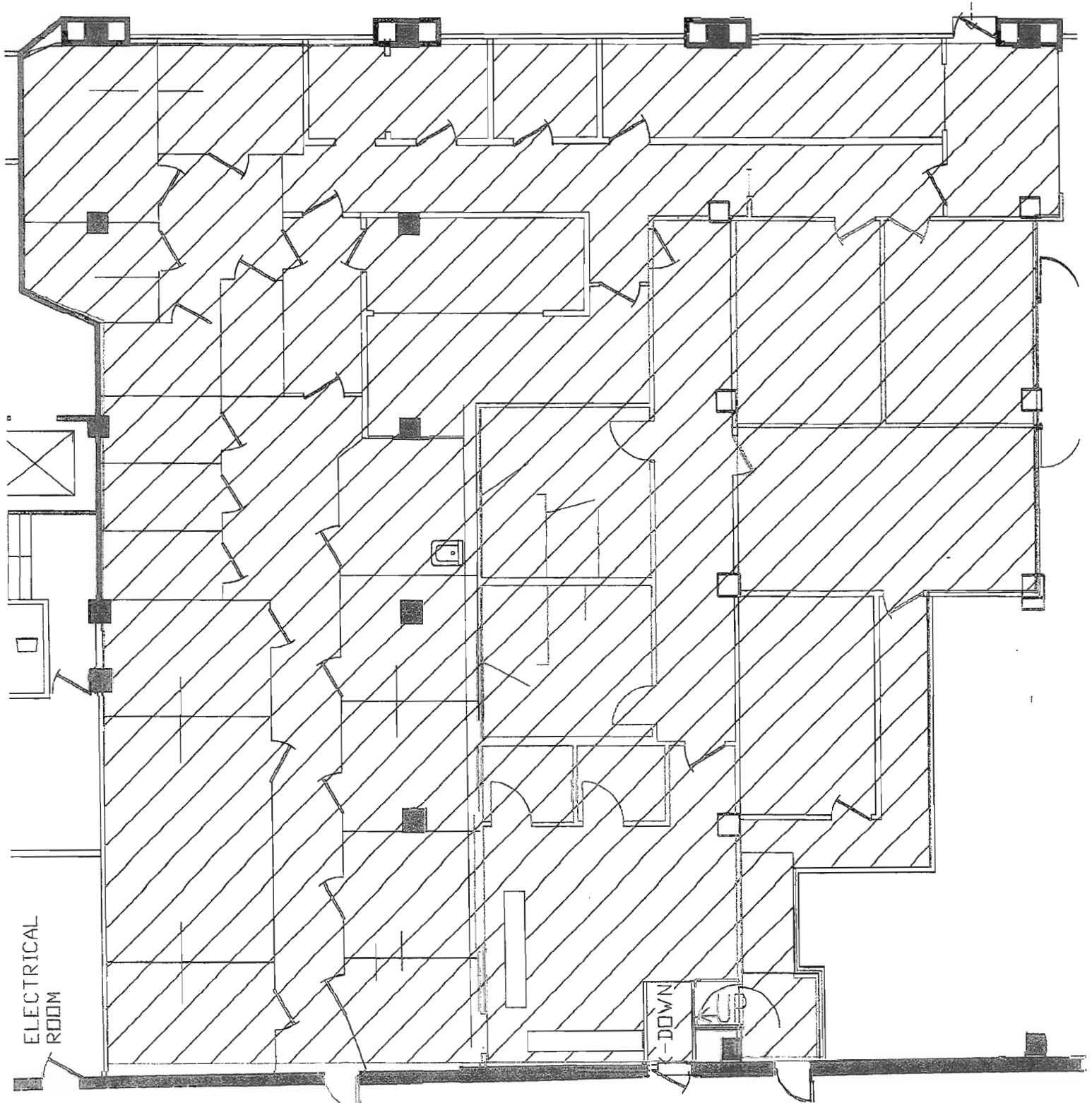


EXHIBIT "B-1"
EXPANSION PLAN

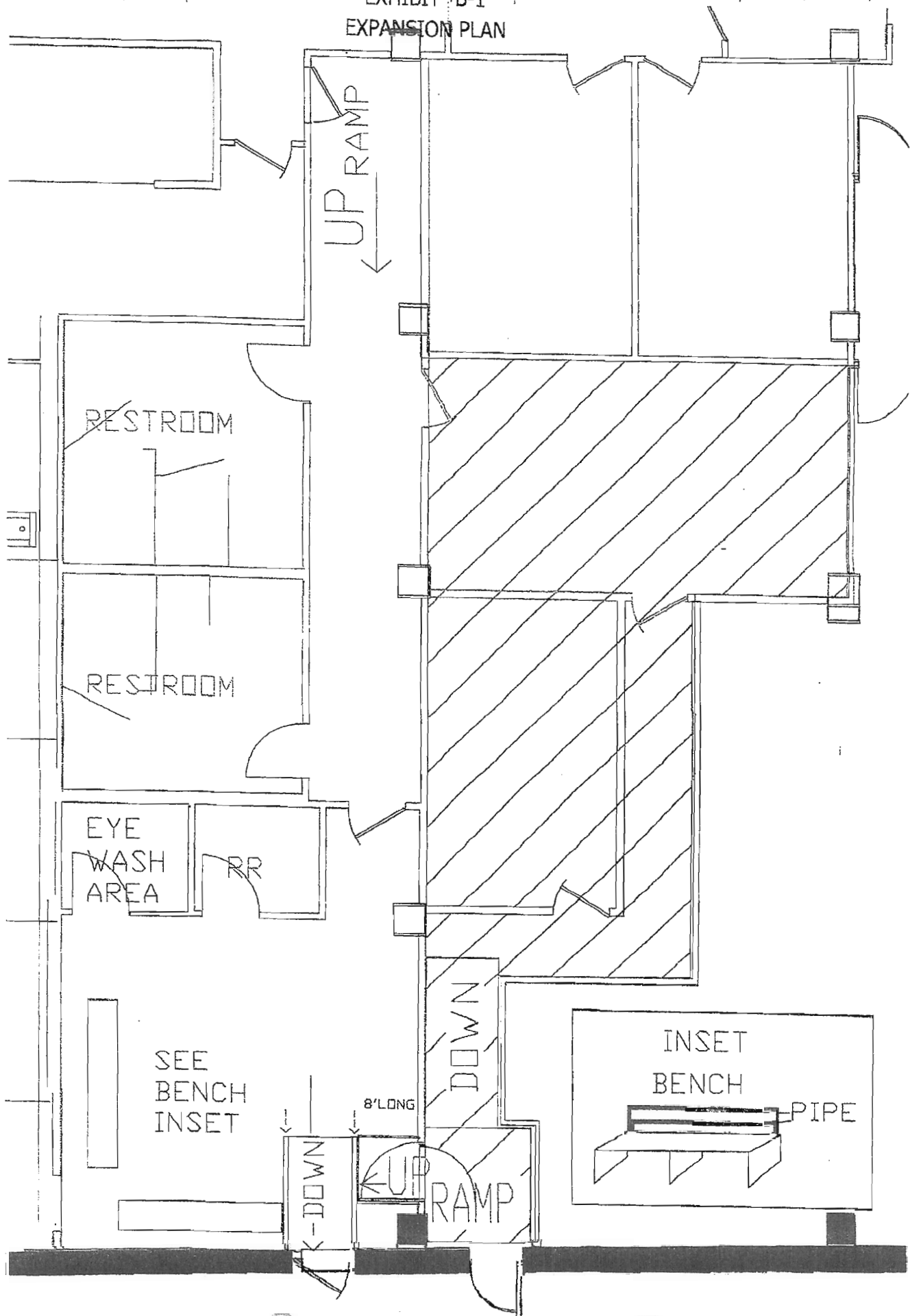


EXHIBIT "B-2"
CONSTRUCTION PLAN

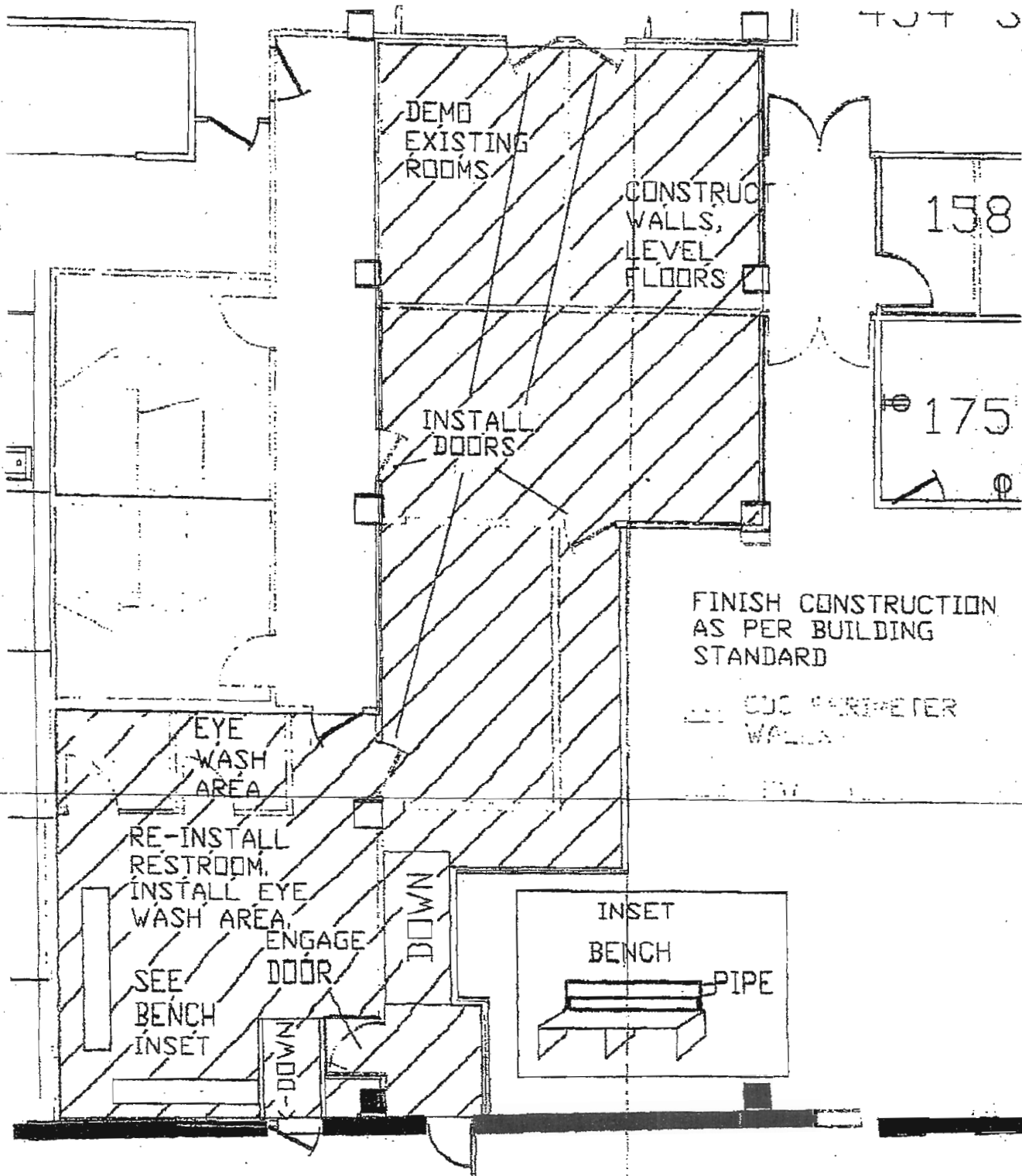
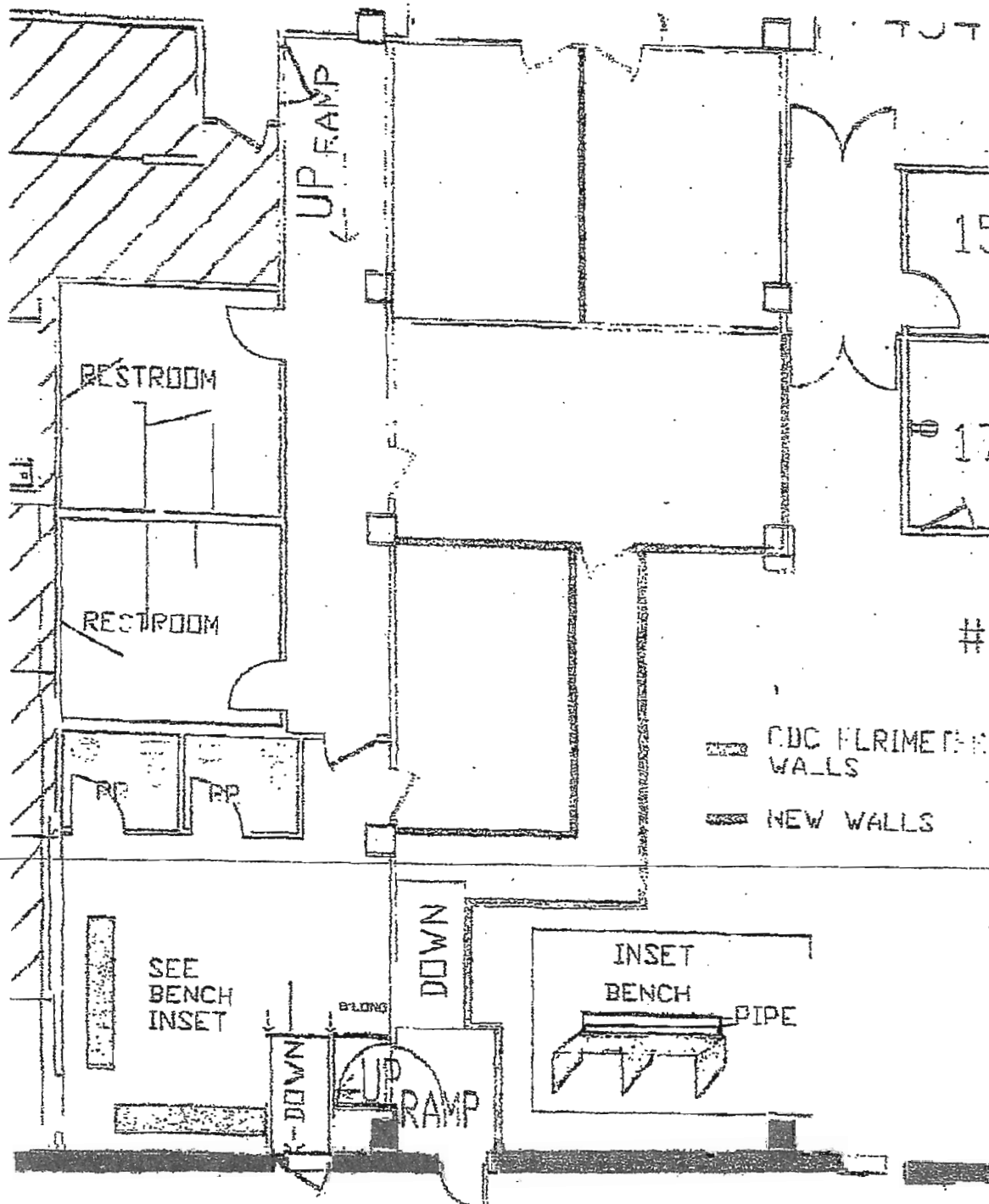


EXHIBIT "C-1"
TENANT APPROVED PLAN



Accepted minor changes 9-25-19
K. [Signature]

8/20/2014

TENANT IMPROVEMENTS
City Detention Center
SUITE #113

EXHIBIT "C-2"
APPROVED TENANT IMPROVEMENTS

JOB DESCRIPTION		COST
RESTORE 1 RESTROOM IN BOOKING AREA; INSTALL EYEWASH IN 2ND RESTROOM IN THE BOOKING AREA.		
DENO EXISTING WALLS & CEILING, CONSTRUCT AS PER DRAWING.		
REPAIR EXISTING WALLS, MUD, SAND & PAINT		
CEILING JOB & CEMENT WORK		
2 METAL BENCHES WITH PIPE INSTALLED AND ANCHORED TO THE FLOOR		
REMOVE EXISTING EQUIPMENT (LIGHTS, OUTLETS, CONDUIT ETC. FOR DEMO OF WALLS		
RELOCATE & ADD NEW LIGHTS, OUTLETS, CONDUIT, ETC. IN NEW WALLS.		
LABOR AND MATERIAL		49,950.00
TOTAL		\$49,950.00

Accepted: *mmmc schaw* 9-25-14

K. Spysick
Accepted By

9/25/14
Date

Wilson Plaza Associates, L.P., 806 N Carancahua, #900, Corpus Christi, TX 78401-0699, 361-884-8956 email: jhale@wilsonplaza.com