



First Amendment to Lease
9135 Stahala Drive
Five Acres of Block 1, Lot 3, Castner Range

City Council
Introduction 12/11/2018
Public Hearing 12/18/2018

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General Facts

- City of El Paso has a land lease with YWCA for property at 9135 Stahala - renewed Feb. 12, 2012, original lease date Nov. 3, 1981.
- Though the City owns and leases the **land** to YWCA – the YWCA has constructed buildings and improvements on this land at their own cost
- This Amendment will allow the YWCA to **assign** the land lease with the City of El Paso to **Sun City Development Corporation** - who will assume use of the land and buildings
- Lessee may enter into a license agreement with another entity to use an unidentified portion of the premises for any lawful purpose during the term of the lease; such license agreement will pay the City \$2.50/sqft of leased space



Lease – 9135 Stahala

Lessee	Young Women’s Christian Association (YWCA) El Paso Del Norte Region
Date Executed	02/21/2012
Location	Five acres of land, more or less, out of Lot 3, Block 1, Castner Range Subdivision, also known as 9135 Stahala Drive.
Term	15 years, option to extend 3 additional 5 year terms
Expires	02/20/2027 w/ full option 02/20/2042



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Licensee	Sun City Community Development Corp. (TX Non-Profit)
Restrictions of Privileges, Uses and Rights	<ul style="list-style-type: none">• Limited to use for educational programs and community programs described in Section 1.03• Lessee (YWCA) may enter into a license agreement for use of premises
Term	Expires 02/20/27 with option to extend 4 additional 5 year terms
Conditions	<ul style="list-style-type: none">A. No functional alteration/improvements of premisesB. Use of premises must be in accordance with the lawC. City and Lessee inspection of premises to ensure compliant use of space and review maintenance/repair itemsD. Annual written report to City Manager every January 1st describing Lessee's programming and uses of the premises during prior year to include information on number of individuals participating in the educational and community programs and building maintenance reports



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Questions & Comments

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