

OLD TOWN DECORATIVE LIGHTING AGREEMENT

THIS OLD TOWN DECORATIVE LIGHTING AGREEMENT ("Agreement") is entered into by and among the City of Lewisville, Texas, a home rule municipality duly acting by and through its City Manager ("City"), Jham Investments, LLC ("Owner"), and the Main & Mill Association, a domestic nonprofit organization ("Main & Mill Association") collectively referred to as Parties ("Parties").

W I T N E S S E T H:

WHEREAS, the City finds that the installation of decorative lighting improvements in certain areas of Old Town Lewisville would promote local economic development, stimulate business activity, and increase property values in the Old Town area, thereby directly establishing a public purpose; and

WHEREAS, the Owner currently owns the property including the building located at 159 Main Street Lewisville, TX 75057 ("Property"), which is more fully described in Attachment A, attached hereto and made a part hereof;

WHEREAS, year-round decorative lighting in Old Town Lewisville will be a draw for both visitors and prospective tenants;

WHEREAS, the current decorative lighting in the Old Town area was installed and maintained by the Old Town Business Association, whose responsibilities have been assumed by the Main & Mill Association, a 501(c)(6) nonprofit organization;

WHEREAS, the electricity costs for the current decorative lighting in the Old Town area are paid for by the Main & Mill Association;

WHEREAS, the replacement of the current decorative lighting with LED lighting will significantly decrease electricity use, which is part of the City's Big Move toward sustainability in the Lewisville 2025 plan;

WHEREAS, the Main & Mill Association will continue paying the electricity costs associated with the Decorative Lighting Improvements and will benefit from decreased electricity costs and transferring of maintenance costs to the City;

WHEREAS, the City considers the proposed Decorative Lighting Improvements, as hereinafter defined, to be a significant improvement to the character of the built environment in the Old Town area; and

WHEREAS, the Owner desires to have the Decorative Lighting Improvements installed and maintained on the Property.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for good and other valuable consideration, the adequacy and receipt of which is hereby acknowledged, which contributes to the economic development of the City and the enhancement of the tax base in the City, the Parties hereto do mutually agree as follows:

ARTICLE I TERM

This Agreement shall be effective upon execution by both Parties (“Effective Date”) and shall continue until the Decorative Lighting Improvements are at end of life and removed, unless terminated earlier in accordance with this Agreement.

ARTICLE II DEFINITIONS

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

“Agreement” has the meaning set forth in the introductory paragraphs of this Agreement.

“City” has the meaning set forth in the introductory paragraphs of this Agreement.

“Decorative Lighting Improvements” shall mean cloud controlled, color changing, LED architectural accent light strings, and any equipment needed for the operation or control of such light strings.

“Effective Date” shall mean the date established in Article I of this Agreement.

“Main and Mill Association” shall have the meaning set forth in the introductory paragraphs of this Agreement.

“Owner” shall have the meaning set forth in the introductory paragraphs of this Agreement.

“Property” shall have the meaning set forth in the introductory paragraphs of this Agreement.

ARTICLE III GENERAL PROVISIONS

As soon as practical after the Effective Date of this Agreement, the City shall commence installation of the Decorative Lighting Improvements on the Property in accordance with the designs and specifications included herein in Attachment B, including removal of the existing light strings on the Property, if needed. The designs and specifications in Attachment B may be amended at any time without affecting this Agreement.

ARTICLE IV AGREEMENT CONDITIONS

5.1 Decorative Lighting Improvements. The City shall, at its own expense, design, purchase, install, and maintain the Decorative Lighting Improvements on the Property as shown in Attachment B. The City may choose to engage a third party to design, install, and/or maintain the Decorative Lighting Improvements, who shall be selected at the sole discretion of the City. The City shall retain ownership of the Decorative Lighting Improvements.

5.2 Right of Entry. Owner shall allow the City and its employees, agents, contractors, and subcontractors access to the Property for purposes of design, installation, inspection, maintenance, and control of the Decorative Lighting Improvements under this Agreement. The City must give the Owner reasonable prior telephone or written notice of any such entrance onto the Property, and a representative of the Owner shall have the right to accompany the agent or employee of the City who is accessing the Property for purposes of this Agreement.

5.3 Maintenance. The City shall be solely responsible for the maintenance of the Decorative Lighting Improvements, and shall ensure that the Decorative Lighting Improvements conform with all ordinances, statutes, rules, orders and regulations of any authorized authority of the federal, state or city government.

5.4 Control. The City shall have full control of lighting choices involving the Decorative Lighting Improvements, including, but not limited to, programming of light colors and times of operation.

5.5 Easement. Owner shall grant the City a nonexclusive easement over portions of the Property as City deems necessary for the construction and maintenance of the Decorative Lighting Improvements. Such executed easement is attached as Attachment C and shall be filed by the City in the deed records of Denton County, Texas.

5.6 Electricity Costs. The Main & Mill Association shall be solely responsible for the

electricity costs for the Decorative Lighting Improvements.

5.7 Damage to Decorative Lighting Improvements. If the Decorative Lighting Improvements are damaged due to the actions of Owner or his tenants, employees, agents, contractors, or subcontractors, the City shall repair or cause to be repaired the Decorative Lighting Improvements at Owner's expense. Owner shall be responsible for reimbursing the City within sixty (60) days of receiving written notice of the repair cost.

ARTICLE V TERMINATION

This Agreement may be terminated upon any one of the following:

1. By written agreement of the Parties; or
2. Expiration of the Term; or
3. By City, if electric bills are not paid for in full each month or if reimbursements for repair of damage to the Decorative Lighting Improvements are not made as required by this Agreement.

In the event of termination or at the end of Term, the City shall have the option of immediately removing the Decorative Lighting Improvements.

ARTICLE VI MISCELLANEOUS

6.1 The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. In case of the sale of the Property, this Agreement shall be assigned by Owner to the new owner of the Property, and any assignee must agree to be bound by all terms and conditions of this Agreement. If, at any point, the Property is leased to a third party, the Owner has the responsibility to ensure that the lessee understands and is willing to be bound by all terms and conditions of this Agreement. It is understood and agreed between the Parties that the Parties,

in performing their obligations thereunder, are acting independently, and no party assumes responsibility or liabilities in connection therewith to third parties.

6.2 The City represents and warrants that the Property does not include any property that is owned by a member of the City Council having responsibility for the approval of this Agreement.

6.3 Notices required to be given to Parties to this Agreement shall be given personally or by certified mail, return receipt requested, postage prepaid, addressed to the party at its address as set forth below, and, if given by mail, shall be deemed delivered three (3) days after the date deposited in the United States' mail:

For City by notice to:

City of Lewisville
Attn: Economic Development Director
151 W. Church Street
P.O. Box 299002
Lewisville, Texas 75057

For Owner by notice to:

SYDNI MILLUM
c/o THAM INVESTMENTS, LLC
2980 LONG PRAIRIE RD., #D
FLOWER MOUND, TX 75022

For Main & Mill Association by notice to:

Main & Mill Business Association, Inc.
132 W. Main Street
Lewisville, TX 75057

The Parties may change the address to which notices are to be sent by giving the other Parties written notice in the manner provided in this paragraph.

6.4 No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved.

6.5 This Agreement may be modified or rescinded only by a written instrument signed by all of the Parties or their duly authorized agents.

6.6 Venue for any litigation arising from this Agreement shall lie in Denton County, Texas.

6.7 OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY OWNER'S BREACH OF THIS AGREEMENT OR BY ANY NEGLIGENT OR STRICTLY LIABLE ACT OR OMISSION OF OWNER, ITS TENANTS, OFFICERS, AGENTS, EMPLOYEES OR SUBCONTRACTORS, IN THE PERFORMANCE OF THIS AGREEMENT. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

6.8 This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which in the aggregate shall constitute one agreement.

6.9 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6.10 Whenever the context requires, all words herein shall be deemed to include the male, female, and neuter gender, singular words shall include the plural, and vice versa.

6.11 This Agreement was authorized by action of the City Council, authorizing the City Manager to execute the Agreement on behalf of the City.

SIGNATURE PAGE(S) FOLLOW

DATED this the _____ day of _____, 2016.

CITY OF LEWISVILLE, TEXAS

Donna Barron, City Manager

ATTEST:

Julie Heinze, City Secretary

APPROVED TO FORM:

Lizbeth Plaster, City Attorney

JHAM INVESTMENTS, LLC

By: _____

Name: _____

Title: _____

[Signature]
Diat Muller
PROPERTY & ASSET MANAGER

[MAIN & MILL ASSOCIATION]

By: _____

Name: _____

Title: _____

Heather Cicirello
HEATHER CICIRELLO
CO-CHAIR

Attachment "A"

LEGAL DESCRIPTION

Save and Except all property dedicated to the City of Lewisville and replatted as Lot 2, Block A of the Wayne Ferguson Plaza Addition:

O T LEWISVILLE BLK 3 LOT 6(E85')(PT)

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS)
COUNTY OF DENTON)

WHEREAS Mrs. Olive White is the owner of a 0.603 acre tract of land situated in the J.W. King Survey, Abstract No. 696 in the City of Lewisville, Denton County, Texas and being a portion of a tract of land described in a deed to C.T. White as recorded in Volume 286, Page 582 of the Deed Records of Denton County, Texas and being a portion of Lot 2, Block F of the Original Town of Lewisville and being more particularly described as follows;

BEGINNING at a set iron rod for the intersection of the south right-of-way line of College Street (60 foot right-of-way) with the east right-of-way line of Herod Street (60 foot right-of-way);

THENCE following the south right-of-way of said College Street, North 90°00'00" East a distance of 209.65 feet to a set iron rod for corner;

THENCE departing said College Street, South 00°45'14" East a distance of 125.37 feet to a set iron rod for corner;

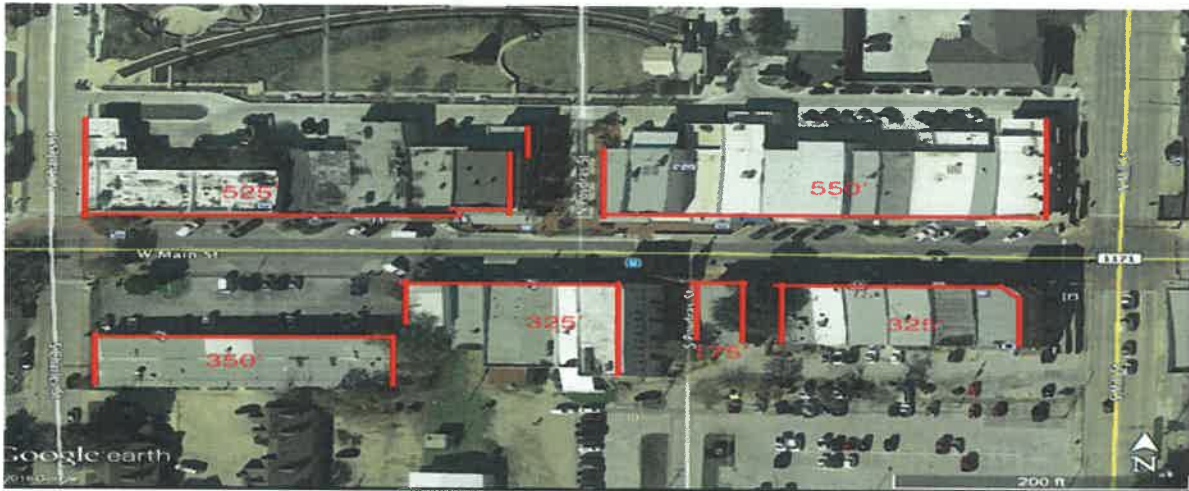
THENCE South 90°00'00" West a distance of 209.65 feet to a set iron rod in the east right-of-way line of said Herod Street;

THENCE following the east right-of-way line of said Herod Street, North 00°45'14" West a distance of 125.37 feet to the POINT OF BEGINNING;

FINAL PLAT		
LOT 2B & LOT 2C, BLOCK F		
Being a Replat of Lot 2, Block F of ORIGINAL TOWN OF LEWISVILLE		
0.603 ACRE ZONED R75		
J.W. KING SURVEY ABSTRACT # 696 CITY OF LEWISVILLE DENTON COUNTY, TEXAS		
ARTHUR SURVEYING COMPANY, INC. REGISTERED PROFESSIONAL LAND SURVEYORS LEWISVILLE, TEXAS 214-221-9439		
SCALE: 1" = 20'	DATE: FEB 1994	FILE: KING

Attachment "B"
DECORATIVE LIGHTING IMPROVEMENTS

Inception Permanent, Color Changing, Cloud-Controlled lights with customizable changing colors to be professionally installed on the top, front façade of the building. Location of lighting shall be installed as follows:



Example of finished installation is for illustrative purposes only:



Attachment "C"
EASEMENT

DECORATIVE LIGHTING EASEMENT

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

THAT Jham Investments, LLC (whether one or more natural persons or legal entities (the "Grantor(s)") for and in consideration of the sum of TEN (\$10.00) DOLLARS, to the undersigned in hand paid by the **City of Lewisville, Texas** of the County of Denton, State of Texas, a municipal corporation (the "Grantee"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by remaining property as a result of projected public improvements, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto Grantee an easement for decorative lighting purposes, together with the customary uses attendant thereto, including installation, operation, maintenance, repair or enlargement/extension, over, under, through, across and along all that certain property situated in the County of Denton, State of Texas, and described as of follows, to-wit:

The Property generally described in Exhibit "A" and as shown more specifically on Exhibit "B", both such Exhibits being attached hereto and made a part hereof for all purposes.

The Grantee is purchasing this decorative lighting easement for the purpose of erecting and maintaining thereon public decorative lighting improvements, including, but not limited to, UL-listed, commercial grade, weather-resistant light strings with replaceable bulbs, and any equipment needed for the operation and control of such light strings; and it reserves the right to make the improvements according to such plans and specifications, as will, in its opinion, best serve the public purpose. The Grantor also grants to Grantee the right of ingress and egress on Grantor's property for these same purposes. The payment of the purchase price for the Decorative Lighting Easement herein conveyed shall be considered full compensation for same, and for any diminution in value that may result to remaining property by virtue of project proximity thereto.

Should one or more of the Grantor(s) herein be natural persons and not joined by the respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s) and that the undersigned has the full authority to sign individually. Should one or more of the Grantor(s) herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such party has been duly and legally authorized to so sign. **Prior to this Decorative Lighting Easement being submitted to the City, Grantor shall obtain consent from all lienholders/mortgagees. The lienholder/mortgagee shall provide their consent and subordination in writing below. If the lienholder signature block is left blank and no partial release is provided, the Grantor represents that, to the best of their knowledge, there are no lienholders or mortgagees on the property. Grantor also acknowledges that the City has relied upon such representation.**

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns forever, and Grantor(s) is(are) hereby bound, together with all heirs, executors, administrators, lienholders, mortgagees, or successors, to Warrant and Forever Defend, all and singular the said Easement unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

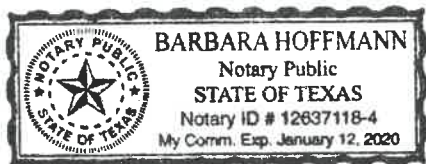
EXECUTED this 2nd day of August, 20 17.


ASSET MANAGER

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8th day of August, 20 17, by Rich Muller.




Notary Public
State of Texas

My Commission Expires:

January 12, 2020

Exhibit A
LEGAL DESCRIPTION

Save and Except all property dedicated to the City of Lewisville and replatted as Lot 2, Block A of the Wayne Ferguson Plaza Addition:

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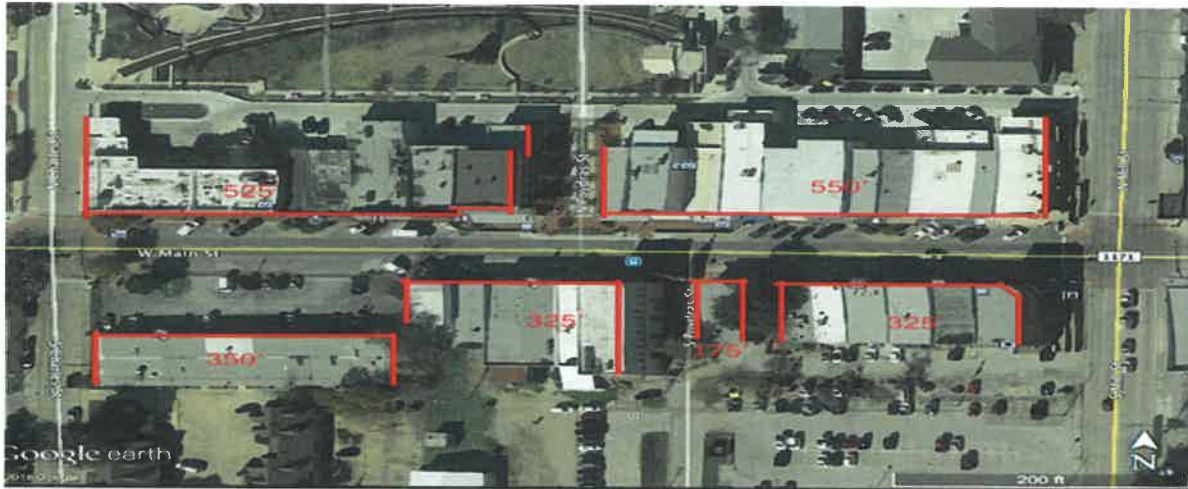
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REGISTERED PROFESSIONAL LAND SURVEYORS LEWISVILLE, TEXAS 214-221-9439		
SCALE: 1" = 20'	DATE: FEB 1994	FILE: KING

Exhibit B
DECORATIVE LIGHTING IMPROVEMENTS

Inception Permanent, Color Changing, Cloud-Controlled lights with customizable changing colors to be professionally installed on the top, front façade of the building. Location of lighting shall be installed as follows:



Example of finished installation is for illustrative purposes only:



CONSENT AND SUBORDINATION OF LIENHOLDER

The undersigned American National Bank & Trust, being the owner and holder of an existing Deed of Trust lien or other lien upon and against the property described above as such mortgagee and lienholder, does hereby consent to the grant of said Decorative Lighting Easement and to the recording of same.

As part of this consent, the holder of the existing Deed of Trust lien or other lien upon and against the property described above subordinates its Deed of Trust lien or other lien upon the property described above to the rights and interests of the easements, such that a foreclosure of the lien(s) shall not extinguish the rights and interests of the easements.

Executed this 2nd day of August, 2017

LIENHOLDER: American National Bank & Trust

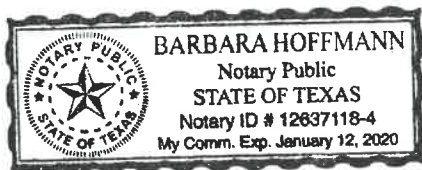
By: Sam Wilson

Its: President / Flower Mound

LIENHOLDER ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8th day of August, 20 17, by Sam Wilson, President of American National Bank & Trust a banking corporation on behalf of said corporation.



Barbara Hoffmann
Notary Public
State of Texas

My Commission Expires:

January 12, 2020