

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN  
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND  
SENTRY LAND, L.P.**

This Economic Development Agreement ("Agreement") is made and entered into by and between SENTRY LAND, L.P., a Texas limited partnership ("Sentry Land") 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. Sentry Land is the record owner of a certain tract of land located at 101 Sentry Drive within the corporate limits of the City of Mansfield ("City") (hereafter referred to as the "Property") and intends to make certain improvements to the Property as more particularly set forth in this Agreement.

2. The Corporation has determined and found that requested grant will be used to fund a "project" as defined in Section 501.103 of the Texas Local Government Code, and that the expenditure of the Corporation is suitable or required for the development of a new or expanding business enterprise and will be limited to certain infrastructure improvements ("Improvements") necessary to promote or develop such enterprise.

3. The Corporation, which has determined that substantial economic benefit and the creation of new opportunities of employment will accrue to the City as a result of Sentry Land's development and operation of the Property, desires to have Sentry Land construct the Improvements on the Property. This project will increase the taxable value of the Property and will directly and indirectly result in the creation of additional jobs throughout the City. As a consequence, the value of the benefits of the Project (as defined herein) will substantially 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 of the Improvements which are necessary in order for Sentry Land to expand its facility in Mansfield and operate as hereinafter set forth, which will 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, Chapter 501 of the Texas Local Government Code.

2. **Definitions.**

CAPITAL INVESTMENT means the costs of improvements to the Facility, to include structures, infrastructure and other onsite improvements.

CITY means the City of Mansfield, Texas.

FACILITY means the property owned by Sentry Land at 101 Sentry Drive in Mansfield, Texas.

IMPROVEMENTS mean the improvements to be constructed on the Property by Sentry Land.

PROJECT means the reimbursement by the Corporation of up to \$264,000, to assist Sentry Land in providing fire lane paving and installing a 8" fire water hydrant and a DDC Vault at the Property.

3 **Term.**

This Agreement shall be effective as of the date of execution of all parties. This Agreement will continue to be in force and effective for a five year term commencing on the date that the Improvements are complete and approved by the City.

4. **Covenants of Sentry Land.**

a. In consideration of Corporation agreeing to reimburse Sentry Land monies in accordance with the terms and conditions of this Agreement, Sentry Land agrees to:

- (1) Make a Capital Investment in the Facility (including equipment) in an amount equal to a minimum of \$4,200,000 and receive a certificate of occupancy by December 31, 2016.
- (2) Make a Capital Investment of a minimum of \$1,500,000 for additional equipment installation in the Facility on or before December 31, 2018.
- (3) Create and retain primary jobs as defined in Section 501.002 of the Texas Local Government Code.
- (4) Render the Property to the Tarrant County Appraisal District and remain current on all property taxes for the term of this Agreement.

b. Should Sentry Land fail to comply with any term of this Agreement, Sentry Land shall have thirty (30) days after written notice from the Corporation to come into compliance. If the noncompliance is not cured within that period, or an agreement on a time frame to come into compliance is not reached with the Corporation, Sentry Land will forfeit its right to reimbursement by the Corporation.

In the event Sentry Land's uncured noncompliance occurs after the grant of funds is received, Sentry Land shall immediately upon demand repay the Corporation an amount equal to all payments made under Section 5 of this Agreement plus the greater of ten percent (10%) per annum or the maximum rate permitted by law from the date the payments were made until the date of full repayment.

c. Sentry Land 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 Sentry Land or its branch, division, or department is convicted of a violation under 8 U.S.C. Section 1324a (f), Sentry Land shall repay to the Corporation the full amount of all payments made under Section 5 of this Agreement, plus ten percent (10%) per annum from the date such payment was made until the date of full repayment. Repayment shall be paid within one hundred twenty (120) days after the date Sentry Land receives a notice of violation from the Corporation.

**5. Payments by Corporation.**

Corporation shall participate with Sentry Land in the cost of the Project not to exceed Two Hundred Sixty Four Thousand Dollars (\$264,000) to be reimbursed to Sentry Land to construct the targeted infrastructure as identified in Exhibit "A" upon satisfactory proof of the capital investment, within 30 days after the Facility receives a Certificate of Occupancy from the City and submission to the Corporation of satisfactory documentation evidencing the expenditures for the Capital Investment and the expenditures required by Section 4(a)(1) herein Corporation shall pay not to exceed \$264,000, provided Sentry Land is in compliance with Section 4 of the Agreement.

**6. Improvements.**

Sentry Land 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.

**7. Indemnification.**

SENTRY LAND 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. SENTRY LAND 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 BY SENTRY LAND OF ITS OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF SENTRY LAND, ITS OFFICERS, AGENTS OR EMPLOYEES.

8. **Access to Information.**

Sentry Land agrees to provide the Corporation access to information related to the construction of the Improvements and Project during regular business hours upon reasonable notice. The Corporation shall have the right to require Sentry Land 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.** Sentry Land and the Corporation shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

b. **Representations and Warranties.** Sentry Land represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. Sentry Land represents and warrants to the Corporation that it will not violate any federal, state or local laws in operating the business, 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. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

e. **Amendment.** This Agreement may only be amended, altered, or revoked by written instrument signed by Sentry Land and the Corporation.

f. **Successors and Assigns.** This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. Sentry Land may assign all or part of its rights and obligations hereunder only upon prior written approval of the Corporation, which approval shall not be unreasonably withheld or delayed, provided reasonably satisfactory guaranties are provided to insure compliance with all terms of this Agreement. Upon written approval by the Corporation of such assumption, assignment or transfer, Sentry Land shall thereafter be released from its obligations hereunder.

g. **Notice.** Any notice required or permitted to be delivered by this Agreement 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:

Sentry Land:                      Sentry Land, LP.  
                                            101 Sentry Drive  
                                            Mansfield, TX 76063  
                                            Attn: Mike Chase, President

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

With a copy to:                  City of Mansfield  
                                            Legal Services Department  
                                            1200 East Broad Street  
                                            Mansfield, Texas 76063

h. **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.

i. **Applicable Law/Venue.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas; venue for any legal action regarding this Agreement shall lie in Tarrant County, Texas.

j. **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.

k. **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.

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

m. **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 the other party (the "Complaining Party") to cure such default, the Complaining Party, by action or proceeding at law or in equity, may be awarded its actual but not consequential damages and/or specific performance for such default.

n. **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.

o. **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 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, provided that the foregoing shall not be applicable to any payment obligation of either party under this Agreement.

**MANSFIELD ECONOMIC  
DEVELOPMENT CORPORATION**

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

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

ATTEST:

\_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
City Attorney

**SENTRY LAND, L.P., a Texas limited partnership**

By: ROLL SOLUTIONS  
MANAGEMENT, L.L.C., its  
general partner

By: \_\_\_\_\_  
Mike Chase

Title: \_\_\_\_\_

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

**ACKNOWLEDGEMENT**

BEFORE ME, the undersigned authority, on this date personally appeared Mike Chase, who after being duly sworn stated that he is the \_\_\_\_\_ of Roll Solutions Management, LLC, the general partner of Sentry Land, LP, and that he signed the foregoing instrument on behalf of said entity as an act of Sentry Land, LP, for the purposes expressed therein.

\_\_\_\_\_  
Notary Public, in and for the State of Texas

My commission expires: \_\_\_\_\_

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

## EXHIBIT "A"



101 Sentry Drive  
Mansfield, TX 76063

January 15, 2015

Scott Welmaker  
Mansfield Economic Development Corporation  
301 South Main St  
Mansfield, TX 76063

Dear Scott:

As we have discussed, the city has provided us with preliminary suggestions on items that they would like for us to modify from our initial building plans. Below is a summary of our initial request, then followed by the modifications, which in turn is our adjusted request for support from the MEDC.

### October 24 Request:

- |                                       |           |
|---------------------------------------|-----------|
| • Fire Lane Paving                    | \$160,000 |
| • Paving at parking areas             | \$ 48,000 |
| • 6" Fire Water Hydrant and DDC Vault | \$ 48,000 |
| • Total                               | \$256,000 |

### Updated Request:

- |                                            |           |
|--------------------------------------------|-----------|
| • Fire lane paving (improved flow)         | \$187,000 |
| • Paving at parking areas (count increase) | \$ 63,000 |
| • 8" fire water, hydrant, and DDC vault    | \$ 77,000 |
| • Total                                    | \$327,000 |

So the adjusted amount from the initial request is an additional \$71,000. Again, we thank you in advance for your consideration in supporting our expansion. Please feel free to call us as needed.

Sincerely,

Mike Chase  
President