

# First Amendment to River Walk Lease Agreement

(Cajun Riverport, Inc. dba Boudro's Restaurant)

This First Amendment to the River Walk Lease Agreement (Agreement) is between Cajun Riverport, Inc. dba Boudro's Restaurant ("Lessee") and the City of San Antonio ("City"), pursuant to the Ordinance Authorizing the First Amendment.

## 1. Identifying Information

<b>Lessee:</b>	Cajun Riverport, Inc. dba Boudro's Restaurant
<b>Lessee's Address:</b>	314 E. Commerce Street, Suite 402 San Antonio, Texas 78205
<b>Lease:</b>	An area containing approximately 184.81 square feet of River Level Commercial Space, on the San Antonio River Walk located at 421 E. Commerce Street, San Antonio, Bexar County, Texas. <b>(Exhibit A)</b>
<b>Ordinance Authorizing Original Lease:</b>	2013-12-05-0850
<b>Ordinance Authorizing First Amendment:</b>	_____
<b>Beginning of Second Renewal Term:</b>	January 1, 2024
<b>Expiration of Second Renewal Term:</b>	December 31, 2028

## 2. Defined Terms

All terms used in this instrument and not otherwise defined herein but defined in the Agreement to it have the meanings previously ascribed to them.

## 3. Term

Sections 3.1, 3.2 and 3.4 are revised as follows:

3.1 The term of this Lease is renewed from January 1, 2024, through December 31, 2028.

3.2 Lessee may terminate this Agreement with sixty (60) day written notice to City. Notwithstanding the preceding, if at any time during renewal period, Lessee's property lease for adjacent property out of which restaurant is operated is terminated by the property owner(s), this Agreement shall automatically terminate.

3.4 In addition to commencement of Lessee's 2nd renewal option included in this amendment, Lessee shall have the option to extend the term of this Lease for an additional term of five (5) years under all the terms and conditions of this Lease, except for rent and insurance which may be adjusted with fair market rental rate and insurance coverages and amounts deemed appropriately by City for subject property. To exercise the renewal option, Lessee shall notify City in writing at least ninety (90) days before

the date of expiration of the current term. City through the Director of the Center City Development & Operations Department may approve to exercise the renewal option.

#### 4. Rental

Section 4.1 of the Agreement is deleted in its entirety and replaced with the following:

4.1 The rental rate for the five-year renewal term shall be as follows:

Renewal Year	Term	Monthly Amount	Annual Amount
1	1/1/2024 – 12/31/2024	\$620.96	\$7,451.54
2	1/1/2025 – 12/31/2025	\$639.44	\$7,673.31
3	1/1/2026 – 12/31/2026	\$659.77	\$7,917.26
4	1/1/2027 – 12/31/2027	\$678.25	\$8,139.03
5	1/1/2028 – 12/31/2028	\$698.58	\$8,382.98

Rent may be paid in lump sum in advance, or in monthly installments in advance on the first day of each month.

#### 5. Insurance Requirements

Section 13 of the Agreement is deleted in its entirety and replaced with the following:

13.1 No later than 30 days before the scheduled lease agreement, **LESSEE** must provide a completed Certificate(s) of Insurance to **CITY’S Center City Development & Operations Department**. The certificate must be:

13.1.1 clearly labeled with the legal name of the event in the Description of Operations block;

13.1.2 completed by an agent and signed by a person authorized by the insurer to bind coverage on its behalf (CITY will not accept Memorandum of Insurance or Binders as proof of insurance);

13.1.3 properly endorsed and have the agent’s signature, and phone number,

13.2 Certificates may be mailed or sent via email, directly from the insurer’s authorized representative. 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 Center City Development & Operations Department**. No officer or employee, other than CITY’S Risk Manager, shall have authority to waive this requirement.

13.3 If the City does not receive copies of insurance endorsement, then by executing this Agreement, **LESSEE** certifies and represents that its endorsements do not materially alter or diminish the insurance coverage for the Event.

13.4 The City’s Risk Manager reserves the right to modify the insurance coverages, their limits, and deductibles prior to the scheduled event or during the effective period of this Agreement based on changes in statutory law, court decisions, and changes in the insurance market which presents an increased risk exposure.

- 13.5 **LESSEE** shall obtain and maintain in full force and effect for the duration of this Agreement, at **LESSEE'S** sole expense, insurance coverage written on an occurrence basis, by companies authorized and admitted 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. If the **LESSEE** claims to be self-insured, they must provide a copy of their declaration page so the CITY can review their deductibles:

<b><u>TYPE</u></b>	<b><u>AMOUNTS</u></b>
1. Workers' Compensation	Statutory
2. Employers' Liability	\$1,000,000/\$1,000,000/\$1,000,000
3. Broad form Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Independent Contractor LESSEEs c. Products/Completed Operations d. Personal Injury e. Contractual Liability f. Damage to property rented by <b>LESSEE</b>	For Bodily Injury and Property Damage of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage  f. \$100,000
4. Liquor Liability	\$1,000,000 per occurrence, \$2,000,000 aggregate
5. Professional Liability (Claims-made Coverage)	\$1,000,000 per claim damages by reason of any act, malpractice, error, or omission in the professional service
6. Property Insurance	One Hundred Percent (100%) replacement value for Structure, and replacement cost coverage of eighty percent (80%) of actual cash value for improvements and betterments

- 13.6 **LESSEE** must require, by written contract, that all subcontractors providing goods or services under this Agreement obtain the same insurance coverages required of **LESSEE** and provide a certificate of insurance and endorsement that names **LESSEE** and CITY as additional insureds. Respondent shall provide CITY with subcontractor certificates and endorsements before the subcontractor starts work.
- 13.7 If a loss results in litigation, then the CITY is entitled, upon request and without expense to the City, to receive copies of the policies, declaration page and all endorsements. **LESSEE** must comply with such requests within 10 days by submitting the requested insurance documents to the CITY at the following address:

City of San Antonio  
Attn: Center City Development & Operations Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

- 13.8 **LESSEE'S** insurance policies must contain or be endorsed to contain the following provisions:
- 13.8.1 Name CITY and its officers, officials, employees, volunteers, and elected representatives as additional insureds by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with CITY. The endorsement requirement is not applicable for workers' compensation and professional liability policies.
  - 13.8.2 Endorsement that the "other insurance" clause shall not apply to CITY where CITY is an additional insured shown on the policy. CITY's insurance is not applicable in the event of a claim.
  - 13.8.3 Contractor shall submit a waiver of subrogation to include, workers' compensation, employers' liability, general liability and auto liability policies in favor of CITY; and
  - 13.8.4 Provide 30 days advance written notice directly to CITY of any suspension, cancellation, non-renewal or materials change in coverage, and not less than ten (10) calendar days advance written notice for nonpayment of premium.
- 13.9 Within five (5) calendar days of a suspension, cancellation, material change in coverage, or non-renewal of coverage, **LESSEE** shall provide a replacement Certificate of Insurance and applicable endorsements to CITY. CITY shall have the option to suspend **LESSEE'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.
- 13.10 In addition to any other remedies CITY may have upon **LESSEE'S** failure to provide and maintain any insurance or policy endorsements to the extent and within the time required, CITY may order **LESSEE** to stop work and/or withhold any payment(s) which become due to **LESSEE** under this Agreement until **LESSEE** demonstrates compliance with requirements.
- 13.11 Nothing contained in this Agreement shall be construed as limiting the extent to which **LESSEE** may be held responsible for payments of damages to persons or property resulting from **LESSEE'S** or its subcontractors' performance of the work covered under this Agreement.
- 13.12 **LESSEE'S** insurance shall be deemed primary and non-contributory with respect to any insurance or self - insurance carried by City for liability arising out of operations under this Agreement.

13.13 The insurance required is in addition to and separate from any other obligation contained in this Agreement and no claim or action by or on behalf of City shall be limited to insurance coverage provided.

13.14 **LESSEE** and any subcontractor are responsible for all damage to their own equipment and/or property result from their own negligence.

**6. No Default**

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

**7. Same Terms and Conditions**

This renewal instrument is a fully integrated statement of the modifications to the Agreement. Except as expressly modified by this renewal, the Agreement remains a comprehensive statement of the rights and obligations of City and Lessee. City and Lessee reaffirm the Agreement as modified by this renewal instrument 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.

**8. Public Information**

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 instrument 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.

**City**

**Lessee**

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

**Cajun Riverport, Inc. dba Boudro's Restaurant**

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved as to Form:**

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

**Attachments:**  
**Exhibit A**