Extension of La Villita Lease

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

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Patricia L. Henry
Lessee's Address:	418 Villita Street, Building 6
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,694.31	$ 168.32	$ 322.61	$ 2,185.24	$ (903.63)	$ 1,281.60	$ 25,319.19
September 1, 2023 - August 31, 2024	$ 1,728.20	$ 172.52	$ 330.67	$ 2,231.39	$ (921.71)	$ 1,309.69	$ 25,855.03

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Patricia L. Henry does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year period.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

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

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Patricia L. Henry
Lessee's Address:	418 Villita Street, Building 6
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 1,694.31	$ 168.32	$ 322.61	$ 2,185.24
August 1, 2023 - July 31, 2024	$ 1,728.20	$ 172.52	$ 330.67	$ 2,231.39

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Patricia L. Henry does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year period.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Patricia L. Henry**
_____ Signature	_____ Signature
_____ Printed Name	_____ Printed Name
_____ Date	_____ Date

Approved as to Form:

_____
City Attorney

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Patricia L. Henry**
Patricia L Henry Signature	Signature
Patricia L. Henry Printed Name	Printed Name
7-13-2022 Date	Date

Approved as to Form:

City Attorney

Extension of La Villita Lease
(Equinox Gallery)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee: Equinox Gallery

Lessee's Address: 418 Villita Street, Building 4
418 Villita Street, Building 5

Beginning of Extension Term: September 1, 2022

Expiration of Extension Term: August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 848.59	$ 161.58	$ 84.31	$ 1,094.48	$ (452.58)	$ 641.90	$ 12,681.13
September 1, 2023 - August 31, 2024	$ 865.56	$ 165.62	$ 86.41	$ 1,117.60	$ (461.63)	$ 655.96	$ 12,949.51

Annual 16 day NIOSA retail space abatement remains applicable

Equinox Gallery - Building 5

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 638.60	$ 166.16	$ 68.76	$ 873.52	$ (340.59)	$ 532.93	$ 10,141.67
September 1, 2023 - August 31, 2024	$ 651.37	$ 170.32	$ 70.48	$ 892.17	$ (347.40)	$ 544.77	$ 10,358.60

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Equinox Gallery does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease
(Equinox Gallery)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Equinox Gallery
Lessee's Address:	418 Villita Street, Building 4 418 Villita Street, Building 5
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Equinox Gallery - Building 4

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 848.59	$ 161.58	$ 84.31	$ 1,094.48
August 1, 2023 - July 31, 2024	$ 865.56	$ 165.02	$ 86.41	$ 1,117.00

Annual 16 day NIOSA retail space statement revisions applicable

Equinox Gallery - Building 5

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 638.60	$ 166.16	$ 68.76	$ 873.52
August 1, 2023 - July 31, 2024	$ 651.37	$ 170.32	$ 70.48	$ 892.17

Annual 16 day NIOSA retail space statement revisions applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Equinox Gallery does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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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
Equinox Gallery

Signature

Alejandro Sifuentes
Printed Name

July 15, 2022
Date

Approved as to Form:

City Attorney

Extension of La Villita Lease
(River Art Group, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	River Art Group, Inc.
Lessee's Address:	418 Villita Street, Building 14A
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 2,460.24	$ 268.01	$ 140.78	$ 2,869.03	$ (1,312.13)	$ 1,556.90	$ 33,116.24
September 1, 2023 - August 31, 2024	$ 2,509.44	$ 274.71	$ 144.30	$ 2,928.46	$ (1,338.37)	$ 1,590.08	$ 33,803.09

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. River Art Group does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(River Art Group, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee: River Art Group, Inc.

Lessee's Address: 418 Villita Street, Building 14A

Beginning of Extension Term: August 1, 2022

Expiration of Extension Term: July 31, 2024

2. Term.

2.1 The term of the lease is extended from the Beginning of Extension Term through and including the Expiration of Extension Term.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 2,460.24	$ 268.01	$ 140.78	$ 2,869.03
August 1, 2023 - July 31, 2024	$ 2,509.44	$ 274.71	$ 144.30	$ 2,928.46

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. River Art Group does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **River Art Group, Inc.**
_____ Signature	Kathy R. Allen (electronic signature) Signature
_____ Printed Name	Kathy R. Allen Printed Name
_____ Date	7/08/22 Date

Approved as to Form:

_____
City Attorney

Extension of La Villita Lease

(Brandy Ann Garcia, d/b/a/ B.Link)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Brandy Ann Garcia, d/b/a B.Link
Lessee's Address:	418 Villita Street, Building #1
Beginning of Extension Term:	September 1, 2023
Expiration of Extension Term:	August 31, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2023 until August 31, 2025

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2023 - August 31, 2025	$ 985.52	$ 201.76	$ 93.12	$ 1,280.40	$ (525.61)	$ 754.79	$ 14,839.19

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. B.Link does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

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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.

6. Non-Discrimination

6.1 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.

7. Public Information.

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Extension of La Villita Lease

(Brandy Ann Garcia, d/b/a/ B.Link)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Brandy Ann Garcia, d/b/a B.Link
Lessee's Address:	418 Villita Street, Building #1
Beginning of Extension Term:	September 1, 2023
Expiration of Extension Term:	August 31, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2023 until August 31, 2025

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
September 1, 2023 - August 31, 2025	$ 985.52	$ 201.76	$ 93.12	$ 1,280.40

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. B.Link does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

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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.

6. Non-Discrimination

6.1 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.

7. Public Information.

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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
Brandy Ann Garcia, d/b/a B.Link

Signature

Brandy A Garcia
Printed Name

7/1/2022
Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Casa Clasal International, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Casa Clasal International, Inc.
Lessee's Address:	418 Villita Street, Building 11
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 until August 31, 2024

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,953.23	$ 387.41	$ 202.12	$ 2,542.76	$ (1,041.72)	$ 1,501.04	$ 29,471.37
September 1, 2023 - August 31, 2024	$ 1,992.29	$ 397.09	$ 207.17	$ 2,596.56	$ (1,062.56)	$ 1,534.00	$ 30,096.17

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Casa Clasal does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

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

Extension of La Villita Lease

(Casa Clasal International, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Casa Clasal International, Inc.
Lessee's Address:	418 Villita Street, Building 11
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended from the Beginning of Extension Term through and including the Expiration of Extension Term.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 1,953.23	$ 387.41	$ 202.12	$ 2,542.76
August 1, 2023 - July 31, 2024	$ 1,992.29	$ 397.09	$ 207.17	$ 2,596.56

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Casa Clasal does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

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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
Casa Clasal International, Inc.

_____
Signature

Claudia P. Negrete
Printed Name

07/11/2022
Date

Approved as to Form:

_____
City Attorney

Extension of La Villita Lease

(Plaza Taxco, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Plaza Taxco, Inc.
Lessee's Address:	418 Villita Street, Building 16B
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 until August 31, 2024

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,330.03	$ 227.74	$ 118.82	$ 1,676.59	$ (709.35)	$ 967.24	$ 19,409.75
September 1, 2023 - August 31, 2024	$ 1,356.63	$ 233.44	$ 121.79	$ 1,711.86	$ (723.54)	$ 988.32	$ 19,818.74

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Plaza Taxco does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(Plaza Taxco, Inc.)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee: Plaza Taxco, Inc.

Lessee's Address: 418 Villita Street, Building 16B

Beginning of Extension Term: August 1, 2022

Expiration of Extension Term: July 31, 2024

2. Term.

2.1 The term of the lease is extended from the Beginning of Extension Term through and including the Expiration of Extension Term.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 1,330.03	$ 227.74	$ 118.82	$ 1,676.59
August 1, 2023 - July 31, 2024	$ 1,356.63	$ 233.44	$ 121.79	$ 1,711.86

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Plaza Taxco does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Plaza Taxco, Inc.**
Signature	Signature
Printed Name	Printed Name Luis Reyes
Date	Date July / 11 / 2022

Approved as to Form:

City Attorney

Extension of La Villita Lease
(Little Studio Gallery)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Little Studio Gallery
Lessee's Address:	418 Villita Street, Building #23
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 until August 31, 2024

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 705.29	$ 167.86	$ 87.59	$ 960.74	$ (376.15)	$ 584.59	$ 11,152.72
September 1, 2023 - August 31, 2024	$ 719.39	$ 172.06	$ 89.78	$ 981.23	$ (383.68)	$ 597.55	$ 11,391.10

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Little Studio Gallery does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Extension of La Villita Lease
(Little Studio Gallery)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Little Studio Gallery
Lessee's Address:	418 Villita Street, Building #23
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 705.29	$ 167.86	$ 87.59	$ 960.74
August 1, 2023 - July 31, 2024	$ 719.39	$ 172.06	$ 89.78	$ 981.23

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Little Studio Gallery does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Little Studio Gallery**
Signature	Signature
Printed Name	Printed Name HENRY CARDENAS
Date	Date July 10, 2022

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Angelita's, Jean Pace)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Angelita's, Jean Pace
Lessee's Address:	418 Villita Street, Building #2
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 until August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,610.68	$ 224.19	$ 116.96	$ 1,951.83	$ (859.03)	$ 1,092.80	$ 22,562.96
September 1, 2023 - August 31, 2024	$ 1,642.90	$ 229.79	$ 119.89	$ 1,992.58	$ (876.21)	$ 1,116.36	$ 23,034.69

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Angelita's does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Extension of La Villita Lease

(Angelita's, Jean Pace)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Angelita's, Jean Pace
Lessee's Address:	418 Villita Street, Building #2
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2024 until July 30, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 1,610.68	$ 224.19	$ 116.96	$ 1,951.83
August 1, 2023 - July 31, 2024	$ 1,642.90	$ 229.79	$ 119.89	$ 1,992.58

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Angelita's does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Angelita's, Jean Pace**
Signature	Signature
Printed Name	Printed Name JEAN PACE
Date	Date 7/13/22

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Noahmaya Candle Co., d/b/a Scentchips)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Noahmaya Candle Co., d/b/a Scentchips
Lessee's Address:	418 Villita Street, Building #21A 418 Villita Street, Building #21B
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 until August 31, 2024

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Noahmaya Candles - Building 21A

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 932.73	$ 221.99	$ 115.83	$ 1,270.55	$ (497.46)	$ 773.09	$ 14,749.12
September 1, 2023 - August 31, 2024	$ 951.38	$ 227.54	$ 118.72	$ 1,297.65	$ (507.40)	$ 790.24	$ 15,064.38

Annual 16 day NIOSA retail space abatement remains applicable

TOTAL 33% Discount (8/1/2022 - 4/30/2023)	GRAND TOTAL
$ (2,207.28)	$ 12,541.84
	$ 15,064.38

Noahmaya Candles - Building 21B

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 580.67	$ 92.14	$ 48.07	$ 720.88	$ (309.69)	$ 411.19	$ 8,340.82
September 1, 2023 - August 31, 2024	$ 592.28	$ 94.44	$ 49.27	$ 735.99	$ (315.88)	$ 420.11	$ 8,516.04

Annual 16 day NIOSA retail space abatement remains applicable

TOTAL 33% Discount (8/22 - 4/23)	GRAND TOTAL
$ (1,397.27)	$ 6,943.55
	$ 8,516.04

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Noahmaya Candles., d/b/a Scentchips does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(Noahmaya Candle Co., d/b/a Scentchips)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Noahmaya Candle Co., d/b/a Scentchips
Lessee's Address:	418 Villita Street, Building #21A 418 Villita Street, Building #21B
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended from the Beginning of Extension Term through and including the Expiration of Extension Term.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Noahmaya Candles - Building 21A

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 932.73	$ 221.99	$ 115.83	$ 1,270.55
August 1, 2023 - July 31, 2024	$ 951.38	$ 227.54	$ 118.72	$ 1,297.65

*annual 15 day NIOSA retail space abatement remains applicable

Noahmaya Candles - Building 21B

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 580.67	$ 92.14	$ 48.07	$ 720.88
August 1, 2023 - July 31, 2024	$ 592.28	$ 94.44	$ 49.27	$ 735.99

*annual 15 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Noahmaya Candles., d/b/a Scentchips does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Noahmaya Candles., d/b/a Scentchips**
	T Clark
Signature	Signature
	T. Clark
Printed Name	Printed Name
	7/14/2022
Date	Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Tanya Gomez Clark, d/b/a La Villita Cafe)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Tanya Gomez Clark, d/b/a La Villita Cafe
Lessee's Address:	418 Villita Street, Building #9
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,475.78	$ 468.33	$ 244.35	$ 2,188.46	$ (787.08)	$ 1,401.38	$ 25,474.43
September 1, 2023 - August 31, 2024	$ 1,505.29	$ 480.04	$ 250.46	$ 2,235.79	$ (802.82)	$ 1,432.97	$ 26,026.68

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. La Villita Cafe does not have any remaining renewal options and if interested in continuing lease termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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

Continued on the following page

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(Tanya Gomez Clark, d/b/a La Villita Cafe)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Tanya Gomez Clark, d/b/a La Villita Cafe
Lessee's Address:	418 Villita Street, Building #9
Beginning of Extension Term:	August 1, 2022
Expiration of Extension Term:	July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 1,475.78	$ 468.33	$ 244.35	$ 2,188.46
August 1, 2023 - July 31, 2024	$ 1,505.29	$ 480.04	$ 250.46	$ 2,235.79

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. La Villita Cafe does not have any remaining renewal options and if interested in continuing lease termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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

Continued on the following page

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Tanya Gomez Clark, d/b/a La Villita Cafe**
Signature	Signature
Printed Name	Printed Name
Date	Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

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

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Bird and Pear, LLC
Lessee's Address:	418 Villita Street Building. 10
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 1,744.20	$ 398.80	$ 177.24	$ 2,320.24	$ (930.24)	$ 1,390.00	$ 26,912.64
September 1, 2023 - August 31, 2024	$ 1,779.08	$ 408.77	$ 181.67	$ 2,369.52	$ (948.84)	$ 1,420.68	$ 27,485.45

Base rent amount accounts for base rent + workroom + storage

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the current agreement for two additional years. This agreement does not impact on terms of the existing lease or if additional renewal options are available to tenant. Bird and Pear does not have any remaining renewal options and if interested in continuing lease at termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Bird and Pear, LLC**
Signature	Signature
Printed Name	Printed Name
Date	Date

Approved as to Form:
City Attorney

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	JULY 1, 2022 Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Karla Benavides d/b/a Huipil Market, La Villita Building 7)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Karla Benavides d/b/a Huipil Market
Lessee's Address:	418 Villita Street, Building 7
Beginning of Extension Term:	September 1, 2022
Expiration of Extension Term:	August 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from September 1, 2022 – August 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
September 1, 2022 - August 31, 2023	$ 714.87	$ 175.74	$ 81.11	$ 971.71	$ (381.26)	$ 590.45	$ 11,279.28
September 1, 2023 - August 31, 2024	$ 729.16	$ 180.13	$ 83.14	$ 992.43	$ (388.89)	$ 603.54	$ 11,520.27

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Huipil Market does not have any remaining renewal options and if interested in continuing lease at termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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 (...)

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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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(Karla Benavides d/b/a Huipil Market, La Villita Building 7)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee: Karla Benavides d/b/a Huipil Market

Lessee's Address: 418 Villita Street, Building 7

Beginning of Extension Term: August 1, 2022

Expiration of Extension Term: July 31, 2024

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
August 1, 2022 - July 31, 2023	$ 714.87	$ 175.74	$ 81.11	$ 971.71
August 1, 2023 - July 31, 2024	$ 729.16	$ 180.13	$ 83.14	$ 992.43

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Huipil Market does not have any remaining renewal options and if interested in continuing lease at termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 Neither Lessor nor Lessee is in default under the Lease, and neither party is aware of a cause of action ag1;1inst the other arising out of or relating to the period before this renewal.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the next page)

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.

6. Non-Discrimination

6.1 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.

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7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Karla Benavides d/b/a Huipil Market**
_____ Signature	Karla Benavides Signature
_____ Printed Name	Karla Benavides Printed Name
_____ Date	7/10/22 Date

Approved as to Form:

_____
City Attorney

Extension of La Villita Lease

(DHBO, Inc. d/b/a Guadalajara Grill)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	DHBO, Inc. d/b/a Guadalajara Grill
Lessee's Address:	418 Villita Street, Building #16
Beginning of Extension Term:	July 1, 2023
Expiration of Extension Term:	July 30, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from July 1, 2023 through June 30, 2025.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL	TOTAL 33% Discount (8/22 - 4/23)	GRAND TOTAL
July 1, 2023 - June 30, 2024	$ 5,431.91	$ 1,175.55	$ 589.91	$ 7,197.37	$ (2,897.02)	$ 4,300.35	$ 83,471.40	$ (12,921.12)	$ 70,550.28
July 1, 2024 - June 30, 2025	$ 5,540.55	$ 1,204.94	$ 604.66	$ 7,350.14	$ (2,954.96)	$ 4,395.18	$ 85,246.75		$ 85,246.75

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Guadalajara Grill does not have any remaining renewal options and if interested in continuing lease termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

Continued on the following page

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(DHBO, Inc. d/b/a Guadalajara Grill)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	DHBO, Inc. d/b/a Guadalajara Grill
Lessee's Address:	418 Villita Street, Building #16
Beginning of Extension Term:	July 1, 2023
Expiration of Extension Term:	July 30, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from July 1, 2023 through June 30, 2025.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
July 1, 2023 - June 30, 2024	$ 5,431.91	$ 1,175.55	$ 589.91	$ 7,197.37
July 1, 2024 - June 30, 2025	$ 5,540.55	$ 1,204.94	$ 604.66	$ 7,350.14

Annual 16 day, NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Guadalajara Grill does not have any remaining renewal options and if interested in continuing lease termination of this extension the lease will be subject to an amendment to provide additional lease term.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

Continued on the following page

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor	Lessee
City of San Antonio, a Texas municipal corporation	**DHBO, Inc. d/b/a Guadalajara Grill**
Signature	Signature
	TINA S. HINOJOSA
Printed Name	Printed Name
	7/2/2022
Date	Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Yolanda C. Luna d/b/a Yolix Luna Fine Art)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Yolanda C. Luna d/b/a Yolix Luna Fine Art
Lessee's Address:	418 Villita Street, Building #17
Beginning of Extension Term:	July 1, 2024
Expiration of Extension Term:	June 30, 2026

2. Term.

2.1 The term of the lease is extended for a period of 24 months from July 1, 2024 until June 30, 2026.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL	TOTAL 33% Discount (8/22 - 4/23)	GRAND TOTAL
July 1, 2024 - June 30, 2025	$ 423.96	$ 95.90	$ 41.10	$ 560.96	$ (226.11)	$ 334.85	$ 6,505.46	$ (1,008.76)	$ 5,496.70
July 1, 2025 - June 30, 2026	$ 432.44	$ 98.30	$ 42.13	$ 572.87	$ (230.64)	$ 342.23	$ 6,643.79		

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Yolix Luna Fine Art does have 1 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Extension of La Villita Lease

(Yolanda C. Luna d/b/a Yolix Luna Fine Art)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee: Yolanda C. Luna d/b/a Yolix Luna Fine Art

Lessee's Address: 418 Villita Street, Building #17

Beginning of Extension Term: July 1, 2024

Expiration of Extension Term: June 30, 2026

2. Term.

2.1 The term of the lease is extended for a period of 24 months from July 1, 2024 until June 30, 2026.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
July 1, 2024 - June 30, 2025	$ 423.96	$ 95.90	$ 41.10	$ 560.96
July 1, 2025 - June 30, 2026	$ 432.44	$ 98.30	$ 42.13	$ 572.87

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Yolix Luna Fine Art does have 1 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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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
Yolanda C. Luna d/b/a Yolix Luna Fine Art

Signature

YOLANDA C LUNA
Printed Name

14 July 2022
Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(San Antonio African American Community Archive and Museum (SAAACAM))

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	San Antonio African American Community Archive and Museum (SAAACAM)
Lessee's Address:	418 Villita Street, Building #20
Beginning of Extension Term:	January 1, 2024
Expiration of Extension Term:	December 31, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from January 1, 2024 until December 31, 2025.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
January 1, 2024 - December 31, 2024	$ 955.18	$ 189.13	$ 88.10	$ 1,232.41	$ (509.43)	$ 722.98	$ 14,279.50
January 1, 2025 - December 31, 2025	$ 974.28	$ 193.86	$ 90.30	$ 1,258.45	$ (519.62)	$ 738.83	$ 14,581.72

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. SAAACAM does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(San Antonio African American Community Archive and Museum (SAAACAM))

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	San Antonio African American Community Archive and Museum (SAAACAM)
Lessee's Address:	418 Villita Street, Building #20
Beginning of Extension Term:	January 1, 2024
Expiration of Extension Term:	December 31, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from January 1, 2024 until December 31, 2025.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
January 1, 2024 - December 31, 2024	$ 955.18	$ 189.13	$ 88.10	$ 1,232.41
January 1, 2025 - December 31, 2025	$ 974.28	$ 193.86	$ 90.30	$ 1,258.45

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. SAAACAM does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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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
San Antonio African American Community Archive and Museum (SAAACAM)

Signature

J MAURICE GIBBS
Printed Name

15 JULY 2022
Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Alamodeus LLC, d/b/a Capistrano Soap Company)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Alamodeus LLC, d/b/a Capistrano Soap Company
Lessee's Address:	418 Villita Street, Building #3
Beginning of Extension Term:	March 1, 2024
Expiration of Extension Term:	February 28, 2026

2. Term.

2.1 The term of the lease is extended for a period of 24 months from March 1, 2024 until February 28, 2026

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
March 1, 2024 - February 28, 2025	$ 641.39	$ 154.26	$ 74.05	$ 869.69	$ (342.07)	$ 527.62	$ 10,094.26
March 1, 2025 - February 28, 2026	$ 654.21	$ 158.12	$ 75.90	$ 888.23	$ (348.91)	$ 539.32	$ 10,309.85

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Capistrano Soap Company does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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Extension of La Villita Lease

(Alamodeus LLC, d/b/a Capistrano Soap Company)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Alamodeus LLC, d/b/a Capistrano Soap Company
Lessee's Address:	418 Villita Street, Building #3
Beginning of Extension Term:	March 1, 2024
Expiration of Extension Term:	February 28, 2026

2. Term.

2.1 The term of the lease is extended for a period of 24 months from March 1, 2024 until February 28, 2026

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
March 1, 2024 - February 28, 2025	$ 641.39	$ 154.26	$ 74.05	$ 869.69
March 1, 2025 - February 28, 2026	$ 654.21	$ 158.12	$ 75.90	$ 888.23

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Capistrano Soap Company does have 2 additional one-year renewal terms that will be available to exercise at the conclusion of this 2 year extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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 (...)

(continued on the following page)

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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Lessor **City of San Antonio,** a Texas municipal corporation	**Lessee** **Alamodeus LLC, d/b/a Capistrano Soap Company**
Signature	Deborah Sibley Signature
Printed Name	Deborah Sibley Printed Name
Date	July 13, 2022 Date

Approved as to Form:

City Attorney

Extension of La Villita Lease

(Bobby J. and Claudia I. Brown d/b/a Villa Tesoros, La Villita Building 8)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Bobby J. and Claudia I. Brown d/b/a Villa Tesoros
Lessee's Address:	418 Villita Street, Building #8
Beginning of Extension Term:	July 1, 2023
Expiration of Extension Term:	June 30, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from July 1, 2023 until June 30, 2025.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
July 1, 2023 - June 30, 2024	$ 2,272.23	$ 459.85	$ 190.28	$ 2,922.36	$ (1,211.86)	$ 1,710.50	$ 33,856.47
July 1, 2024 - June 30, 2025	$ 2,317.68	$ 471.34	$ 195.04	$ 2,984.06	$ (1,236.10)	$ 1,747.96	$ 34,572.60

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Villa Tesoros does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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

Extension of La Villita Lease

(Bobby J. and Claudia I. Brown d/b/a Villa Tesoros, La Villita Building 8)

This extension of the La Villita Lease is between Lessee and the City of San Antonio ("Lessor").

1. Identifying Information.

Lessee:	Bobby J. and Claudia I. Brown d/b/a Villa Tesoros
Lessee's Address:	418 Villita Street, Building #8
Beginning of Extension Term:	July 1, 2023
Expiration of Extension Term:	June 30, 2025

2. Term.

2.1 The term of the lease is extended for a period of 24 months from August 1, 2022 until July 31, 2024.

3. Rental.

3.1 Rent amounts for the extension term shall be for the following amounts.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total
July 1, 2023 - June 30, 2024	$ 2,272.23	$ 459.85	$ 190.28	$ 2,922.36
July 1, 2024 - June 30, 2025	$ 2,317.68	$ 471.34	$ 195.04	$ 2,984.06

Annual 16 day NIOSA retail space abatement remains applicable

3.2 This agreement only serves to extend the existing agreement for two additional years. This agreement has no impact on additional terms of the original lease or if additional renewal options are available to tenant. Villa Tesoros does have 1 remaining 2 year renewal option that will be available to exercise at the conclusion of this extension period.

4. No Default.

4.1 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.

5. Same Terms and Conditions.

5.1 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.

6. Non-Discrimination

6.1 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.

7. Public Information.

7.1 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.

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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
Bobby J. and Claudia I. Brown d/b/a Villa Tesoros

_____
Signature

CLAUDIA BROWN / BOBBY J. BROWN
Printed Name

07/12/2022
Date

Approved as to Form:

_____
City Attorney