

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING THE THIRD AMENDMENT TO THE RIVER WALK  
LEASE AGREEMENT BETWEEN MULE RESTAURANT GROUP  
LLC (PREVIOUSLY RIO PLAZA LP) AND THE CITY OF SAN  
ANTONIO TO RENEW THE LEASE FOR FIVE (5) YEARS,  
COMMENCING ON JULY 1, 2023, AND EXPIRING ON JUNE 30,  
2028. AS A RESULT OF THIS AMENDMENT, ADDITIONAL  
REVENUE OF \$220,949 OVER THE FIVE YEARS WILL BE  
RECEIVED BY THE CITY AND DEPOSITED TO THE RIVERWALK  
CAPITAL IMPROVEMENT FUND.**

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**WHEREAS**, in March 1994 the City agreed to terms with Maloney Development to lease 6,884 square feet of subsurface space below Crockett Street and in May 1994 Maloney Development agreed to lease an additional 665 square feet along the River Walk patio adjacent to the subsurface space; and

**WHEREAS**, Maloney Development assigned the property to Rio Plaza LP in November 2003; and

**WHEREAS**, in June 2018, City Council approved an amendment which extended the lease term until June 30, 2023; and

**WHEREAS**, Rio Plaza LP operates under Mule Restaurant Group, and the lease is now in Mule's name; and

**WHEREAS**, this ordinance authorizes the third amendment to the lease with Mule Restaurant Group to extend the agreement's term through June 30, 2028, as well as provide tenant with three additional five-year renewal options; and

**WHEREAS**, in addition to the term extension, this ordinance also authorizes a six-month rent concession which is being included due to significant improvements and upgrades made by the tenant to the lease space; **NOW THEREFORE:**

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

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee is authorized to execute the third amendment to the River Walk Lease Agreement between Mule Restaurant Group LLC (previously Rio Plaza LP) and the

City of San Antonio to renew the lease for five (5) years, commencing on July 1, 2023, and expiring on June 30, 2028. As a result of this amendment, additional revenue of \$220,949 over the five years will be received by the City and deposited to the Riverwalk Capital Improvement Fund.

**SECTION 2.** Funds received for this ordinance for renewal term will be deposited in Fund 29093000, WBS Element OR-00001-01-01-01-01 and General Ledger 4407711.

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer 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 4.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 22nd day of June, 2023.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney