

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND SJJH
MANSFIELD, L.L.C**

This Economic Development Agreement (“Agreement”) is made and entered into by and between SJJH Mansfield, LLC. (SJJH), a Texas limited liability company, by and through its managing member, Lake Athens, L.L.C., a Texas limited liability company and the Mansfield Economic Development Corporation (the “Corporation”), a nonprofit corporation organized under Title 12, Subtitle C1 of the Texas Local Government Code, for the purposes and considerations stated below:

RECITALS:

1. SJJH intends to construct improvements on a vacant parcel of land located in the area of 1550 E. Debbie Lane within the corporate limits of the City of Mansfield and more specifically identified herein in Exhibit A and hereafter referred to as the “Property.”

2. The Corporation has determined and found that the Project and Improvements, as defined herein, are suitable or required for the development of a new business enterprise, and falls within the definition of a “project” as defined in Title 12, Subtitle C1 of the Texas Local Government Code.

3. The Corporation, which has determined that substantial economic benefit and the creation of new opportunities of employment will accrue to City as a result of SJJH’s development and operation of the Improvements (as hereinafter described), desires to have SJJH construct the Improvements on the Property. This development will increase the taxable value of the Property and will directly and indirectly result in the creation of additional jobs throughout the City and the value of the benefits of the Project will outweigh the amount of expenditures required of the Corporation under this Agreement.

4. The Corporation, to encourage the development and operation of the Property, desires to participate in the funding of the cost to construct certain infrastructure to the Property which is necessary in order for SJJH to locate its improvements in Mansfield and operate as hereinafter set forth, to aid and promote economic development in the City.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Authorization.**

This Agreement is authorized by Title 12, Subtitle C1 of the Texas Local Government Code.

2. **Definitions.**

CAPITAL INVESTMENT means the costs of all improvements to the Property, to include equipment, structures, infrastructure and other onsite improvements, including but not limited to demolition, grading, paving, utilities, signage, building construction costs and tenant improvements.

CITY means the City of Mansfield, Texas.

IMPROVEMENTS mean the construction of approximately 60,000 square feet of retail /office space by SJJH at the Property before the termination of this Agreement.

PROPERTY has the meaning set forth in Recital 1 above.

PROJECT means the expenditure by the Corporation of up to Three Hundred Twenty Nine Thousand Dollars (\$329,000) to assist SJJH with the construction of public water, sanitary sewer and external fire lane road improvements..

3. **Term.**

This Agreement shall be effective as of the date of execution by all parties. This Agreement will terminate five (5) years after the date the certificate of occupancy is issued by the City for the last building at the Property, but not later than December 31, 2019.

Subject to section 9(g), this Agreement may be assigned, transferred or otherwise assumed by a third party providing that such third party agrees in writing to assume all liabilities, responsibilities, and obligations of SJJH satisfactory to the Corporation. Upon written approval by the Corporation of such assumption, assignment or transfer, SJJH shall thereafter be released from its obligations hereunder. Corporation shall not unreasonably refuse, unreasonably delay, or unreasonably condition its approval provided the Corporation is reasonably satisfied that the assignee will comply with all terms of this agreement.

4. **Covenants of SJJH.**

(a) In consideration of the Corporation agreeing to pay SJJH monies in accordance with the terms and conditions of this Agreement, SJJH agrees to:

(1) Make a Capital Investment in the Property in real property improvements in an amount equal to at least six million one hundred thousand dollars (\$6,100,000);

(2) Operate the Improvements for the term of this Agreement, after receiving the certificates of occupancy from the City;

(3) Obtain a Certificate of Occupancy for at least one shell retail/office buildings by April 1,2015; and

(4) Render the Property to the Tarrant County Appraisal District and remain current on all property taxes that are the responsibility of the contracting parties for the term of this Agreement.

(b) For purposes of determining SJJH's compliance with the preceding provisions of this Section 4, the term "SJJH" shall be deemed to include not only SJJH (as defined in the first paragraph of this Agreement) but also all purchasers, ground lessees, tenants, sub-tenants, successors, assigns, or other persons or entities occupying or conducting business on or from the Property on a continuing basis.

(c) Should SJJH fail to comply with any term of this Agreement, SJJH shall have thirty (30) days or other reasonable period agreed to by the contracting parties, after written notice from the Corporation to come into compliance. If the noncompliance is not cured within that period, the Corporation is under no obligation to make further payment to SJJH pursuant to this Agreement.

(d) SJJH covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01 (4) of the Texas Government Code. In accordance with Section 2265.052 of the Texas Government Code, if SJJH or its branch, division, or department is convicted of a violation under 8 U.S.D. Section 1324a (f), SJJH shall repay to the MEDC the full amount of the Payment made under Section 5 of this Agreement, plus ten percent (10%) per annum from the date the Payment was made. Repayment shall be paid within one hundred twenty (120) days after the date SJJH receives notice of violation from the Corporation.

5. **Payments by Corporation.**

(a) The Corporation shall participate with SJJH in the actual cost of the Project not to exceed Three Hundred Twenty Nine Thousand Dollars (\$329,000) for the Project. SJJH's right to

Pro rata payments shall commence upon the issuance by the City of a certificate of occupancy for each retail/office space leased from SJJH, their agent or their successor in interest. The payments shall be calculated at a maximum of Five Dollars and Forty Six Cents (\$5.46) per sq. ft. leased. The Corporation shall make payments to SJJH within 30 days after the issuance of each certificate of occupancy. SJJH will promptly provide a copy of the certificate of occupancy from the City of Mansfield and will submit to the Corporation documentation reasonably satisfactory to the Corporation evidencing the expenditures for the Capital Investment.

6. **Improvements.**

SJJH shall be solely responsible for the design and construction of the Improvements and shall comply with all subdivision regulations, building codes and other ordinances of the City applicable to the Improvements. The design of

the Improvements must be approved by the Board of the Corporation (and such approval shall not be unreasonably withheld, unreasonably conditioned, or unreasonably delayed) prior to commencement of construction.

7. **Indemnification.**

SJJH IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT IS ACTING INDEPENDENTLY, AND THE CORPORATION ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE property or improvements. SJJH agrees to indemnify, defend, and hold harmless the corporation, its officers, agents, employees, and volunteers in both their public and private capacities, from and against claims, suits, demands, losses, damages, causes of action, and liability of every kind, including, but not limited to, expenses of litigation or settlement, court costs, and attorneys' fees which may arise due to any death or injury to a person or the loss of Use, or damage to property, arising out of or occurring as a consequence of the performance of this agreement, including any errors or omissions, or negligent act or omission of SJJH, its officers, agents or employees.

8. **Access to Information.**

SJJH agrees to provide the Corporation access to information related to the construction of the Improvements and Project during regular business hours upon reasonable prior notice. The Corporation shall have the right to require SJJH to submit any reasonably necessary information, documents, invoices, receipts or other records to verify costs of the Improvements and capital expenditures related to the Property.

9. **General Provisions.**

(a) **Mutual Assistance.** SJJH and the Corporation shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in the terms and provisions hereof.

(b) **Representations and Warranties.** SJJH represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. SJJH represents and warrants to the Corporation that it will not violate any federal, state or local laws in operating the Improvements and, that all proposed Improvements shall conform to the applicable building codes, zoning ordinances and all other ordinances and regulations.

(c) **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

(d) **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to

recover its necessary and reasonable attorney's fees and expenses incurred by reason of such action, in accordance with Section 271.159 of the Texas Local Government Code. Provided, however, all reasonable attorneys' fees incurred by the Corporation for preparation or review of any revision, modification or amendment of this Agreement proposed by SJJH following the original execution of this Agreement, and all reasonable attorneys' fees incurred for preparation or review of other proposed additional or related documents shall be at SJJH's sole cost.

(e) **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

(f) **Amendment.** This Agreement may only be amended, altered, or revoked by written instrument signed by SJJH and the Corporation.

(g) **Successors and Assigns.** This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. SJJH may assign all or part of its rights and obligations hereunder only upon prior written approval of the Corporation.

(h) **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

SJJH: SJJH Mansfield, L.L.C.
One Cowboys Parkway
Cowboys Center
Irving, Texas 75063

The Brown Law Firm, L.L.P
4161 McKinney Avenue, 4th Floor
Dallas, Texas 75204
Attn: Chuck Brown

CORPORATION: Director
Mansfield Economic Development Corporation
301 South Main Street
Mansfield, Texas 76063

With a copy to: Craig Magnuson
City of Mansfield
1305 East Broad Street
Mansfield, Texas 76063

(i) **Interpretation**. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

(j) **Applicable Law**. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Tarrant County, Texas

(k) **Severability**. In the event any provision of this Agreement is ruled illegal, invalid, or unenforceable by any court of proper jurisdiction, under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

(l) **Counterparts**. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

(m) **No Joint Venture**. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

(n) **Default**. If a party should default (the "Defaulting Party") with respect to any of its obligations hereunder and should fail, within thirty (30) days after delivery of written notice of such default from another party (the "Complaining Party") to cure such default, the Complaining Party, by action or proceeding at law or in equity, may be awarded its damages and/or specific performance for such default.

(o) **Covenant Running with the Land**. All rights, covenants, restrictions, burdens, privileges and charges set forth in this Agreement shall exist at all times as long as this Agreement is in effect, among all parties having any right, title or interest in any portion of all of the Property.

(p) **Force Majeure**. If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder (other than the payment of money) by reason of strikes, lockouts, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including, failure, refusal or delay in issuing permits, approvals or authorizations), injunction or court order, terrorist attacks, riots, insurrection, war, fire, earthquake, flood or other natural disaster, weather which is both severe and unseasonal, or other reason of a like nature not the fault of the party delaying in performing work or doing acts required

under the terms of this Agreement (but excluding delays due to financial inability), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

**MANSFIELD ECONOMIC
DEVELOPMENT CORPORATION**

By: 
President
Date: 7-1-14

ATTEST:



APPROVED AS TO FORM AND LEGALITY:


City Attorney

**SJJH Mansfield, L.L.C., a Texas
limited liability company**

By: Lake Athens, LLC, a Texas limited liability company, its Managing Member

By:
Name: 

Title: Assn Treasurer

Date: 7/3/14

EXHIBIT A

Description of the Property

Tract 1

BEING 7.637 acres (332,672 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 7.637 acres (332,672 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P. (hereinafter referred to as Weatherford Holland tract), as recorded in Instrument No. D204209786, Deed Records, Tarrant County, Texas (D.R.T.C.T.), as corrected in Instrument No. D205226411, D.R.T.C.T., and being a portion of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P., as recorded in Instrument No. D204209784, D.R.T.C.T., and being a portion of that certain tract of land described in a Warranty Deed to James A. Weatherford, as recorded in Instrument No. D204209782, D.R.T.C.T., as corrected in Instrument No. D205226414, D.R.T.C.T., and being a portion of that certain tract of land described in a Warranty Deed to Morreta Ann Holland Weatherford (hereinafter referred to as Weatherford tract), as recorded in Volume 10219, Page 2341, D.R.T.C.T.; said 7.637 acres (332,672 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northerly corner of that certain tract of land described as Lot 1, Block 1, Weatherford Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10775, Plat Records, Tarrant County, Texas, same being the common line between the remaining portion of said Weatherford Holland tract and the existing Southeasterly right-of-way line of Debbie Lane (variable width right-of-way), as recorded in Instrument No. D202236726, D.R.T.C.T.;

THENCE North 59 degrees 17 minutes 13 seconds East with the common line between the remaining portion of said Weatherford Holland tract and the existing Southeasterly right-of-way line of said Debbie Lane, a distance of 378.83 feet to an X-cut set in concrete pavement;

THENCE crossing said Weatherford Holland tract for the following 6 courses:

1. South 30 degrees 42 minutes 47 seconds East, departing the existing Southeasterly right-of-way line of said Debbie Lane, a distance of 40.40 feet to an X-cut set in concrete pavement;
2. South 60 degrees 42 minutes 47 seconds East, a distance of 4.00 feet to an X-cut set in concrete pavement;

3. South 30 degrees 42 minutes 47 seconds East, a distance of 54.12 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the left, whose long chord bears South 41 degrees 37 minutes 42 seconds East, a distance of 63.62 feet;
4. Southeasterly with said curve to the left having a radius of 168.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, for an arc distance of 64.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
5. South 52 degrees 32 minutes 37 seconds East, a distance of 119.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set to the beginning of a curve to the right, whose long chord bears South 41 degrees 37 minutes 42 seconds East, a distance of 49.99 feet;
6. Southeasterly with said curve to the right having a radius of 132.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, passing the common line between said Weatherford Holland tract and the Weatherford tract at an arc distance of 7.60 feet and continue with said curve to the right for a total arc distance of 50.29 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE crossing said Weatherford tract for the following 5 courses:

1. South 30 degrees 42 minutes 47 seconds East, a distance of 220.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears South 14 degrees 17 minutes 13 seconds West, a distance of 186.68 feet;
2. Southerly with said curve to the right having a radius of 132.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 207.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. South 59 degrees 17 minutes 13 seconds West, a distance of 351.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
4. North 30 degrees 42 minutes 47 seconds West, a distance of 282.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
5. South 59 degrees 17 minutes 13 seconds West, a distance of 218.64 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument No. D199035014, D.R.T.C.T.;

THENCE with the common line between the existing Northeasterly right-of-way line of said Matlock Road and the remaining portion of said Weatherford tract for the following 3 courses:

1. North 30 degrees 08 minutes 57 seconds West, a distance of 50.31 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right whose long chord bears North 23 degrees 18 minutes 24 seconds West, a distance of 47.26 feet;

2. Northwesterly with said curve to the right, having a radius of 198.33 feet, through a central angle of 13 degrees 41 minutes 06 seconds, for an arc distance of 47.37 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the left whose long chord bears North 23 degrees 18 minutes 24 seconds West, a distance of 53.45 feet;

3. Northwesterly with said curve to the left, having a radius of 224.33 feet, through a central angle of 13 degrees 41 minutes 06 seconds, passing the common line between said Weatherford tract and the Weatherford Holland tract at an arc distance of 17.35 feet and continue with said curve to the left for a total arc distance of 53.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 30 degrees 08 minutes 57 seconds West with the common line between the existing Northeasterly right-of-way line of said Matlock Road and the remaining portion of said Weatherford Holland tract, a distance of 7.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly corner of the aforesaid Lot 1;

THENCE North 59 degrees 17 minutes 13 seconds East with the common line between said Lot 1 and the remaining portion of said Weatherford Holland tract, a distance of 239.58 feet to a one-half inch iron rod found for the Easterly corner of said Lot 1;

THENCE North 30 degrees 08 minutes 57 seconds West continue with the common line between said Lot 1 and the remaining portion of said Weatherford Holland tract, a distance of 232.64 feet to the PLACE OF BEGINNING, and containing a calculated area of 7.637 acres (332,672 square feet) of land.

Tract 2

BEING 1.375 acres (59,889 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 1.375 acres (59,889 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, LP (hereinafter referred to as Weatherford Holland tract), as recorded in the following Instrument No.s D204209784, D204209785, and D204209786, Deed Records, Tarrant County, Texas (D.R.T.C.T.), now known as DEBLOCK, LTD. as recorded in Instrument No. D214077438, D.R.T.C.T. and being a portion of that certain tract of land described in a Warranty Deed to Morreta Ann Holland Weatherford (hereinafter referred to as Weatherford tract), as recorded in Volume 10219, Page 2338, D.R.T.C.T.; 1.375 acres (59,889 square feet) being more particularly described, by metes and bounds, as follows:

COMMENCING at the Southerly corner of that certain tract of land described as Lot 1, Block 1, Weatherford Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10775, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same being the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument No. D199035014, D.R.T.C.T., same also being the Westerly Northwest corner of the remainder of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, as recorded in Instrument No. D204209786, D.R.T.C.T., as corrected in Instrument No. D205226411, D.R.T.C.T., and being a portion of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P., as recorded in Instrument No. D204209784, D.R.T.C.T., and being a portion of that certain tract of land described in a Warranty Deed to James A. Weatherford (hereinafter referred to collectively as Weatherford tract), as recorded in Instrument No. D204209782, D.R.T.C.T., as corrected in Instrument No. D205226414, D.R.T.C.T.;

THENCE South 30 degrees 08 minutes 57 seconds East with the common line between the remainder of said Weatherford tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 7.48 feet to the beginning of a curve to the right, whose long chord bears South 23 degrees 18 minutes 24 seconds East, a distance of 53.45 feet;

THENCE Southeasterly with the common line between the remainder of said Weatherford tract and the existing Northeasterly right-of-way line of said Matlock Road and with said curve to the right having a radius of 224.33 feet, through a central angle of 13 degrees 41 minutes 06 seconds, passing the common line between said Weatherford tract and said Holland Weatherford tract at an arc distance of 36.24 feet, continuing with said curve to the right for a total arc distance of 53.58 feet to the beginning of a curve to the left, whose long chord bears South 23 degrees 18 minutes 24 seconds East, a distance of 47.26 feet;

THENCE Southeasterly with the common line between the remainder of said Holland Weatherford tract and the existing Northeasterly right-of-way line of said Matlock Road and with said curve to the left having a radius of 198.33 feet, through a central angle of 13 degrees 41 minutes 06 seconds, for an arc distance of 47.37 feet;

THENCE South 30 degrees 08 minutes 57 seconds East continue with the common line between the remainder of said Holland Weatherford tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 250.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the PLACE OF BEGINNING, same being the beginning of a curve to the right, whose long chord bears North 26 degrees 20 minutes 06 seconds West, a distance of 75.17 feet;

THENCE crossing said Holland Weatherford tract for the following 8 courses:

1. Northeasterly with said curve to the right having a radius of 565.00 feet, through a central angle of 7 degrees 37 minutes 41 seconds, for an arc distance of 75.22 feet to the beginning of a curve to the left, whose long chord bears North 26 degrees 20 minutes 06 seconds West, a distance of 75.17 feet;
2. Northeasterly with said curve to the left having a radius of 565.00 feet, through a central angle of 7 degrees 37 minutes 41 seconds, for an arc distance of 75.22 feet;
3. North 30 degrees 08 minutes 57 seconds West, a distance of 50.00 feet;
4. North 59 degrees 17 minutes 13 seconds East, a distance of 208.64 feet;
5. South 30 degrees 42 minutes 47 seconds East, a distance of 282.15 feet;
6. South 59 degrees 17 minutes 13 seconds West, a distance of 133.96 feet;
7. South 82 degrees 48 minutes 58 seconds West, a distance of 32.56 feet;
8. South 59 degrees 17 minutes 11 seconds West, a distance of 57.48 feet to the existing Northeasterly right-of-way line of the aforesaid Matlock Road;

THENCE North 30 degrees 08 minutes 57 seconds West with the common line between the remainder of said Holland Weatherford tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 69.30 feet to the PLACE OF BEGINNING, and containing a calculated area of 1.375 acres (15,889 square feet) of land.