

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE  
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND LONEJACK LLC.**

**Exhibit A-1**

**AMENDMENT**

May 20, 2013

**WHEREAS**, the Corporation has previously entered into an agreement with Lonejack LLC, in reference to a certain 8.81 acre parcel of real estate located within the corporate limits of the City of Mansfield, Texas for the purpose of encouraging economic development and improved employment opportunities. The parties hereby incorporate all terms and conditions previously agreed to, as amended herein as if recited verbatim, and

**WHEREAS**, Lonejack LLC, has met or exceeded all of its obligations under the original agreement and amendments and desires to move forward with its expansion plans but has encountered additional expense in doing so required by the fire code that would necessitate Lonejack LLC to make improvements on property belonging to the Corporation before being allowed to expand its operations, and

**WHEREAS**, the Corporation has found that assisting Lonejack LLC in accelerating their expansion plans will create jobs, as defined by the Development Corporation Act, sooner and that the expenditure of the Corporation to assist in the expansion of the Lonejack LLC corporate headquarters and warehouse facility as set forth in this agreement and amendments, is suitable or required for the development of a business expansion and retention project, and falls within the definition of a "Project" as defined in Section 501.002 of Subtitle C1 of the Local Government Code and that by facilitating said expansion, will bring such benefits to the City through increased job creation and tax values;

**NOW THEREFORE**, inconsideration 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 to amend the original agreement as follows:

**1. Covenants of Lonejack LLC**

Lonejack will expand its current operations site by a minimum of 32,500 square feet of additional warehouse space by May 15, 2014, and add 2 full time or the equivalent in part-time positions.

**2. Covenants of Corporation**

Corporation agrees to reimburse Lonejack LLC one-half of the cost of construction of the fire lane between the Corporations lot and that owned by Lonejack LLC in an amount not to exceed \$12,600.00.

The reimbursable amount to be paid by Corporation shall be paid within thirty days upon receipt of satisfactory documentation by Corporation staff of the actual cost of the fire lane, warehouse expansion completion of at least 32,500 square feet and receipt of a certificate of occupancy issued by the City of Mansfield on or before May 15, 2014 and demonstrate that they have met the employment requirements as stated.

**MANSFIELD ECONOMIC  
DEVELOPMENT CORPORATION**

By: \_\_\_\_\_  
President

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Board Secretary

Date: \_\_\_\_\_

By: \_\_\_\_\_  
James Sellers, Manager,  
Lonejack, LLC

Date: \_\_\_\_\_

APPROVED AS TO FORM:

Date: \_\_\_\_\_

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