

December 14, 2022

Ms. Laura Beeson
City Administrator
City of Eden
P.O. Box 915
Eden, TX 76837
325-869-2211

via email: cityadmin@edentexas.com

Dear Ms. Beeson:

At the end of this year the current rental agreement for the Eden Golf Course house will expire. The new lease term will begin on January 1, 2023 and continue until December 31, 2025. Even though it is the responsibility of the lessee (the City of Eden) to calculate all cost of living adjustments and to determine the new rental rate (as set forth on page 5 of the rental agreement), I have taken the liberty of determining the new yearly rental rate. Calculations of the new rate and supporting documentation are enclosed.

If you agree with the new rental rate, please adjust the 2023 rental payments accordingly. If you have any questions concerning the new rate, please do not hesitate to contact me at 210-602-1800.

Best regards,



Amy Lin Pfluger
P.O. Box 6719
San Antonio, TX 78209
210-602-1800
amy.pfluger@yahoo.com

8th Renewal Term: January 1, 2023 – December 31, 2025
Annual Rent: \$11,273.69*

Monthly Rental Payment = \$939.47 *

To Determine Adjusted Rental Rate for the 8th Renewal Term:

Base Rate = \$9735.31 (7th renewal term annual rental)
October 2019 CPI = 257.346
October 2022 CPI = 298.012
(https://www.bls.gov/news.release/archives/cpi_11102022.htm)

New Annual Rental Rate:
 $(\$9,735.31) \times (298.012/257.346) = \$11,273.69$

Monthly Rental Payment = \$939.47*

*Total monthly payments may be less than Annual Rent due to rounding.