

# Extension of La Villita Lease

(Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita)

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

## 1. Identifying Information.

**Lessee:** Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita

**Lessee's Address:** 418 Villita Street, Building #12  
418 Villita Street, Building #13

**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.

Little Church - Building 12 & 13

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA discount	NIOSA Month Total	TOTAL
July 1, 2023 - June 30, 2024	\$ 2,181.34	\$ 566.71	\$ 713.66	\$ 3,461.71	\$ (1,163.38)	\$ 2,298.33	\$40,377.14
July 1, 2024 - June 30, 2025	\$ 2,224.97	\$ 580.88	\$ 731.50	\$ 3,537.35	\$ (1,186.65)	\$ 2,350.70	\$41,261.50

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 Church 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 (...)

(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**

**Orthodox Ecumenical Church, Inc. d/b/a Little  
Church of La Villita**

*Kay G. English*  
\_\_\_\_\_  
Signature

*Kay G. English*  
\_\_\_\_\_  
Printed Name

*10-22-22*  
\_\_\_\_\_  
Date