

**ASSIGNMENT AND AMENDMENT OF LEASE AGREEMENT
FARMERS MARKET AREA NUMBER E-4
(WITH LANDLORD'S CONSENT)**

This ASSIGNMENT AND AMENDMENT TO LEASE AGREEMENT ("**Agreement**") is hereby made and entered into by and between CITY OF SAN ANTONIO, a Texas municipal corporation and Landlord of the subject property ("**CITY**"), acting by and through its City Manager, and JAVIER VASQUEZ, ARACELI VASQUEZ AND ALICIA BARRERA (collectively "**TENANT**" / "**ASSIGNOR**"), D/B/A JB LEATHER ("**JB LEATHER**").

WHEREAS, effective June 4, 2020, CITY entered into that certain Lease Agreement ("**LEASE**") with TENANT for the lease of the following described tract or parcel of real property situated in Farmers Market at Market Square, San Antonio, Bexar County, Texas to-wit:

A portion of the real property and improvements owned by CITY located at 514 W. Commerce Street, San Antonio Bexar County, Texas within the area commonly known as Farmers Market at Market Square (said real property and improvements hereinafter referred to as the "**Leased Premises**"). Said Leased Premises contain approximately 782.68 square feet and is identified as area number E-4; and

WHEREAS, TENANT desires, as ASSIGNOR, to convey and assign TENANT's leasehold interest under the LEASE to MAURICIO VELAZQUEZ ("**ASSIGNEE**"), D/B/A EMILIA'S ("**EMILIA'S**"); and

WHEREAS, said assignment requires the prior approval of CITY COUNCIL; and

WHEREAS, ASSIGNEE desires to assume from ASSIGNOR all of ASSIGNOR's rights, title, and interest as tenant in and to the LEASE, and all of ASSIGNOR's benefits and obligations thereunder; and

WHEREAS, ASSIGNEE has satisfied CITY that they are financially able to undertake the obligations of tenant under said LEASE, and CITY desires to give its consent to ASSIGNOR's assignment of ASSIGNOR's interest in the LEASE to ASSIGNEE and to ASSIGNEE's assumption of TENANT's obligations thereunder; and

WHEREAS, amending the LEASE is in CITY's and TENANT's best interest

WHEREAS, ASSIGNEE agrees to pay City \$3,000.00 assignment fee.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth below, the Parties agree as follows:

1. **CONVEYANCE AND ASSIGNMENT**: ASSIGNOR does hereby grant, bargain, sell, convey, assign, transfer, set over, and deliver to ASSIGNEE, all of ASSIGNOR's rights, title, and interest in and to the LEASE, including and also without limitation, all of the rights, duties, obligations, and liabilities of ASSIGNOR in, to, and under the LEASE to pay rent and to observe and perform all other covenants and duties of TENANT thereunder.

2. **ASSUMPTION:** By its execution hereof, ASSIGNEE hereby assumes and agrees to perform all of the terms, covenants, and conditions of the LEASE on the part of the TENANT therein required to be performed arising from and after the date hereof, and ASSIGNEE releases ASSIGNOR from all liability for such obligations.

ASSIGNEE hereby accepts the assignment of said ASSIGNOR's rights, title, and interest in and to the LEASE; and ASSIGNEE recognizes the superior fee title in and to the land and premises held by the CITY, as Landlord, and CITY's right of reversion at the end of the LEASE term, whether occasioned by default or passage of time, as well as, the rights and benefits of every description whatsoever belonging to or accruing to the benefits of CITY under the LEASE.

3. **REPRESENTATION AND WARRANTIES:** ASSIGNOR and ASSIGNEE represent and warrant that the following statements are true. Upon City Council approval, ASSIGNEE will be the exclusive owner of the business, formerly owned by ASSIGNOR and operating as "JB LEATHER". ASSIGNEE will take full control of the business and will operate as "EMILIA'S".

ASSIGNOR will not have any ownership or serve as employee or agent in the new enterprise operating from the premises. ASSIGNORS will have no authority, financial or otherwise, in the new enterprise operating from the premises.

In the event that any such representations and warranties are found by CITY not to be true, then CITY shall have authority to revoke its consent to this Agreement and terminate the LEASE without allowing ASSIGNOR or ASSIGNEE an opportunity to cure.

4. **USE AND CARE OF PREMISES:** ASSIGNEE agrees that that the Leased Premises shall be utilized for the sole purpose of retail sales of the following product categories:
- Accessories
 - Clothing
 - Hats
 - Leather goods
 - Jewelry
 - Silver Products
 - Pottery

No weapons or toy guns are allowable.

5. **AMENDING USE AND CARE OF PREMISES:** Section 2 of LEASE is amended to include the following provisions:

2.06 Further, **TENANT** covenants and agrees, in keeping with the intent and spirit of Farmers Market and Market Square, to operate the business conducted on the **Leased Premises** in an "**OWNER PRESENCE**" capacity, physically participating in the day-to-day operations of **TENANT'S** business, as opposed to employing a non-owner manager of said premises, hence an "absentee owner"

posture, unless such management is first approved by the Director of the Center City Development and Operations Department, or his designee. Failure to operate the business on the **Leased Premises** in such a manner will constitute an act of default hereunder and will be grounds, at **CITY'S** option to terminate this Lease Agreement upon ten (10) days written notice to **TENANT**.

ASSIGNEE further agrees to refrain from hawking in common area.

6. **AMENDING RENT:** Section 3 is amended to include the following provisions.

Section 3.02 should read: Base Rent is comprised of charges for leased retail space. Base rent is as follows:

Lease Year	Lease Period	Rate/Month (S.F.)	Square Feet	Monthly Rental
1 - 2	8/1/2022 to 5/31/2024	\$2.60	782.68	\$2,034.97
3	6/1/2024 to 5/31/2025	\$2.65	782.68	\$2,074.10
4	2025	TBD	TBD	TBD
5	2026	TBD	TBD	TBD
6	2027	TBD	TBD	TBD
7	2028	TBD	TBD	TBD
8	2029	TBD	TBD	TBD

7. **ACKNOWLEDGEMENT OF READING:** The Parties hereto acknowledge that they have thoroughly read this Agreement, including any exhibits or attachments hereto, and have sought and received whatsoever competent advice and counsel which was necessary for them to form a full and complete understanding of their rights and obligations herein, and having done so, do hereby execute this Agreement.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of _____, 2022.

ASSIGNOR:

Javier Vasquez

Javier Vasquez

Alicia Barrera

Alicia Barrera

Araceli Vasquez

Araceli Vasquez

dba JB Leather

ASSIGNEE:

Mauricio Velazquez

Mauricio Velazquez,
d/b/a Emilia's

12602 Mountain Alder

Address

San Antonio TX 78216

City, State, Zip Code

Business Telephone Number

(210) 331-3222

Other Telephone Number

Mauricio16vg@gmail.com

Email Address

DATE:

DATE:

4-14-2022

LANDLORD:

CITY OF SAN ANTONIO,
a Texas Municipal Corporation

Director, CCDO

APPROVED AS TO FORM:

City Attorney

