



# CENTER CITY DEVELOPMENT & OPERATIONS

City Council Agenda #12

**Amendment #1 to River Walk Lease Agreement  
Boudro's Restaurant**

John Jacks, Director  
November 2, 2023



# Background

- Current River Walk Lease Agreement for premises located at 421 E. Commerce St. along the River Walk approved by City in December 2013.
- Tenant occupies approximately 185 sqft along the River Walk for use as outdoor dining and beverage service.
- Current term will expire on December 31, 2023.

# Amendment #1 Terms

- The renewal term shall commence on January 1, 2024, and expire on December 31, 2028.
- One additional five-year renewal option.





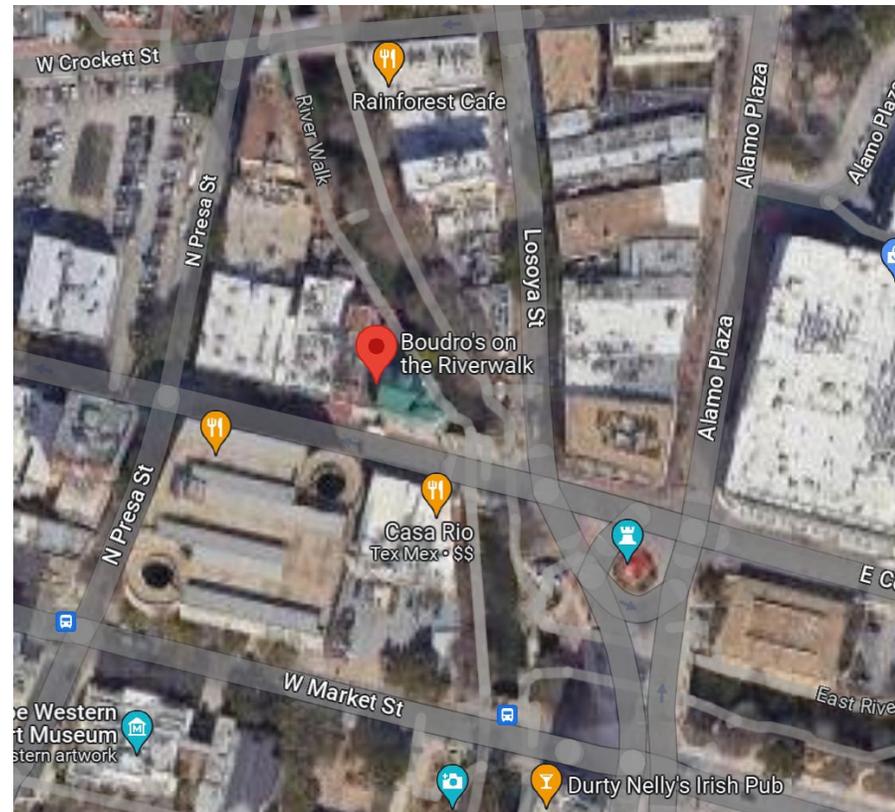
# Rent Schedule

- Year 1 will begin at \$621 per month; \$7,452 per year.
- Rent will increase 3% annually.

Year	Annual Amount
1	\$7,452
2	\$7,673
3	\$7,917
4	\$8,139
5	\$8,383
<b>Total</b>	<b>\$39,564</b>

# Recommendation

- Staff recommends approval of the Amendment #1 to the River Walk Lease Agreement with Boudro's Restaurant.





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