From: John Hertzler
Sent: Wednesday, November 22, 2023 2:40 PM
To: Lindsay Koskinlemi
Cc: rcstevenson@[redacted]
Subject: City of Sweeny, UP Lease, Project 0664378
Attachments: 0220848.pdf; Lease City of Sweeny 6.30.2004.pdf

Dear Lindsay,

I am contacting you from the Real Estate Department at Union Pacific Railroad Company (Union Pacific) in regard to a lease of Union Pacific property in Sweeny, Texas covering landscaping, beautification and parking, which was entered into effective June 30, 2004 by the City of Sweeny and Union Pacific, and is referenced as Audit Number 233390. I have attached a copy of the lease for reference.

This lease will expire by its terms as of June 29, 2024. According to information previously provided to our office, it was indicated that the City is interested in continuing to lease the subject property, so a replacement lease needs to be entered into prior to that date.

Union Pacific no longer enters into long term leases, but we can offer to continue to lease the property on a year to year basis with automatic renewals. Rent is based on a market analysis of property values in the area, but in this case we will agree to our standard minimum rent of $5,000 annually. The new lease can be entered into now but annual rent will not be effective until the expiration date of the current lease.

I have attached a proposed exhibit print of the lease area for your review. Please confirm that this looks accurate and that the City is still interested in continuing to lease the property from Union Pacific.

If the City decides not to continue to lease the property the site will need to be cleared and returned to good condition.

Thank you for working with us. Please don't hesitate to contact me with any questions.

John Hertzler
Sr. Manager - Real Estate
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