

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS APPROVING A CONSENT TO ASSIGNMENT OF AN AIRPORT LEASE BETWEEN JAMES AND NANCY HUFF AND US TRINITY HOLDINGS, LLC.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 15, 2017, the City of Denton, Texas (hereinafter the "City") entered into that certain Airport Lease (the "Lease") with James and Nancy Huff (hereafter "Assignor") at the Denton Enterprise Airport (hereinafter the "Airport"); and

WHEREAS, Assignor has agreed to assign his interest in the Lease to US Trinity Holdings, LLC. (hereafter "Assignee"), as evidenced by the Lease Assignment of Pad Site at 4901 Lockheed Lane, Denton Enterprise Airport, attached hereto as Exhibit A; and

WHEREAS, the Lease requires written consent of the City for the Assignment to be effective and Assignor has requested the City for such consent; and

WHEREAS, the City Council deems it in the public interest to give consent to the assignment contemplated above; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference

SECTION 2. The City Manager or his designee is hereby authorized to execute a Lease Assignment of the Pad Site at 4901 Lockheed Lane, Denton Enterprise Airport in the form attached hereto as Exhibit A and made a part of this Ordinance for all purposes.

SECTION 3. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2017.

CHRIS WATTS, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
AARON LEAL, INTERIM CITY ATTORNEY

BY:  _____

**LEASE ASSIGNMENT OF PAD SITE AT 4901 LOCKHEED LANE
DENTON ENTERPRISE AIRPORT**

DATE : October 17, 2017

ASSIGNOR : James W. and Nancy C. Huff

ASSIGNEE : US Trinity Holdings, LLC

LEASE ASSIGNED: Date: August 15, 2017
 Landlord: City of Denton
 Tenant: James W. and Nancy C. Huff
 Property: 4901 Lockheed Lane
 Approved by City of Denton Ordinance 2017-224

Assignor assigns to Assignee Tenant's interest in the lease.

A. Assignee agrees to:

1. Assume Tenant's Obligations under the lease.
2. Accept the premises in its present "as is" condition.
3. Complete all obligations of purchase from Assignor prior to this assignment becoming effective.

B. Landlord consents to this assignment:

1. Landlord agrees that following assignment, it shall look solely to Assignee for the following of the lease obligations.

C. Assignor agrees that:

1. Assignor confirms that the land lease and hangar ownership with respect to the Property at 4901 Lockheed Lane is to be transferred to US Trinity Holdings, LLC.
2. Assignor will pay or will cause the Assignee to pay to Landlord a \$500 transfer fee.

PREVIOUS ASSIGNMENTS:

None

Assignee:

US Trinity Holdings, LLC



Jim Hileman, Owner

Consent:

City of Denton, Landlord

Todd Hileman, City Manager

Assignor (s):

Approved As To Legal Form

Leal, Aaron, Interim City Attorney

By:


James W. Huff

By:


Nancy C. Huff



STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 12 day of October, 20 17, by James W. and Nancy C. Huff, Assignee.

[SEAL]



Notary Public, State of Texas

My Commission Expires 5-27-2021

(or Notary Stamp)

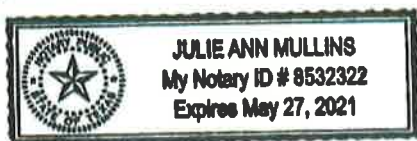
STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 11 day of October, 20 17, by US Trinity Holdings, LLC. Jim Haltom, Assignor.



[SEAL]



Notary Public, State of Texas

My Commission Expires 5-27-2021

(or Notary Stamp)

[SEAL]

Notary Public, State of Texas
My Commission Expires _____
(or Notary Stamp)

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the ____ day of _____, 20____, by Todd Hileman on behalf the City of Denton, Texas, a municipal corporation.

[SEAL]

Notary Public, State of Texas
My Commission Expires _____
(or Notary Stamp)