

RESOLUTION NO. _____

**A RESOLUTION TO AUTHORTIZE AN AMENDMENT TO THE
SECOND AMENDED LEASE AGREEMENT BY AND BETWEEN THE
CITY OF LITTLE ROCK, ARKANSAS AS LESSOR AND WOMEN AND
CHILDREN FIRST: THE CENTER AGAINST FAMILY VIOLENCE
("CENTER") AS TENANT, WHOSE ADDRESS IS P.O. BOX 1954, LITTLE
ROCK, ARKANSAS, 72203; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Little Rock is the owner of certain real property located in Little Rock, Pulaski County, Arkansas hereinafter referred to as the “Leased Premises” within park property located in the Southwest Community Park more particularly described as and hereinafter referred to as “Premises”.

WHEREAS, the Center is seeking a mortgage from Ozark Bank, which shall require a Third Amendment to the Lease Agreement dated October 16, 2019; and,

WHEREAS, the City of Little Rock previously adopted Little Rock, Ark., Resolution No. 15,083 (October 15, 2019) allowing the City of Little Rock to enter a lease and further amended by Little Rock, Ark., Resolution No. 15,785 (September 12, 2022) which amended the Title to Improvements; and,

18 **WHEREAS**, the Parties now desire to amend Article 13- Leasehold Mortgages. Specifically, the
19 City shall add Section 13.2., which allows Ozark Bank as Mortgagor to use the property in event of
20 foreclosure for any lawful purpose subject to approval of the Little Rock Planning Commission and City of
21 Little Rock Board of Directors including all conditions of approval until either early termination or
22 expiration of the lease. Center anticipates obtaining a loan from Bank OZK to finance construction of the
23 Premises, which loan will be secured by a mortgage on Center's interest in the Premises. If after a default
24 by Center of its obligations related to the loan, Bank OZK or another party obtains title to the Premises,
25 whether by judicial foreclosure, deed-in-lieu of foreclosure, or other means, then Bank OZK and such other
26 transferee of the Premises, and their successors and assigns (collectively, a "Transferee"), shall have the
27 right to use the Premises for any lawful purpose until the termination or expiration of the Lease. The right
28 under this section to use the Premises for any lawful purpose shall apply notwithstanding any other terms
29 of this Lease to the contrary. City shall further cooperate with Bank OZK and any other Transferee to
30 consider any reasonable request to rezone the Premises or modify any applicable Planned Commercial
31 District to permit the Premises to be used for any lawful purpose. Further notwithstanding any terms of
32 this Lease to the contrary, Bank OZK and any other Transferee shall have the right to enforce the terms of
33 this section.

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2 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**
3 **OF LITTLE ROCK, ARKANSAS:**

4 **Section 1.** City Manager is hereby authorized to execute any necessary documents, in a form acceptable
5 to the City Attorney, to amend the Women and Children First Lease, the premises which are mere
6 particularly described as:

7 **Section 2. *Premises.* City of Little Rock, Arkansas - Daily Drive A part of the**
8 **NI/2 of the NW1/4 of Section I, Township 1 South, Range 13 West, Pulaski**
9 **County, Arkansas, more particularly described as follows: Commencing from**
10 **the SE corner of the NI/2 of the NW1/4 of Section 1, Township I South, Range**
11 **13 West; thence (PT NW NE & PT NE NW MPDA COM SW COR NW NE**
12 **TH S87°11'39"E AL SLN OF SD NW NE 154.94' TO POB TH N02°07'40"**
13 **E550.68' TH S87°47'40"W300.0' TH S02°07'43"E550.68' TH S87°11'39"E**
14 **AL TH N BOUNDARY OF LTS 6 & 7 BLOCK 11 FAIRFIELD SUB &**
15 **CONTINUING E IN R/W OF WARREN ROAD 300') to the point of**
16 **beginning. This land is known as Parcel Number 45L0010000703 and contains**
17 **3.79 acres; and,**

18 **Section 2. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or word
19 of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication
20 shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the
21 portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

22 **Section 3. *Repealer.*** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with
23 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

24 **ADOPTED: February 3, 2026**

25 **ATTEST:**

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28 **Allison Segars, City Clerk**

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30 **Frank Scott Jr., Mayor**

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33 **APPROVED AS TO LEGAL FORM:**

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33 **Thomas M. Carpenter, City Attorney**

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