

AN ORDINANCE 2016-09-29-0739

**AUTHORIZING A LEASE WITH THE SAN ANTONIO
HUMANE SOCIETY TO OPERATE AND MANAGE
THE SPAY/NEUTER CLINIC LOCATED AT BROOKS
CITY BASE, FOR A THREE YEAR TERM, WITH THE
OPTION TO RENEW THE LEASE FOR ONE
ADDITIONAL THREE YEAR TERM.**

* * * * *

WHEREAS, in FY 2016, the City of San Antonio collaborated with Brooks Development Authority (BDA) to construct a new 2,240 sq. ft. spay/neuter and low-cost vaccination clinic located at 8234 City Base Landing; and

WHEREAS, the facility's construction began in April 2016 and is anticipated to be completed by January 2017; and

WHEREAS, this will be the first low-cost veterinarian clinic provided in the southeast area of San Antonio; and

WHEREAS, under this collaboration, the facility will be owned by BDA, but leased to the City for 35 years; and

WHEREAS, on June 5, 2016, the City released a Request for Proposal (RFP) to obtain proposals from Respondents for the operation and facility management of the Brooks Spay/Neuter Clinic; and

WHEREAS, based on the proposal and corresponding interviews, staff recommends entering into agreement with the San Antonio Humane Society for the operation and facility management of the newly constructed Brooks Spay/Neuter Clinic; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee or the Director of the Animal Care Services Department (ACS) or his designee is authorized to execute a lease with the San Antonio Humane Society to operate and manage the Spay/Neuter Clinic located at Brooks City Base, for a three year term, with the option to renew the lease for one additional three year term. A copy of the lease in substantially final form is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. Funding in the amount of \$20,000.00 for this ordinance is available in Fund 11001000, Cost Center 3701010001 and General Ledger 5709060, as part of the Fiscal Year 2016 Budget.

SECTION 3. Funding in the amount of \$60,000.00 for this ordinance is available in Fund 11001000, Cost Center 3701010001 and General Ledger 5201040, as part of the Fiscal Year 2017 budget.

SECTION 4. Payment in the amount up to \$80,000.00 is authorized to San Antonio Humane Society and should be encumbered with a purchase order.

SECTION 5. Additional funding and payment for this ordinance in the amount up to \$120,000.00 for year 2 and 3 of the contract term is contingent upon City Council approval of the Fiscal Year 2018 & 2019 respective budget.

SECTION 6. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 237000000000 and General Ledger 4401110.

SECTION 7. 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 8. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 29th day of September, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney

Agenda Item:	23 (in consent vote: 22, 23, 24)						
Date:	09/29/2016						
Time:	11:26:42 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing a lease with the San Antonio Humane Society to operate and manage the Spay/Neuter Clinic located at Brooks City Base for a three year term with the option to renew the lease for one additional three year term. [Maria Villagomez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4				x		
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

Lease Agreement

8234 City Base Landing: Brooks Spay and Neuter Facility

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1. Basic Information, Definitions.**Authorizing Ordinance:****Landlord:** City of San Antonio

Landlord's Address: Attn: Animal Care Services Department
P.O. Box 839966
San Antonio, Texas 78283-3966

Tenant: Humane Society of San Antonio d/b/a
San Antonio Humane Society

Tenant's Address: 4804 Fredericksburg Road
San Antonio, Texas 78229

Premises: Approximately 0.47 acres of land located at 8234 City Base Landing, upon which Landlord will construct a building to be used as an animal spay/neuter clinic (the "Building"), as depicted on the attached Exhibit A

Permitted Use: Operation of a spay/neuter clinic (Clinic) for animals (dogs and cats) including the sterilization of animals from the public and providing low-cost veterinarian services to include animal vaccination services to the community as further described in this Agreement

Occupancy Commencement Date: The first of the month of the first full month after the Premises are move in ready, as defined in Article 2, the actual date to be memorialized at the time in Exhibit C: Occupancy Commencement Memorandum

Rent Commencement Date: Occupancy Commencement Date

Initial Term: 3 years

Building Operating Hours: Hours of operation when the Clinic will be open to the public shall be a minimum of 8 hours per day, 5 days a week, and 4.5 hours on Saturdays

DEFINITIONS

"*Animals*" shall include both dogs and cats.

2. Grant.

2.01. Landlord leases the Premises to Tenant, and Tenant takes the Premises from Landlord on the terms and conditions of this Lease.

2.02. Tenant's right of occupancy begins at the Occupancy Commencement Date. Move-in ready means that the Premises are finished-out according to the requirements of this Lease, except for minor items such as are routinely corrected with a punch list.

3. Rent.

3.01. Years 1-3: \$1.00/year: Rent payable to Landlord shall be due on the Occupancy Commencement Date and each anniversary thereafter and mailed to:

City of San Antonio Animal Care Services
4710 State Highway 151
San Antonio, TX 78227

3.02 Further Additional Rent. If real estate ad valorem taxes are assessed against Tenant's leasehold, Tenant must pay them timely. If real estate ad valorem taxes are assessed against the real estate on which the Premises are located, Tenant must pay, within 30-days of

Landlord's request, a share of the taxes equal to the following fraction:

The numerator of the fraction is /square feet of the Premises/

The denominator is the total rentable square feet of the building in which the Premises are located.

3.03. Tenant shall be responsible for paying monthly Common Area Maintenance (CAM) charges of \$259.83 payable on the first day of every month to Brooks Development Authority. CAM charges will be increased 2% each year on each anniversary of the Commencement Date.

4. Term, Renewal.

4.01. The term of this Lease is the Initial Term, unless sooner terminated as provided in this Lease.

4.02. Upon agreement of the parties, this Agreement may be renewed upon the same terms and conditions for one additional three year term. The renewal shall be in writing and signed by the Director of Animal Care Services (ACS) without further action by the San Antonio City Council.

5. Tenant's Affirmative Promises.

Tenant promises that it will:

PREMISES OPERATION

5.01. Tenant shall use the Premises for the purposes of operating an animal spay/neuter clinic (Clinic) for the provision of free or low cost sterilization and animal vaccinations to the community and other uses as may be agreed to by Tenant and Landlord.

5.02. Tenant shall have the right to operate the Clinic in the Building known as the Brooks Spay and Neuter Facility. Tenant shall have the right to operate the Clinic in the manner it deems best, so long as its operation is compliant with all applicable laws, codes, and ordinances. Tenant shall develop and implement policies that ensure quality and consistent operational standards. Tenant shall pay all costs, including but not limited to, all expenses associated with the staffing, maintenance as required under this Agreement, operations, materials, supplies, custodial, commodities, and other operational costs.

5.03. Tenant shall manage and operate the Clinic for the provision of no cost or low cost veterinarian services to the community to include animal vaccinations such as rabies and distemper, microchipping services, flea/parasite treatments and sterilization surgeries. Tenant shall provide a minimum of 19,000 sterilization surgeries for animals during the term of this Agreement as follows:

- i) Tenant shall sterilize a minimum of 5,000 animals during year 1 of this Agreement;
- ii) Tenant shall sterilize a minimum of 6,000 animals during year 2 of this Agreement;

iii) Tenant shall sterilize a minimum of 8,000 animals during year 3 of this Agreement and each and every subsequent renewal year thereafter.

During each year of this Agreement, a minimum of 250 of the above listed sterilization surgeries shall be provided by Tenant at no cost to the community. These surgeries are separate than any other contract or agreement with ACS.

5.03.01. Tenant shall ensure the provision of all veterinary medical care at the Premises as needed for the sterilization surgeries to include post-operative care, medications and follow up care due to surgical complications. Tenant shall provide humane housing and proper care of all animals to include, but not limited to, providing food, water, shelter, for so long as such animals remain under Tenant's care and control. Tenant shall take sole responsibility for the care of all animals housed on the Premises. Tenant shall maintain a one percent or less mortality rate for all animals sterilized by Tenant. Tenant shall provide, at the request of the Landlord, animal shelter standards being applied at the Clinic. Landlord can require alterations to standards if deemed necessary. Any requested shelter standards shall not exceed those applied at ACS. Landlord will not interfere with the day to day operations of the facility, except in the course of its generally applicable regulatory authority.

5.04. Hours of operation when the Clinic will be open to the public shall be a minimum of 8 hours per day, 5 days a week, and 4.5 hours on Saturdays. Changes in hours of operation shall be submitted to Landlord and subject to agreement by Landlord.

5.04.01. Tenant shall provide vaccination & wellness clinics at the facility a minimum of twice monthly. Based upon demand for such services, Tenant can request or Landlord can require that Tenant make reasonable adjustments to the vaccination & wellness clinic schedule to accommodate for change in demand.

5.04.02. At the request of Landlord, and with 30 day's advance notice, Tenant will assist in the provision of up to 10 offsite events annually. Assistance may include transport services, volunteer assistance with block-walking efforts, and offsite vaccination & wellness clinics.

5.05. Tenant may place its logo on the front door of the Brooks Spay and Neuter Facility and at other locations in a manner and location agreeable to Landlord and Brooks Development Authority.

5.06. Tenant shall submit any media plans and news releases to the Landlord which are subject to Landlord's agreement prior to release or implementation by Tenant.

5.07. Tenant acts in the capacity of manager and tenant of the Premises and nothing contained in this Agreement shall be construed by anyone as creating the relationship of principal and agent, partners, joint venture or any other similar such relationship, and all of the services to the public provided by Tenant are provided on behalf of Tenant and not for or on behalf of Landlord. Neither party to this Agreement has the authority to bind the other party or to hold out to third parties that it has the authority to bind the other.

STAFFING

5.08. Tenant shall be responsible for providing qualified staff for the operation and management of all services and activities. Landlord is not obligated to provide staff to support Tenant's operation and management of the Clinic or administrative functions of the Premises.

5.09. Tenant shall establish fees and services associated with the operation and management of the Premises, such fees and services and any future changes thereto shall be subject to the prior written agreement of Landlord.

5.10. Tenant shall retain all revenue collected for the use and operation of the Premises, including animal sterilization and vaccination fees. Except as otherwise provided in this Agreement, Tenant shall have the right to directly operate and retain the revenue from operations and services in support of the Clinic.

RECORDS AND REPORTS

5.11. Tenant and its subcontractors, if any, shall properly, accurately and completely maintain all documents, papers, and records, and other evidence pertaining to the services rendered hereunder (hereafter referred to as "documents"), and shall make such materials available to the Landlord at their respective offices, at all reasonable times and as often as Landlord may deem necessary during the Agreement period, including any extension or renewal hereof, and the record retention period established herein, for purposes of audit, inspection, examination, and making excerpts or copies of same by Landlord and any of its authorized representatives.

5.12. Landlord shall retain any and all documents produced as a result of services provided hereunder for a period of four years (hereafter referred to as "retention period") from the date of termination of the Agreement. If, at the end of the retention period, there is litigation or other questions arising from, involving or concerning this documentation or the services provided hereunder, Tenant shall retain the records until the resolution of such litigation or other such questions. Tenant acknowledges and agrees that Landlord shall have access to any and all such documents at any and all times, as deemed necessary by Landlord, during said retention period. Landlord may, at its election, require Tenant to return the documents to Landlord at Tenant's expense prior to or at the conclusion of the retention period. In such event, Tenant may retain a copy of the documents.

5.13. Upon Landlord's request, Tenant shall provide to Landlord a Statement reviewed by an independent public accountant for a period as may be agreed to by Landlord and Tenant, prepared by an independent Certified Public Accountant. The Statement shall reflect Tenant's revenues and expenditures related to the operation of the Clinic.

5.14. Tenant shall provide Landlord at minimum a quarterly report which shall include: 1) the total number of animals sterilized; 2) number and type of vaccinations issued; 3) microchips issued and 4) any other information as requested by Landlord.

LANDLORD'S RIGHT OF INSPECTIONS

5.15. Tenant shall allow Landlord to inspect the Premises at any time.

LICENSES AND CERTIFICATIONS

5.16. Tenant shall comply with all licenses, legal certifications, or inspections required for the operation and management of the Premises, equipment, or materials and all applicable state and federal laws and local ordinances. Failure to comply with this requirement shall be treated as a default and will result in termination of this Agreement.

PROPERTY MAINTENANCE

5.17. Tenant shall accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.

5.18. Tenant shall obey (a) all applicable laws relating to the use, condition, and occupancy of the Premises; (b) any requirements imposed by utility companies serving or insurance companies covering the Premises; and (c) any rules and regulations for the Premises adopted by Landlord.

5.19. Tenant shall pay all of out of pocket costs of all electric, gas, water, sewer and garbage collection. The Tenant shall be responsible for procuring other services on its own. Tenant shall also furnish and install and maintain in good working order all electric light bulbs, tubes and ballasts. Landlord shall not be liable to Tenant in damages or otherwise if said services are interrupted or terminated because of necessary repairs, installations, improvements or any cause beyond the control of Landlord.

5.20. Tenant shall provide keys to Tenant's lock system and allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants.

5.21. Tenant is responsible to work with Brooks Development Authority (BDA) for the repair, maintenance, or replacement of any structures or equipment serving the Premises (except for specialty fixtures or equipment mentioned in Exhibit B of this Agreement, if any) as outlined in Section 9.03 of the Lease Agreement between Brooks Development Authority and the City of San Antonio. Landlord will assist in facilitating requests for assistance between Tenant and Brooks Development Authority for items under the purview of Brooks Development Authority as outlined in this section of the Agreement.

5.22. Tenant shall repair, replace, and maintain all other parts of the Premises that Landlord or Brooks Development Authority is not obligated to repair, replace, or maintain, normal wear excepted as outlined in this Agreement or in the Lease Agreement between Brooks Development Authority and the City of San Antonio.

5.23. Tenant shall submit in writing to Landlord any request for repairs, replacement, and maintenance that are the obligations of Landlord.

5.24. Tenant shall vacate the Premises and return all keys to the Premises on the last day of the Term.

5.25. Tenant shall on request, execute an estoppel certificate that states the Rent Commencement Date, the Occupancy Commencement Date, and Termination Date of the lease, identifies any amendments to the lease, describes any rights to extend the Term or purchase rights, lists defaults by Landlord, and provides any other information reasonably requested. If Landlord sells the Premises, Tenant must deliver to the buyer or the buyer's lender a subordination, nondisturbance, and attornment agreement reasonably satisfactory to the buyer and its lender. Tenant's obligation to deliver the agreement may be conditioned on buyer's agreement to honor this Lease according to its terms, but buyer will not be estopped to act on Tenant's default under this Lease.

5.26. Tenant shall install a security camera system that will monitor the facility. The system shall store a minimum of 7 days worth of recording.

5.27. Tenant shall be responsible for providing pest control services for the Premises.

5.28. Tenant shall be responsible for providing landscaping services for the Premises.

5.29. Tenant shall be responsible for installing any connections for internet services.

5.30. Tenant shall pay for all costs to operate and maintain the Premises in good, safe and clean operating condition to include all necessary repairs as well as maintaining and repairing and replacing equipment initially provided at the commencement of this Agreement by the Landlord as set out in **Exhibit B** which is attached hereto and incorporated herein for all purposes. There may be additional equipment to be provided which shall be listed in an attached updated list to be attached to the Occupancy Commencement Memorandum. Tenant may provide additional equipment at its expense, if needed. Landlord shall not be responsible for providing additional equipment. If Tenant is in default of its maintenance obligations, then Landlord may, but is not obligated to, make or cause such repairs or maintenance to be made and shall not be responsible to Tenant for any loss or damage that may accrue to the Tenant's "business" revenue or operations by reason thereof. If Landlord makes or causes such repairs or maintenance to be made, Tenant agrees that it will on demand, pay to Landlord the reasonable and necessary cost thereof, and if Tenant shall default in such payment, Landlord shall have the remedies provided elsewhere herein for default of indebtedness, costs, or charges due by the Tenant to Landlord.

5.31. Tenant shall, at all times, maintain the Premises in a clean and safe condition. Trash shall be disposed of immediately following each day of operation. Custodial services and cleaning supplies, including trash canisters and trash canister liners shall be the responsibility of Tenant.

5.32. Tenant expressly understands and agrees that Landlord has not agreed to act and does not act as an insurer of Tenant's property and does not guarantee security against theft, vandalism, or injury of whatever nature and kind to persons or property. Tenant shall be responsible for obtaining and maintaining monitoring services for a fire/burglar security alarm system.

5.33. Tenant shall have the nonexclusive right to park vehicles in Landlord's parking lot designated for the property known as 8234 City Base Landing, San Antonio, Texas 78235.

6. Indemnity.

6.01. TENANT covenants and agrees to FULLY INDEMNIFY, DEFEND and HOLD HARMLESS, LANDLORD and the elected officials, employees, officers, directors, volunteers and representatives of the LANDLORD, individually and collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the LANDLORD directly or indirectly arising out of, resulting from or related to TENANT'S activities under this Agreement, including any acts or omissions of TENANT, any agent, officer, director, representative, employee, consultant or subcontractor of TENANT, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence of LANDLORD, its officers or employees, in instances where such negligence causes personal injury, death, or property damage. IN THE EVENT TENANT AND LANDLORD ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE LANDLORD UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.

6.02. The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. TENANT shall advise the LANDLORD in writing within 24 hours of any claim or demand against the LANDLORD or TENANT known to TENANT related to or arising out of TENANT'S activities under this AGREEMENT and shall see to the investigation and defense of such claim or demand at TENANT'S cost. The LANDLORD shall have the right, at its option and at its own expense, to participate in such defense without relieving TENANT of any of its obligations under this paragraph.

6.03. Defense Counsel - LANDLORD shall have the right to select or to approve defense counsel to be retained by TENANT in fulfilling its obligation hereunder to defend and indemnify LANDLORD, unless such right is expressly waived by LANDLORD in writing. LANDLORD shall retain LANDLORD approved defense counsel within seven (7) business days of LANDLORD'S written notice that LANDLORD is invoking its right to indemnification under

this Contract. If TENANT fails to retain Counsel within such time period, LANDLORD shall have the right to retain defense counsel on its own behalf, and TENANT shall be liable for all costs incurred by LANDLORD. LANDLORD shall also have the right, at its option, to be represented by advisory counsel of its own selection and at its own expense, without waiving the foregoing.

6.04. Employee Litigation - In any and all claims against any party indemnified hereunder by any employee of TENANT, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation herein provided shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for TENANT or any subcontractor under worker's compensation or other employee benefit acts.

7. Tenant's Negative Promises.

Tenant promises that it will not:

7.01. Use the Premises for any purpose other than the Permitted Use.

7.02. Create a nuisance.

7.03. Interfere with any other Tenant's normal business operations.

7.04. Permit waste.

7.05. Use the Premises in any way that would increase insurance premiums or void insurance on the Building.

7.06. Allow a lien to be placed on the Premises.

7.07. Obligate Landlord for any debt related to the Premises without the prior written consent of Landlord.

8. Landlord's Affirmative Promises.

Landlord promises that it will:

8.01. Lease to Tenant the Premises for the entire Term beginning on the Occupancy Commencement Date and ending on the Termination Date.

8.02. Obey all applicable laws with respect to Landlord's ownership of the Building.

8.03. Allow Tenant the nonexclusive use to use the Common Areas subject to any reasonable rules and regulations that Landlord may prescribe.

8.04. Provide \$20,000.00 upon City Council approval of this agreement to be used for capital equipment such as computers, software, cameras, and other such items required for

operations. Funds may be used only for the purchase and installation of equipment that should be capitalized for federal income-tax purposes. Tenant will provide Landlord with a listing of all items purchased with funding identified in Section 8.04 of this Agreement. If lease is terminated Without Cause by Tenant identified in Section 19.08.01 of this Agreement, Tenant shall reimburse Landlord the \$20,000.00 funding identified in Section 8.04 of this Agreement.

8.05. Provide up to \$60,000.00 annually for additional sterilization surgeries beyond those outlined in Section 5.03 in accordance with the following: funding will be provided in increments of \$10,000.00 for every 250 animals sterilized above and beyond those outlined in Section 5.03.

Tenant will invoice Landlord once achieving the threshold outlined under this section and reimbursement shall be made within thirty (30) days after the date on which Landlord receives an invoice, with appropriate documentation as required by Landlord from Tenant.

9. Landlord's Negative Promise.

Landlord promises that it will not interfere with Tenant's possession of the Premises as long as Tenant is not in default.

10. Alterations.

Physical additions or improvements to the Premises made by Tenant must be approved by Landlord in writing and will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Occupancy Commencement Date, normal wear excepted.

11. Insurance.

11.01. Prior to the commencement of any work under this Agreement, Tenant shall furnish copies of all required endorsements and an original completed Certificate(s) of Insurance to the City's Animal Care Services Department, which shall be clearly labeled "Brooks Spay and Neuter Facility Agreement" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. City will not accept a Memorandum of Insurance or Binder as proof of insurance. The certificate(s) must have the agent's signature and phone number, and be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to City. City shall have no duty to pay or perform under this Agreement until such certificate and endorsements have been received and approved by City's Animal Care Services Department. No officer or employee, other than City's Risk Manager, shall have authority to waive this requirement.

11.02. City reserves the right to review the insurance requirements of this Article during the effective period of this Agreement and any extension or renewal hereof and to modify insurance coverage and their limits when deemed necessary and prudent by City's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will City allow modification whereupon City may incur increased risk.

11.03. Tenant's financial integrity is of interest to City; therefore, subject to Tenant's right to maintain reasonable deductibles in such amounts as are approved by City, Tenant shall obtain and maintain in full force and effect for the duration of this Agreement, and any extension hereof, at Tenant's sole expense, insurance coverage written on an occurrence basis, by companies authorized to do business in the State of Texas and with an A.M Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

<u>TYPE</u>	<u>AMOUNTS</u>
1. Workers' Compensation	Statutory
2. Employers' Liability	\$1,000,000/\$1,000,000/\$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Products/Completed Operations c. Personal/Advertising Injury	For <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	<u>Combined Single Limit</u> for <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence
5. Professional Liability (Claims-made basis) To be maintained and in effect for no less than two years subsequent to the completion of the professional service.	\$1,000,000 per claim, to pay on behalf of the insured all sums which the insured shall become legally obligated to pay as damages by reason of any act, malpractice, error, or omission in professional services.

11.04. Tenant agrees to require, by written contract, that all subcontractors providing goods or services hereunder obtain the same insurance coverages required of Tenant herein, and provide a certificate of insurance and endorsement that names the Tenant and City as additional insureds. Tenant shall provide City with said certificate and endorsement prior to the commencement of any work by the subcontractor. This provision may be modified by City's Risk Manager, without subsequent City Council approval, when deemed necessary and prudent, based upon changes in statutory law, court decisions, or circumstances surrounding this agreement. Such modification may be enacted by letter signed by City's Risk Manager, which shall become a part of the contract for all purposes.

11.05. As they apply to the limits required by City, City shall be entitled, upon request and without expense, to receive copies of the policies, declaration page and all endorsements thereto and may require the deletion, revision, or modification of particular policy terms, conditions, limitations or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any such policies). Tenant shall be required to comply with any such requests and shall submit a copy of the replacement certificate of insurance to City at the address provided below within 10 days of the requested change. Tenant shall pay any costs incurred resulting from said changes.

City of San Antonio
Attn: Animal Care Services Department
P.O. Box 839966
San Antonio, Texas 78283-3966

11.06. Tenant agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:

- Name the City, its officers, officials, employees, volunteers, and elected representatives as additional insured by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with the City, with the exception of the workers' compensation and professional liability policies;
- Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where City is an additional insured shown on the policy;
- Workers' compensation and employers' liability, general liability and automobile liability policies will provide a waiver of subrogation in favor of the City; and
- Provide advance written notice directly to City of any suspension, cancellation, non-renewal or material change in coverage, and not less than ten (10) calendar days advance notice for nonpayment of premium.

11.07. Within five (5) calendar days of a suspension, cancellation or non-renewal of coverage, Tenant shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Tenant's performance should there be a lapse in coverage at any time during this Agreement. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

11.08. In addition to any other remedies the City may have upon Tenant's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Tenant to stop work hereunder, and/or withhold any payment(s) which become due to Tenant hereunder until Tenant demonstrates compliance with the requirements hereof.

11.09. Nothing herein contained shall be construed as limiting in any way the extent to which Tenant may be held responsible for payments of damages to persons or property resulting from Tenant's or its subcontractors' performance of the work covered under this Agreement.

11.10. It is agreed that Tenant's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by the City of San Antonio for liability arising out of operations under this Agreement.

11.11. It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of City shall be limited to insurance coverage provided.

11.12. Tenant and any subcontractors are responsible for all damage to their own equipment and/or property.

12. Release of Claims/Subrogation.

The insurance requirements of this Lease are a bargained-for allocation of risk of loss. Landlord and Tenant release each other from claims arising from injury or loss to either of them or to third parties to which they are liable, if the injury or loss is covered by insurance the waiving party is required by this Lease to maintain, whether or not the party actually has the insurance ("Covered Claims"). This release is additional to and does not limit any other release contained in this lease. Landlord and Tenant, to the maximum extent allowable without causing cancellation of a required policy, will require their insurers to waive subrogation against each other for Covered Claims.

13. Environmental Matters.

13.01. "Environmental Laws" means applicable federal, state, and local laws relating to protection of the public health, welfare, and the environment, including without limitation, those laws relating to the storage, handling, and use of chemicals and other hazardous substances, those relating to the generation, processing, treatment, storage, transport, disposal, or other management of waste materials of any kind, and those relating to the protection of environmentally sensitive areas.

13.02. "Hazardous Material" means "hazardous substance," "pollution or contaminant," "petroleum," and "natural gas liquids," as those terms are defined by or used in Environmental Laws, or that are regulated because of their effect or potential effect on human health and the environment.

13.03. "Release" means depositing, spilling, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing.

13.04. In its use of the Premises, Tenant must comply with all applicable Environmental Laws and must cause its employees, agents, and contractors on the Premises to do so as well. Tenant will obtain all permits required under Environmental Law for its use of the Premises. At least 180 days before expiration of any such permit, Tenant must present proof to Landlord that it has applied for renewal.

13.05. Tenant must not allow the Release of any Hazardous Material from its use of the Premises on, onto, or from the Property. Tenant further must not handle, use, or otherwise manage any Hazardous Material on the Premises or the Property in violation of any Environmental Laws or in any but a reasonable and prudent manner.

13.06. Tenant must immediately provide to Landlord copies of: (i) any documents required to be submitted to a Governmental Authority under Environmental Law; (ii) any notice alleging a violation of Environmental Law, or (iii) any demand from or allegation by any third party in relation to Hazardous Materials or Environmental Law. Tenant must promptly deliver to Landlord any information it receives regarding any Release of Hazardous Materials on, to, from, or about the Premises.

13.07. Landlord may conduct, at Tenant's expense, periodic inspections of the Premises and Tenant's operations thereon to assure compliance with Tenant's environmental covenants. Tenant need not pay the expense of more than such inspection in any 12-month period.

13.08. If Tenant breaches any of its representations, warranties or covenants, Tenant at its sole expense, must take all actions required, including environmental cleanup of the Premises, to comply with the representations, warranties, and covenants or applicable law. Tenant must take all action required by applicable Environmental Laws. If Tenant's actions under this provision involve cleaning up a Release of Hazardous Materials, Tenant must perform the cleanup consistently with residential use of the Premises and will not use any institutional controls or engineering controls in lieu of clean-up. Tenant will further obtain a Certificate of Completion from the TCEQ's Voluntary Cleanup Program. Institutional controls include laws, rules, or regulations or private prohibitions limiting use of a property, such as a prohibition against water well use within a certain contaminated track or area of a local government's jurisdiction. Engineering controls mean physical apparatus such as an asphalt or concrete cap, detention basin, extraction well, or other engineered devices to control, contain, or remove pollutants.

13.09. Tenant must indemnify Landlord and hold Landlord and its officials, employees, and contractors from loss, cost, liability, or expense (including, but not limited to, attorneys' fees and expenses, including all attorney's fees and expenses incurred by Tenant in enforcing this indemnity) arising from or relating to breach of Tenant's environmental representations, warranties, and covenants.

14. Landlord's Municipal Powers.

Landlord is a municipality as well as landlord under this Lease. As a municipality, it may from time to time exercise municipal powers unrelated to the Lease that will nevertheless adversely affect Tenant. Such actions may include redirection of traffic, street closures, or other actions intended to facilitate public safety, the public interest, or the conduct of major events. No such action by Landlord as a municipality is a breach of Landlord's duties as landlord or entitles Tenant to any relief under this Lease. Likewise, no breach of contract or other duty by municipal utility providers is a breach of Landlord's duties as landlord or entitles Tenant to any relief under this Lease. Tenant has no more rights under this Lease than it would if its landlord were a private entity.

15. Prohibited Interests in Contracts.

15.01. The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:

- (i) a City officer or employee;
- (ii) his parent, child or spouse;

- (iii) a business entity in which the officer or employee, or his parent, child or spouse owns (i) 10% or more of the voting stock or shares of the business entity, or (ii) 10% or more of the fair market value of the business entity;
- (iv) a business entity in which any individual or entity above listed is a (i) subcontractor on a City contract, (ii) a partner, or (iii) a parent or subsidiary business entity.

15.02. Tenant warrants and certifies as follows:

- (i) Tenant and its officers, employees and agents are neither officers nor employees of the City;
- (ii) Tenant has tendered to the City a Discretionary Contracts Disclosure Statement in compliance with the City's Ethics Code.

15.03. Tenant acknowledges that City's reliance on the above warranties and certifications is reasonable.

16. Casualty/Total or Partial Destruction.

If the Premises are damaged by casualty and Landlord chooses to restore, it can do so, or else if Landlord should choose not to restore, Landlord can terminate the lease.

17. Condemnation/Substantial or Partial Taking.

17.01. If the Premises or any portion of them are taken by eminent domain, or sale in lieu of eminent domain, by any entity other than Landlord, the Lease automatically terminates.

17.02. Tenant has no claim to the condemnation award or proceeds in lieu of condemnation.

18. Holdover.

If Tenant holdover after termination or expiration of this Lease, the terms of this Lease apply during the holdover period, except Tenant is a tenant at sufferance.

19. Default, Remedies for Default, Termination Without Cause.

19.01. *Events of Default.* If Tenant permits or fails to prevent any of the following occurrences, it is a Tenant event of default:

19.01.02. Tenant fails to comply with any term, provision or covenant of this Lease, and does not cure such failure within 30 days after written notice thereof to Tenant, or any representation or warranty by Tenant is false or misleading in any material respect when given to Landlord.

19.01.03. This Lease or the Premises or any part thereof is taken upon execution or by other process of law directed against Tenant, or is taken upon or subject to any attachment at the instance of any creditor or claimant against Tenant, and the attachment is not to be discharged or disposed of within 30 days after the levy thereof.

19.01.04. Tenant files a petition in bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or under any insolvency act of any state, or voluntarily takes advantage of any such law or act by answer or otherwise, or is dissolved, or makes a transfer in fraud of creditors or makes an assignment for the benefit of creditors, or admits in writing its inability to pay its debts as they mature.

19.01.05. Involuntary proceedings under any such bankruptcy law or insolvency act or for the dissolution of Tenant is instituted against Tenant or a receiver or trustee of all or substantially all of the property of Tenant is appointed, and such proceeding is not dismissed or such receivership or trusteeship vacated within sixty (60) days after such institution or appointment.

19.01.06. Tenant deserts, vacates or abandons all or any portion of the Premises, or ceases to physically occupy any substantial portion of the Premises and continuously operate its business on the Premises, or fails to commence business operations in the Premises on or before the Occupancy Commencement Date. If Tenant removes or makes preparations to remove its goods, equipment, inventory, and fixtures (other than in the normal course of business) in amounts sufficient to indicate a probable intent to vacate the Premises, Tenant's breach is established conclusively.

19.01.07. Tenant does or permits to be done anything which creates a lien upon the Premises which is not removed or released within 30 days of its filing.

19.01.08. The business operated by Tenant is closed for failure to pay any State sales tax as required or for any other reason, other than repairs, death of the principals of Tenant, or normal business holidays.

19.01.09. This Lease or the estate of Tenant hereunder is transferred to, or passes to any other person or party except in a manner permitted herein.

19.02. *Remedies for Default.* Upon the occurrence of any Tenant event of default, Landlord has the option to pursue anyone or more of the following:

19.02.01. In addition to, and without limiting any other remedies available to Landlord at law or in equity, immediately terminate this Lease and all rights of Tenant hereunder. Upon termination, Tenant must immediately surrender the Premises to Landlord. If Tenant fails to do so, Landlord may, without prejudice to any other remedy, enter and take possession of the Premises or any part thereof and expel or remove Tenant and any other person who may be occupying the Premises or any part thereof, by force if necessary, without being liable for prosecution or any claim of damages.

19.02.02. Enter upon and take possession of the Premises or any part thereof and expel or remove Tenant and any other person who may be occupying said Premises or any part thereof, by force if necessary, without being liable for prosecution or any claim for damages therefor without having terminated the Lease.

19.02.03. Enter upon the Premises, by force if necessary, without being liable for prosecution or any claim for damages, and do whatever Tenant is obligated to do under the terms of this Lease. In such case, Tenant must reimburse Landlord on demand for expenses Landlord may incur in thus effecting compliance with Tenant's obligations. Landlord is not liable for any damages resulting to the Tenant from such action.

19.02.04. Alter all locks and other security devices at the Premises without terminating this Lease. If Landlord does so:

- (i) Landlord need not allow Tenant re-entry to the Premises or provide Tenant with a new key unless and until Tenant cures any and all defaults under this Lease,
- (ii) if Landlord does provide Tenant with a key, it will do so only during the Landlord's regular business hours, and
- (iii) Tenant is obligated to pay Landlord all costs and expenses incurred by Landlord in connection with altering the locks and other security devices.

Landlord's remedies and rights under this Lease entirely supersede and supplant the provisions of Texas Property Code § 93.002.

19.03. *Repossession and Alteration of Locks.* No such alteration of locks or other security devices and no removal or other exercise of dominion by Landlord over the property of Tenant or others at the Premises is unauthorized or constitutes conversion. Tenant consents to Landlord's exercise of dominion over Tenant's property within the Premises in case of Tenant's default. Tenant waives (A) all claims for damages by reason of such reentry, repossession, or alteration of locks or other security devices and (B) all claims for damages by reason of any distress warrant, forcible detainer proceedings, sequestration proceedings, or other legal process. Re-entry by Landlord may be pursuant to judgment obtained in forcible detainer proceedings or other legal proceedings or without the necessity for any legal proceedings, as Landlord may elect. Landlord is not liable in trespass or otherwise for such re-entry. Landlord's remedies and rights under this Lease entirely supersede and supplant the provisions of Texas Property Code § 93.002.

19.04. *Liability for Costs Incurred.* If Tenant defaults, in addition to any other sum required by this Lease, Tenant must also pay to Landlord, at the Address for Payment of Rent, (A) the costs of removing and storing Tenant's or any other occupant's property, (B) the costs of repairing, altering, remodeling, or otherwise putting the Premises into a condition acceptable to a new tenant or tenants, and (C) any and all other costs, fees, and expenses associated with reletting the Premises and all reasonable expenses incurred by Landlord in repossessing the Premises and in enforcing or defending Landlord's rights and/or remedies, including reasonable attorney's fees, which shall be not less than 10% of all sums then owing by Tenant to Landlord.

19.05. *Default by Landlord.* If Landlord defaults, Tenant's exclusive remedy is an action for damages (Tenant hereby waiving the benefit of any laws granting it a lien upon the property of Landlord or on rent due Landlord). **Tenant hereby waives its statutory lien under § 91.004 of the Texas Property Code.**

19.06. *Rights Respecting Personal Property.* If Landlord takes possession of the Premises under the authority of this Lease, Landlord may keep in place and use all furniture, fixtures, and equipment at the Premises, including that owned by or leased to Tenant at all times before foreclosure thereon by Landlord or repossession thereof by any lessor thereof or lienholder thereon. Landlord may also remove from the Premises (without obtaining a distress warrant, writ of sequestration, or other legal process) all or any part of the furniture, fixtures, equipment, and other property and place same in storage anywhere in the county in which the Premises are located. In such case, Tenant is liable to Landlord for costs incurred by Landlord in the removal and storage and must indemnify Landlord from all loss, damage, cost, expense, and liability arising from or relating to the removal and storage. Landlord also may relinquish all or any part of the furniture, fixtures, equipment, and other property to any person ("Claimant") who presents to Landlord a copy of any instrument represented to have been executed by Tenant, if the instrument purports to grant Claimant the right under various circumstances to take possession of the property. Landlord need not inquire into the authenticity of the instrument or Tenant's or Tenant's predecessor's signature thereon. Landlord further need not investigate or inquire into the validity of the factual or legal basis on which Claimant purports to act. Tenant shall indemnify Landlord from all loss, cost, liability, or expense arising from or relating to Landlord's relinquishment of property to a Claimant. These rights of Landlord are additional to any other rights that Landlord has or may hereafter have at law or in equity. Tenant stipulates that the rights herein granted Landlord are commercially reasonable.

19.07. *Cumulative Remedies.* Each right and remedy provided to Landlord in this Lease is cumulative to every other right or remedy provided to Landlord by this Lease or applicable law, including, but not limited to, suits for injunctive relief and specific performance. The exercise or beginning of the exercise by Landlord of one or more of the right or remedy does not preclude the simultaneous or later exercise by Landlord of another remedy. All costs incurred by Landlord in collecting any amounts and damages owed by Tenant under this Lease or to enforce any provision of it, including reasonable attorneys' fees from the date any such matter is turned over to litigation counsel, are also recoverable by Landlord from Tenant.

19.08. *Termination Without Cause.* This Agreement may be terminated without cause by Landlord upon 90 calendar days' written notice to Tenant, which notice shall be provided in accordance with Section 26.07 Notices.

19.08.01. This Agreement may be terminated without cause by Tenant upon 6 months written notice to Landlord, which notice shall be provided in accordance with Section 26.07 Notices.

20. Tenant's Bankruptcy.

In addition to other available remedies, if Tenant becomes the subject of a voluntary or involuntary bankruptcy, reorganization, composition, or other similar proceeding under the federal bankruptcy laws:

20.01. "Adequate protection" of Landlord's interest in the Premises pursuant to Sections 361 and 363 (or their successor sections) of the Bankruptcy Code, 11 U.S.C., Paragraph 101, et

seq., as amended from time to time ("Bankruptcy Code"), before assumption or assignment of the Lease by Tenant include but are not limited to all (or any part) of the following:

- (i) The performance of all other covenants and obligations hereunder by Tenant;
- (ii) Hiring security guards to protect the Premises if Tenant abandons or ceases operations, the obligation of Tenant only to be effective so long as Tenant remains in possession and control of the Premises to the exclusion of Landlord;
- (iii) Furnishing an additional/new security deposit by Tenant in the amount of three times the then-current monthly Base Rental and Additional Rent payable hereunder.

20.02. "Adequate assurance of future performance" by Tenant or any assignee of Tenant pursuant to Bankruptcy Code Section 365 includes (but is not be limited to) payment of an additional/new Security Deposit in the amount of three times the then-current monthly Base Rental and Additional Rent payable hereunder.

20.03. Any person or entity to which this Lease is assigned pursuant to the Bankruptcy Code, assumes, without further act or deed, all obligations of Tenant arising under this Lease on and after the effective date of such assignment. Any such assignee must, on demand by Landlord, execute and deliver to Landlord an instrument confirming the assumption of liability.

20.04. Despite anything in this Lease to the contrary, all amounts payable by Tenant to or on behalf of the Landlord under this Lease, whether or not expressly denominated as "rent", constitute "rent" for the purposes of Section 502(b)(6) of the Bankruptcy Code.

20.05. If this Lease is assigned to any person or entity pursuant to the Bankruptcy Code, any and all monies or other considerations payable or otherwise to be delivered to Landlord (including Base Rentals and other rent hereunder) remain the exclusive property of Landlord and are not property of Tenant or of the bankruptcy estate of Tenant. Any and all monies or other considerations constituting Landlord's property under the preceding sentence not paid or delivered to Landlord must be held in trust by Tenant or Tenant's bankruptcy estate for the benefit of Landlord and must be promptly paid to Landlord.

20.06. If Tenant assumes this Lease and proposes to assign it to a specific assignee on specific terms, Tenant must deliver to Landlord notice of the proposed assignment. The notice must set forth (i) the name and address of the proposed assignee; (ii) all terms and conditions of the offer, and (iii) the adequate assurance to be provided Landlord to assure the assignee's future performance under the Lease. Tenant must deliver the notice no later than 20 days after Tenant's receipt of the proposal, but in no event later than 10 days before Tenant applies to a court of competent jurisdiction for authority and approval of the proposed assumption and assignment. Landlord thereupon has the prior right and option to accept the assignment itself on the same terms and conditions and for the same consideration, if any, as Tenant's proposed assignee, less any brokerage commission otherwise payable by the proposed assignee. Landlord must exercise its prior right and option by delivering notice to Tenant not later than 30 days after Landlord's receipt of the notice.

20.07. To the extent permitted by law, this Lease is a contract under which applicable law excuses Landlord from accepting performance from (or rendering performance to) any person other than Tenant.

21. Warranty Disclaimer.

21.01. Tenant takes the Premises "AS-IS," with any and all latent and patent defects as of the Occupancy Commencement Date.

21.02. Tenant acknowledges that it is not relying on the accuracy or completeness of any representation, brochure, rendering, promise, statement, or other assertion or information about the Premises made or furnished by or on behalf of, or otherwise attributed to, Landlord or any of its agents, employees, or representatives. Tenant expressly and unequivocally disclaims all such reliance. Instead, Tenant relies solely and exclusively on its own experience and its independent judgment, evaluation, and examination of the Premises.

21.03. Tenant further unequivocally disclaims (i) the existence of any duty to disclose by Landlord or any of its agents, employees, or representatives and (ii) any reliance by Tenant on the silence or any alleged nondisclosure of Landlord or any of its agents, employees or representatives. Tenant takes the Premises with the express understanding that there are no express or implied warranties (except for limited warranties of title set forth in the closing documents). Tenant expressly warrants and represents that no promise or agreement not herein expressed has been made to it and hereby disclaims any reliance upon any such alleged promise or agreement. This contract constitutes the entire agreement between the parties.

21.04. This provision was freely negotiated and played an important part in the bargaining process for this contract. Tenant disclaims reliance on Landlord and accepts the Premises "as-is" with full awareness that the Premises' prior uses or other matters could affect its condition, value, suitability, or fitness. Tenant confirms that it hereby assumes all risk associated therewith. Tenant understands that the disclaimers of reliance and other provisions contained herein could limit any legal recourse or remedy Tenant otherwise might have. Tenant acknowledges that it has sought and has relied upon the advice of its own legal counsel concerning this provision. Provisions of this paragraph survive closing and do not merge into the deed.

22. Abandoned Property.

Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

23. Appropriations.

All obligations of the City of San Antonio under this instrument are funded subject to the discretion of City Council whether to appropriate funding. If the City Council fails to appropriate money for any obligation under this Agreement, the City need not perform the obligation. Tenant's sole remedy for City's failure to perform is to terminate this Lease not later than 90 days after the due date for Landlord's omitted performance.

24. Sublease, Assignment.

Tenant cannot assign or sublease this lease without Landlord's prior written consent. Assignments include any transaction in which (A) a material part of Tenant's assets are sold outside the ordinary course of business or (B) a change in the identity of those owning, holding, or controlling the power to vote of 50% of the equity interest in Tenant.

25. Dispute Resolution.

25.01. Before bringing any action arising out of this agreement, including an action for declaratory relief but not an action specifically excepted below, the disputants must first submit in good faith to mediation. The parties may not assert limitations, laches, waiver, and estoppel based upon attempts to mediate.

25.02. Filing suit on a claim that should be mediated waives the filer's right to demand mediation. But one party's waiver does not affect another party's right. A defendant does not waive mediation for so long as, within a reasonable time after appearing, the defendant gives written notice to the plaintiff or its counsel of intent to require compliance with this paragraph.

25.03. Mediation must be conducted in San Antonio, Bexar County, Texas.

25.04. The party desiring relief has the burden to initiate mediation. Waiting for another party to initiate mediation does not waive the right to it.

25.05. If the parties can otherwise agree on a mediator, they may do so. Alternatively, either party may petition any court of competent jurisdiction to appoint a mediator. The only predicate issues the court need consider before appointing a mediator are whether (i) the copy of the contract before the court is authentic and (ii) the contract was duly signed and delivered by all parties to be bound to mediate. If neither of those issues is denied under oath, the court may appoint a mediator upon motion, without trial.

25.06. Mediator fees must be borne equally.

25.07. The parties need not mediate before going to court (1) for either party to seek emergency injunctive relief or (2) for Landlord to seek forcible entry and detainer relief against Tenant.

26. Miscellaneous.

26.01. *Applicable Law.* This Agreement is entered into in San Antonio, Bexar County, State of Texas. **Its Construction And The Rights, Remedies, And Obligations Arising Under It Are Governed by The Laws of The State Of Texas.** But the Texas conflicts of law rules must not be used to apply the laws of a jurisdiction other than Texas. Both parties' obligations under this agreement are performable in San Antonio, Bexar County, Texas, and venue for any action arising under this agreement is only in Bexar County, Texas.

26.02. *Severability.* If any part of this agreement is found invalid or unenforceable, the finding does not affect the remainder.

26.03. *Successors.* This Agreement inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

26.04. *Integration.* **This Written Agreement Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties.**

26.05. *Modification.* This Agreement may be changed only by a written agreement, signed by the party against whom enforcement of any modification is sought. Subject to that restriction, any of this Agreement's terms may be modified by the party entitled to their benefit, but no modification, express or implied, affects the right of the modifying party either (i) to apply any other term or condition or (ii) to apply the same term or condition to a later or earlier occasion. Any modification of this Lease must be authorized by an ordinance adopted by City Council that specifically addresses the modification.

26.06. *Third Party Beneficiaries.* This Agreement benefits the parties and their successors and permitted assigns only. It has no third party beneficiaries.

26.07. *Notices.* Notices must be in writing and by certified mail, return receipt requested, addressed to the parties at their respective addresses set forth at the beginning. If the addressee is a corporation, notices must be addressed to the attention of its President. Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice.

26.08. *Pronouns.* Plural constructions include the singular, and singular constructions include the plural. Whether a pronoun is masculine, feminine, or neuter does not affect meaning or application of the relevant term. The words "herein," "hereof," and other, similar compounds of the word "here" refer to the entire Agreement, not just to a part of it.

26.09. *Captions.* Paragraph captions are for ease of reference only and do not affect the interpretation.

26.10. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of their number, counterparts constitute only one agreement. In making proof of this agreement, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

26.11. *Further Assurances.* The parties must execute and deliver such additional documents and instruments as may be necessary to effect fully the provisions hereof. But no such additional documents can alter the rights or obligations of the parties stated in this agreement.

26.12. *Administrative Actions and Agreements.* The Director of Animal Care Services may, without further council action, agree to, sign, and deliver on behalf of the City all consents, certificates, memoranda, estoppels, and modifications of nonmaterial rights and obligations arising under this Lease and may declare defaults and pursue remedies for such defaults. This paragraph does not authorize lease amendments or renewals without Council consent.

26.13. *Conflicts Between Numbers Stated Two Ways.* Whenever this lease states numbers more than one way, either by using both words and numerals or by stating a fixed amount and a calculation for arriving at an amount, and there is a conflict, the highest number controls.

26.14. *Incorporation of Exhibits.* All exhibits to this Lease are incorporated into it for all purposes as if fully set forth.

27. Public Information.

Tenant acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public. Nothing in this agreement waives an otherwise applicable exception to disclosure.

In Witness Whereof, the parties have caused their representatives to set their hands.

Landlord:

City of San Antonio, a Texas municipal corporation

Signature: _____

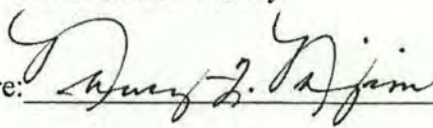
Printed Name: _____

Title: _____

Date: _____

Tenant:

Humane Society of San Antonio d/b/a
San Antonio Humane Society

Signature: 

Printed Name: Nancy F. Najim

Title: President/CEO

Date: 9/9/14

Attest:

City Clerk

Approved as to Form:

City Attorney

Exhibit A

Legal Description and Site Plan Showing the Premises

Exhibit B

Equipment initially provided at the commencement of the Lease by the Landlord

Exhibit C: Occupancy Commencement Memorandum

Occupancy Commencement Memorandum

Landlord: City of San Antonio

Tenant: Humane Society of San Antonio d/b/a
San Antonio Humane Society

Lease: 8234 City Base Landing: Brooks Spay and Neuter Clinic

Authorizing Ordinance:

Predicate Facts:

Landlord and Tenant are parties to the Lease, which was authorized by the Authorizing Ordinance.

The Lease Term is to begin at the sooner to occur of (a) _____ date or (b) completion of certain work provided for in the Lease.

For their mutual benefit, the parties now wish to memorialize the actual Occupancy Commencement date of the Lease's Term.

Rights and Obligations:

Now therefore, in consideration of the premises, the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms.

All terms used in this memorandum and not otherwise defined herein but defined in the Lease have the meanings ascribed to them in that instrument.

2. Occupancy Commencement.

Tenant's right of occupancy commences _____.

3. No Default.

Landlord and Tenant agree that:

- a. The Lease is in full force and effect according to its terms.
- b. Neither party is in default under the Lease.
- c. Neither party has any offset or claim against the other that would reduce or impair its obligations under the Lease.

4. List of Equipment Provided.

The attached Exhibit B to this Occupancy Commencement Memorandum shall supersede the attached Exhibit B to the Lease.

5. Conflict of Terms.

This instrument controls over anything to the contrary in the Lease.

In Witness Whereof, the parties have caused their representatives to set their hands.

Landlord:

City of San Antonio, a Texas municipal corporation

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Tenant:

Humane Society of San Antonio d/b/a San Antonio Humane Society

Signature: _____

Printed Name: Nancy F. Najim

Title: President/CEO

Date: _____

Attest:

City Clerk

Approved as to Form:

City Attorney