

# Amendment of La Villita Lease

(La Villita Café, La Villita Building #9)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio (“Lessor”), pursuant to the Ordinance authorizing additional extension term.

## 1. Identifying Information.

**Lessee:** La Villita Café

**Lessee’s Address:** 418 Villita St #9, San Antonio, Texas 78205

**Ordinance Authorizing**

**Original Lease:** 2015-06-18-0557

**Ordinance Authorizing**

**First Renewal:** 2018-06-14-0443

**Ordinance Authorizing**

**Second Renewal:** 2020-06-18-0415

**Ordinance Authorizing**

**First Extension:** 2022-08-18-0600

**Ordinance Authorizing**

**Second Extension:**

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of this lease is extended for an additional period of 24 months, from September 1, 2024, through August 31, 2026.

## 4. Rental.

4.1 Rent amounts for the additional extended term shall be as follows:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,535.40	\$492.04	\$256.72	\$2,284.16	\$(818.88)	\$1,465.28	\$26,590.98
Sep 1, 2025 – Aug 31, 2026	\$1,566.10	\$504.34	\$263.14	\$2,333.58	\$(835.26)	\$1,498.33	\$27,167.73

## 5. No Default.

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this extension.

## **6. Same Terms and Conditions.**

6.1 This extension instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this extension, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

City of San Antonio, a Texas municipal  
corporation

La Villita Cafe

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Bird and Pear, LLC, La Villita Building #10)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance authorizing additional extension term.

## 1. Identifying Information.

**Lessee:** Bird and Pear, LLC

**Lessee's Address:** 418 Villita St #10, San Antonio, Texas 78205

**Ordinance Authorizing**

**Original Lease:** 2017-06-15-0437

**Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

**Ordinance Authorizing**

**Second Renewal:** 2021-06-03-0397

**Ordinance Authorizing**

**First Extension:** 2022-08-18-0600

**Ordinance Authorizing**

**Second Extension:**

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of this lease is extended for an additional period of 24 months, from September 1, 2024, through August 31, 2026.

## 4. Rental.

4.1 Rent amounts for the additional extended term shall be as follows:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,814.66	\$418.99	\$186.21	\$2,419.86	\$(967.82)	\$1,452.04	\$28,070.53
Sep 1, 2025 – Aug 31, 2026	\$1,850.95	\$429.46	\$190.87	\$2,471.28	\$(987.18)	\$1,484.11	\$28,668.23

## 5. No Default.

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this extension.

## **6. Same Terms and Conditions.**

6.1 This extension instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this extension, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**Bird and Pear, LLC**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
ELIZABETH LEATHERBURY  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

4/22/24

**Approved as to Form:**

\_\_\_\_\_  
City Attorney



**Amendment of La Villita Lease**  
(Karla Benavides d/b/a Huipil Market, La Villita Building #7)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance authorizing additional extension term.

**1. Identifying Information.**

**Lessee:** Karla Benavides d/b/a Huipil Market  
**Lessee's Address:** 418 Villita St #7, San Antonio, Texas 78205  
**Ordinance Authorizing Original Lease:** 2019-06-20-0542  
**Ordinance Authorizing First Renewal:** 2020-06-18-0415  
**Ordinance Authorizing Second Renewal:** 2021-06-03-0397  
**Ordinance Authorizing First Extension:** 2022-08-18-0600  
**Ordinance Authorizing Second Extension:**

**2. Defined Terms.**

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

**3. Term.**

3.1 The term of this lease is extended for an additional period of 24 months, from September 1, 2024, through August 31, 2026.

**4. Rental.**

4.1 Rent amounts for the additional extended term shall be as follows:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$743.74	\$184.63	\$85.22	\$1,013.59	\$(396.66)	\$616.93	\$11,766.48
Sep 1, 2025 – Aug 31, 2026	\$758.62	\$189.25	\$87.35	\$1,035.22	\$(404.60)	\$630.62	\$12,018.00

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this extension.

## **6. Same Terms and Conditions.**

6.1 This extension instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this extension, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*



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

**Lessor**

**City of San Antonio**, a Texas municipal corporation

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**Lessee**

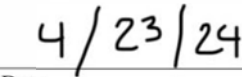
**Karla Benavides d/b/a Huipil Market**



\_\_\_\_\_  
Signature



\_\_\_\_\_  
Printed Name



\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Equinox Gallery Building #4)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Equinox Gallery

**Lessee's Address:** 418 Villita St #4, San Antonio, Texas 78205

**Ordinance Authorizing**

**Original Lease:** 2015-04-02-0225

**Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

**Ordinance Authorizing**

**Second Renewal:**

**Beginning of Second**

**Renewal Term:** September 1, 2024

**Expiration of Second**

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$882.87	\$169.76	\$88.57	\$1,141.20	\$(470.86)	\$670.34	\$13,223.56
Sep 1, 2025 – Aug 31, 2026	\$900.53	\$174.00	\$90.78	\$1,165.32	\$(480.28)	\$685.04	\$13,503.53

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**Equinox Gallery**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Equinox Annex Studio Building #5)

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Equinox Annex Studio

**Lessee's Address:** 418 Villita St #5, San Antonio, Texas 78205

### Ordinance Authorizing

**Original Lease:** 2015-04-02-0225

### Ordinance Authorizing

**First Renewal:** 2020-06-18-0415

### Ordinance Authorizing

**Second Renewal:**

### Beginning of Second

**Renewal Term:** September 1, 2024

### Expiration of Second

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$664.40	\$174.58	\$72.24	\$911.22	\$(354.35)	\$556.87	\$10,580.26
Sep 1, 2025 – Aug 31, 2026	\$677.69	\$178.94	\$74.05	\$930.68	\$(361.43)	\$569.24	\$10,806.68

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*



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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**Equinox Annex Studio**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney



# Amendment of La Villita Lease

(Patricia L. Henry, La Villita Building #6)

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

Lessee: Patricia L. Henry

Lessee's Address: 418 Villita St #6, San Antonio, Texas 78205

Ordinance Authorizing

Original Lease: 2015-05-07-0369

Ordinance Authorizing

First Renewal: 2020-06-18-0415

Ordinance Authorizing

Second Renewal:

Beginning of Second

Renewal Term: September 1, 2024

Expiration of Second

Renewal Term: August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,762.76	\$338.94	\$176.83	\$2,278.54	\$(940.14)	\$1,338.40	\$26,402.29
Sep 1, 2025 – Aug 31, 2026	\$1,798.02	\$347.41	\$181.25	\$2,326.69	\$(958.94)	\$1,367.74	\$26,961.28

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal corporation

**Patricia L. Henry**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Casa Clasal International, La Villita Building #11)

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Casa Clasal International, Inc.

**Lessee's Address:** 418 Villita St #11, San Antonio, Texas 78205

**Ordinance Authorizing**

**Original Lease:** 2015-04-02-0225

**Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

**Ordinance Authorizing**

**Second Renewal:**

**Beginning of Second**

**Renewal Term:** September 1, 2024

**Expiration of Second**

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$2,032.14	\$407.02	\$212.35	\$2,651.50	\$(1,083.81)	\$1,567.70	\$30,734.21
Sep 1, 2025 – Aug 31, 2026	\$2,072.78	\$417.19	\$217.66	\$2,707.63	\$(1,105.48)	\$1,602.15	\$31,386.06

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**Casa Clasal International, Inc.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney



# Amendment of La Villita Lease

(River Art Group, Inc., La Villita Building #14A)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio (“Lessor”), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** River Art Group, Inc.

**Lessee’s Address:** 418 Villita St #14A, San Antonio, Texas 78205

### **Ordinance Authorizing**

**Original Lease:** 2015-04-02-0225

### **Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

### **Ordinance Authorizing**

**Second Renewal:**

### **Beginning of Second**

**Renewal Term:** September 1, 2024

### **Expiration of Second**

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$2,559.63	\$281.58	\$147.91	\$2,989.11	\$(1,365.14)	\$1,623.98	\$34,504.23
Sep 1, 2025 – Aug 31, 2026	\$2,610.82	\$288.62	\$151.61	\$3,051.04	\$(1,392.44)	\$1,658.61	\$35,220.09



4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

## **5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

## **6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**River Art Group, Inc.**

*Kristina M. Kelson*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Kristina M. Kelson

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

04/16/2024

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

## **Amendment of La Villita Lease**

(Plaza Taxco, Inc., La Villita Building #16B)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

### **1. Identifying Information.**

**Lessee:** Plaza Taxco, Inc.

**Lessee's Address:** 418 Villita St #16B, San Antonio, Texas 78205

**Ordinance Authorizing**

**Original Lease:** 2015-04-02-0225

**Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

**Ordinance Authorizing**

**Second Renewal:**

**Beginning of Second**

**Renewal Term:** September 1, 2024

**Expiration of Second**

**Renewal Term:** August 31, 2026

### **2. Defined Terms.**

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

### **3. Term.**

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

### **4. Rental.**

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

<b>Term</b>	<b>Monthly Base Rent</b>	<b>Monthly Utilities</b>	<b>Monthly CAM</b>	<b>Monthly Total</b>	<b>NIOSA Discount</b>	<b>NIOSA Month Total</b>	<b>Total</b>
Sep 1, 2024 – Aug 31, 2025	\$1,383.76	\$239.27	\$124.84	\$1,747.87	\$(738.01)	\$1,009.86	\$20,236.41
Sep 1, 2025 – Aug 31, 2026	\$1,411.44	\$245.25	\$127.96	\$1,784.65	\$(752.77)	\$1,031.88	\$20,662.98

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

**5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

**6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

**7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio, a Texas municipal  
corporation**

**Plaza Taxco, Inc.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Noahmaya Candle Co., d/b/a Scentchips Building #21A)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio (“Lessor”), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Noahmaya Candle Co., d/b/a Scentchips

**Lessee’s Address:** 418 Villita St #21A, San Antonio, Texas 78205

### Ordinance Authorizing

**Original Lease:** 2015-06-18-0557

### Ordinance Authorizing

**First Renewal:** 2020-06-18-0415

### Ordinance Authorizing

**Second Renewal:**

### Beginning of Second

**Renewal Term:** September 1, 2024

### Expiration of Second

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$970.41	\$233.23	\$121.69	\$1,325.32	\$(517.55)	\$807.77	\$15,386.34
Sep 1, 2025 – Aug 31, 2026	\$989.82	\$239.06	\$124.73	\$1,353.61	\$(527.90)	\$825.70	\$15,715.36

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

## **5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

## **6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*



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

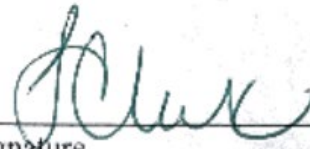
**Lessor**

**Lessee**

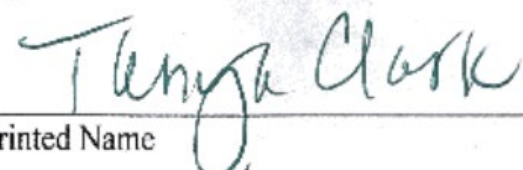
**City of San Antonio**, a Texas municipal corporation

**Noahmaya Candle Co., d/b/a Scentchips**

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Noahmaya Candle Co., d/b/a Scentchips Building #21B)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio (“Lessor”), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Noahmaya Candle Co., d/b/a Scentchips

**Lessee’s Address:** 418 Villita St #21B, San Antonio, Texas 78205

### **Ordinance Authorizing**

**Original Lease:** 2015-06-18-0557

### **Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

### **Ordinance Authorizing**

**Second Renewal:**

### **Beginning of Second**

**Renewal Term:** September 1, 2024

### **Expiration of Second**

**Renewal Term:** August 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$604.13	\$96.80	\$50.50	\$751.43	\$(322.20)	\$429.23	\$8,694.95
Sep 1, 2025 – Aug 31, 2026	\$616.21	\$99.22	\$51.77	\$767.19	\$(328.64)	\$438.55	\$8,877.68

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

## **5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

## **6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

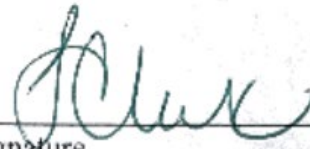
**Lessor**

**Lessee**

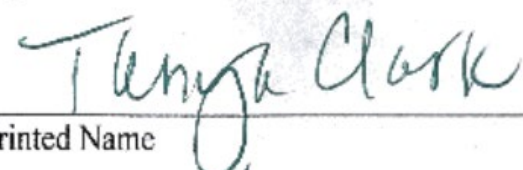
**City of San Antonio**, a Texas municipal corporation

**Noahmaya Candle Co., d/b/a Scentchips**

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

# Amendment of La Villita Lease

(Marisol Deluna New York, LLC La Villita Building #22)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio (“Lessor”), pursuant to the Ordinance Authorizing Renewal.

## 1. Identifying Information.

**Lessee:** Marisol Deluna New York, LLC

**Lessee’s Address:** 418 Villita St #22, San Antonio, Texas 78205

### Ordinance Authorizing

**Original Lease:** 2015-10-29-0918

### Ordinance Authorizing

**First Renewal:** 2020-06-18-0415

### Ordinance Authorizing

**Second Renewal:**

### Beginning of Second

**Renewal Term:** November 1, 2024

### Expiration of Second

**Renewal Term:** October 31, 2026

## 2. Defined Terms.

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## 3. Term.

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## 4. Rental.

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Nov 1, 2024 – Oct 31, 2025	\$1,475.94	\$354.74	\$185.08	\$2,015.76	\$(787.17)	\$1,228.59	\$23,401.96
Nov 1, 2025 – Oct 31, 2026	\$1,505.46	\$363.61	\$189.71	\$2,058.77	\$(802.91)	\$1,255.86	\$23,902.38

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

## **5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

## **6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal corporation

**Marisol Deluna New York, LLC**

\_\_\_\_\_  
Signature

*Marisol Deluna*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Marisol Deluna, President  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

April 30, 2024  
\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney



# **Amendment of La Villita Lease**

(Little Studio Gallery, La Villita Building #23)

---

This Amendment of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor"), pursuant to the Ordinance Authorizing Renewal.

## **1. Identifying Information.**

**Lessee:** Little Studio Gallery

**Lessee's Address:** 418 Villita St #23, San Antonio, Texas 78205

### **Ordinance Authorizing**

**Original Lease:** 2015-04-02-0225

### **Ordinance Authorizing**

**First Renewal:** 2020-06-18-0415

### **Ordinance Authorizing**

**Second Renewal:**

### **Beginning of Second**

**Renewal Term:** September 1, 2024

### **Expiration of Second**

**Renewal Term:** August 31, 2026

## **2. Defined Terms.**

2.1 All terms used in this instrument and not otherwise defined herein but defined in the Lease or any previous amendment to it have the meanings previously ascribed to them.

## **3. Term.**

3.1 The term of the lease is extended from the Beginning of Second Renewal Term through and including the Expiration of Second Renewal Term. There are no remaining renewal options after this Second Renewal Term is exercised. If Lessee is interested in continuing lease at termination of this renewal, the lease will be subject to a further amendment to provide additional lease term.

## **4. Rental.**

4.1 The table found under Section 3.02. is deleted in its entirety and replaced with the following:

<b>Term</b>	<b>Monthly Base Rent</b>	<b>Monthly Utilities</b>	<b>Monthly CAM</b>	<b>Monthly Total</b>	<b>NIOSA Discount</b>	<b>NIOSA Month Total</b>	<b>Total</b>
Sep 1, 2024 – Aug 31, 2025	\$733.78	\$176.36	\$92.02	\$1,002.17	\$(391.35)	\$610.82	\$11,634.65
Sep 1, 2025 – Aug 31, 2026	\$748.45	\$180.77	\$94.33	\$1,023.55	\$(399.18)	\$624.38	\$11,883.45

4.2 The paragraph found under Section 3.03 is deleted in its entirety and replaced with the following:

On the anniversary of the commencement of the Renewal Term (if applicable) base rent will increase 2% and CAM and Utilities will increase 2.5%.

## **5. No Default.**

5.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action against the other arising out of or relating to the period before this renewal.

## **6. Same Terms and Conditions.**

6.1 This renewal instrument is a fully integrated statement of the modifications to the Lease. Except as expressly modified by this renewal, the Lease remains a comprehensive statement of the rights and obligations of Lessor and Lessee. Lessor and Lessee reaffirm the Lease as modified by this agreement and represent to each other that, except as expressly stated in this instrument, no written right or obligation of either party has been waived such that it would impair exercise of the right or enforcement of the obligation on a future occasion.

## **7. Non-Discrimination**

7.1 As a party to this contract, Lessee understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

## **8. Public Information.**

8.1 Lessee 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.

*Remainder of Page Left Intentionally Blank*

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

**Lessor**

**Lessee**

**City of San Antonio**, a Texas municipal  
corporation

**Little Studio Gallery**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
City Attorney