

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "**Lease**") is entered into by and between MRS HOLDINGS, INC., a Texas corporation ("**Landlord**") and PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, a Section 4B corporation incorporated under the Development Corporation Act of 1979 ("**Tenant**") effective as of March ____, 2013 (the "**Effective Date**").

W I T N E S S E T H

WHEREAS, Landlord desires to rent to Tenant and Tenant desires to rent from Landlord the Premises (described herein).

NOW THEREFORE, subject to the terms and conditions set forth herein, the parties hereby agree as follows:

Basic Terms

Landlord: MRS HOLDINGS, INC., a Texas corporation

Landlord's Address:

MRS HOLDINGS, INC.
Attn: President
P.O. Box 2895
Pflugerville, TX 78691

Tenant: PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, a Section 4B corporation incorporated under the Development Corporation Act of 1979

Tenant's Address:

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
Attn: Executive Director
203 West Main Street, Suite C
Pflugerville, Texas 78691

Premises: Approximately 2,000 square feet located in a building to be constructed by Landlord at and on the property known as 5.003 acres out of the property known as the Renewable Energy Park, Pflugerville, Travis County, Texas according to the plat records of Travis County, Texas more particularly described on Exhibit A, said 2,000 square feet as shown in the drawing attached hereto as Exhibit B.

Term (months): 60 months

Commencement Date: January 1, 2014

Termination Date: December 31, 2018 (subject to earlier termination as set forth herein)

Base Rent (monthly): \$3,500.00, payable on the first day of each month beginning on January 1, 2014 and continuing until and including on December 1, 2018.

Additional Rent (monthly): Amounts set forth pursuant to Paragraph A.5 below, payable on the first day of each month beginning on January 1, 2014 and continuing until and including on December 1, 2018, subject to earlier termination of this Lease as set forth herein.

Security Deposit: \$3,500.00, due upon execution of this Lease.

Permitted Use: For use in operating Lessee's community and economic development business only

Tenant's Insurance: As required by Insurance Addendum, which is incorporated herein for all intents and purposes.

Tenant's Rebuilding Obligations: If the Premises are damaged by fire or other elements, Tenant will be responsible for repairing or rebuilding the leasehold improvements to "white box" form.

Definitions

"**Agent**" means agents, contractors, employees, licensees, and, to the extent under the control of the principal, invitees.

"**Common Areas**" means all facilities and areas of the Building that are intended and designated by Landlord from time to time for the common, general, and nonexclusive use of all tenants of the Building, including parking lots. Landlord has the exclusive control over and right to manage the Common Areas.

"**Essential Services**" means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use.

"**Injury**" means (1) harm to or impairment or loss of property or its use, (2) harm to or death of a person, or (3) "personal and advertising injury" as defined in the form of liability insurance Tenant is required to maintain.

"**Lienholder**" means the holder of a deed of trust or other security instrument covering the Premises.

"**Rent**" means Base Rent plus any other amounts of money payable by Tenant to Landlord.

Clauses and Covenants

A. Tenant agrees to -

1. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

2. Accept the Premises as delivered in "white box" form to Tenant on the Commencement Date "AS IS". Tenant shall be solely responsible for the cost and construction of any improvements to the Premises. Tenant agrees that no improvements will be constructed in or on the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld. Tenant's construction of improvements shall not interfere with the use of any buildings, parking lots, or property attached or adjacent to or used in connection with the Premises. As used in this Lease, the term "white box" shall mean that the exterior of the building in which the Premises are contained is complete, but the interior of the Premises is generally unfinished.

3. Obey (a) all laws relating to Tenant's use, maintenance of the condition, and occupancy of the Premises and Tenant's use of any Common Areas in the Building; (b) any requirements imposed by utility companies serving or insurance companies covering the Premises or Building; and (c) any rules and regulations for the Building and Common Areas adopted by Landlord.

4. Pay monthly, in advance, on the first day of the month, the Base Rent to Landlord at Landlord's Address.

5. Pay monthly, in advance, on the first day of the month, the Additional Rent to Landlord at Landlord's Address. As used herein, the term "**Additional Rent**" shall mean: (i) all real property taxes, assessments, and governmental charges paid by Landlord with respect to the Premises; (ii) all utility services used by Tenant and provided by Landlord (other than with respect to amounts paid for electrical, water, and wastewater services used by Tenant in amounts not in excess of \$500.00 per month); and (iii) all other expenses borne by Landlord with respect to the Premises (other than those expenses and costs with respect to the Premises which Landlord is expressly required to bear pursuant to the terms of this Lease). The Additional Rent shall initially be an amount equal to \$0.00 per month, but such amount shall be subject to adjustment by Landlord by notice to Tenant. In the event that Landlord's costs with respect to the Additional Rent items for any period exceed the amount of Additional Rent paid by Tenant, Tenant shall pay to Landlord the deficiency within fifteen (15) days following notice to Tenant of the deficiency from Landlord. In the event that the amounts of Additional Rent paid by Tenant exceeds Tenant's share of the actual cost of such Additional Rent items, then the surplus shall be credited to the next payment due by Tenant, or Landlord, at Landlord's sole discretion, may refund the net surplus to Tenant.

6. Pay a late charge of five percent (5%) of any Rent (including both Base Rent and Additional Rent) not received by Landlord by the tenth day after it is due.

7. Obtain and timely pay for all utility services used by Tenant (other than electricity, water, and wastewater which shall be provided to Tenant by Landlord subject to the limitations set forth in Section A.5).

8. Timely pay directly to the applicable governmental agency all real and personal property taxes, assessments, and governmental charges with respect to the Premises.

9. Timely pay all insurance premiums related to the Premises.

10. Timely pay all maintenance costs, common area or otherwise, including but not limited to the cost of any landscape maintenance, parking lot maintenance, cleaning, and other similar maintenance costs related to the Premises.

11. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants.

12. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, reasonable wear excepted.

13. Keep the sidewalks, service ways, and loading areas adjacent to the Premises clean and unobstructed.

14. Submit in writing to Landlord any request for repairs, replacement, and maintenance that are the obligations of Landlord.

15. Intentionally Deleted.

16. Upon termination of the lease, vacate the Premises, leaving the same clean and in state of good maintenance and repair subject to normal wear and tear, and return all keys to the Premises.

17. Pay all costs caused by Tenant's introduction of materials, other than ordinary human waste, into the sanitary sewer system.

18. Install and maintain any dilution tanks, holding tanks, settling tanks, sewer sampling devices, sand traps, grease traps, or other devices required by law for the Permitted Use of the sanitary sewer system.

19. On request, execute an estoppel certificate that states the Commencement Date and Termination Date of the lease, identifies any amendments to the lease, describes any rights to extend the Term or purchase rights, lists defaults by Landlord, and provides any other information reasonably requested.

20. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND LIENHOLDER, AND THEIR RESPECTIVE AGENTS, HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE TENANT'S PREMISES. **THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD OR LANDLORD'S AGENTS BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD AND LIENHOLDER AND THEIR RESPECTIVE AGENTS.**

B. Tenant agrees not to -

1. Use the Premises for any purpose other than the Permitted Use.
2. Create a nuisance.
3. Interfere with any other tenant's normal business operations or Landlord's management of the Premises.
4. Permit any waste.
5. Use the Premises in any way that would increase insurance premiums or void insurance on the Premises.
6. Change Landlord's lock system.
7. Alter the Premises.
8. Allow a lien to be placed on the Premises.
9. Assign this lease or sublease any portion of the Premises.
10. Use the roof on the Premises.
11. Place any signs on the Premises without Landlord's written consent.

C. Landlord agrees to -

1. Deliver to Tenant, on or about the Commencement Date, the Premises, subject to reasonable delay in the construction of the building in which the Premises shall be located.

2. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

2. Obey all laws relating to Landlord's operation of the Building.

3. Repair, replace, and maintain the (a) roof, (b) foundation, (c) Common Areas, and (d) structural soundness of the exterior walls, excluding windows, window glass, plate glass, and doors.

4. Return the Security Deposit to Tenant, less itemized deductions, if any, on or before the sixtieth day after the date Tenant surrenders the Premises.

5 INDEMNIFY, DEFEND, AND HOLD TENANT HARMLESS FROM ANY INJURY AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS, OCCURRING IN ANY PORTION OF THE COMMON AREAS. **THE INDEMNITY CONTAINED IN THIS SECTION C.5: (a) IS INDEPENDENT OF LANDLORD'S INSURANCE; (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS; (c) WILL SURVIVE THE END OF THE TERM; AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF TENANT BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF TENANT.**

D. Landlord agrees not to -

1. Interfere with Tenant's possession of the Premises as long as Tenant is not in default.

2. Unreasonably withhold consent to a proposed assignment or sublease.

E. Landlord and Tenant agree to the following:

1. *Alterations.* Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

2. *Abatement.* Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

3. *Insurance.* Tenant will maintain the insurance coverages described in the attached Insurance Addendum.

4. *Release of Claims/Subrogation.* LANDLORD AND TENANT RELEASE EACH OTHER AND LIENHOLDER, AND THEIR RESPECTIVE AGENTS, FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE PREMISES OR BUILDING, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE BUILDING, AND LOSS OF BUSINESS OR REVENUES THAT ARE COVERED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN COVERED BY THE REQUIRED INSURANCE IF THE PARTY FAILS TO MAINTAIN THE PROPERTY COVERAGES REQUIRED BY THIS LEASE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. LANDLORD AND TENANT WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE.

THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. **THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY OR ITS AGENTS BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY OR ITS AGENTS.**

5. *Casualty/Total or Partial Destruction*

a. If the Premises are damaged by casualty and can be restored within ninety days, Landlord will, at its expense, restore the roof, foundation, Common Areas, and structural soundness of the exterior walls of the Premises and any leasehold improvements within the Premises that are not within Tenant's Rebuilding Obligations to substantially the same condition that existed before the casualty and Tenant will, at its expense, be responsible for replacing any of its damaged furniture, fixtures, and personal property and performing Tenant's Rebuilding Obligations. If Landlord fails to complete the portion of the restoration for which Landlord is responsible within ninety days from the date of written notification by Tenant to Landlord of the casualty, Tenant may terminate this lease by written notice delivered to Landlord before Landlord completes Landlord's restoration obligations.

b. If Landlord cannot complete the portion of the restoration for which Landlord is responsible within ninety days, Landlord has an option to restore the Premises. If Landlord chooses not to restore, this lease will terminate. If Landlord chooses to restore, Landlord will notify Tenant in writing of the estimated time to restore and give Tenant an option to terminate this lease by notifying Landlord in writing within ten days from receipt of Landlord's estimate. If Tenant does not notify Landlord timely of Tenant's election to terminate this lease, the lease will continue and Landlord will restore the Premises as provided in a. above.

c. To the extent the Premises are untenantable after the casualty, the Rent will be adjusted as may be fair and reasonable.

6. *Condemnation/Substantial or Partial Taking*

a. If the Premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate.

b. If there is a condemnation or purchase in lieu of condemnation and this lease is not terminated, Landlord will, at Landlord's expense, restore the Premises, and the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.

c. Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation.

7. *Intentionally Deleted.*

8. *Default by Landlord/Events.* Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice and failing to provide Essential Services to Tenant within ten days after written notice.

9. *Default by Landlord/Tenant's Remedies.* Tenant's remedies for Landlord's default are to sue for damages and, if Landlord does not provide an Essential Service for thirty days after default, terminate this lease.

10. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten

days after written notice with any provision of this lease other than the defaults set forth in (a) and (b).

11. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the Rent directly by reason of the reletting, and Tenant agrees to reimburse Landlord for any expenditures made in order to relet; (b) enter the Premises and perform Tenant's obligations; and (c) terminate this lease by written notice and sue for damages. Landlord may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Tenant or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.

12. *Past Due Amounts.* Upon the occurrence during the Term of an event of Default by Tenant (pursuant to Section E.10), all of the Past Due Amounts shall immediately be due and payable by Tenant to Landlord. Upon the completion of the Term without the occurrence of any event of Default by Tenant (pursuant to Section E.10), the Past Due Amounts shall be deemed paid in full.

13. *Default/Waiver/Mitigation.* It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

14. *Security Deposit.* If Tenant defaults, Landlord may use the Security Deposit to pay arrears of Rent, to repair any damage or injury, or to pay any expense or liability incurred by Landlord as a result of the default.

15. *Holdover.* If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

16. *Use of Common Areas.* Tenant will have the nonexclusive right to use the Common Areas subject to any reasonable rules and regulations that Landlord may prescribe.

17. *Abandoned Property.* Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

18. *Advertisement of Premises.* During the last thirty days of the Term, Landlord may place a sign on the Premises advertising the Premises for rent or sale.

19. *Waiver of Property Tax Protest Rights.* Tenant waives all rights to protest the appraised value of the Premises or to appeal the same and all rights to receive notices of reappraisal as set forth in sections 41.413 and 42.015 of the Texas Tax Code.

20. *Asbestos.* Buildings or structures located on the Premises may contain asbestos-containing material or presumed asbestos-containing material as defined by OSHA regulations. Tenant has inspected the Premises and conducted such tests and inspections as Tenant deems necessary or desirable. Tenant will provide Landlord with copies of all such test results and inspections. Tenant will comply with all rules and regulations relating to asbestos in performing any maintenance, housekeeping, construction, renovation, or remodeling of the premises, and Tenant will bear all costs related to removal and disposal of asbestos from the Premises.

F. Landlord's Election.

Notwithstanding anything to the contrary, Landlord may terminate this Lease at any time by providing at least 180 days' notice of such termination to Tenant. In the event that Landlord provides such notice, the termination shall be effective on the date specified in such notice or on such other date as agreed upon in writing by Landlord and Tenant. Notwithstanding anything to the contrary, in the event that said termination occurs prior to the third anniversary of the commencement date, Landlord shall reimburse to Tenant a portion of Tenant's costs and expenses related to the construction of any Tenant improvements to the Premises in an amount equal to: (1) the aggregate costs and expenses related to the construction of any Tenant improvements to the Premises; multiplied by (2) a fraction, (a) the numerator of which is the number of days to elapse starting on the date of termination and ending on the third anniversary of the Commencement Date and (b) the denominator of which is 1,095.

G. Miscellaneous.

1. Intentionally Deleted.
2. *Choice of Law.* This Lease and the rights of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Texas including all matters of construction, validity, performance, and enforcement and without giving effect to the principles of conflict of laws.
3. *Venue.* Exclusive venue is in the county in which the Premises are located.
4. *Entire Agreement.* This lease, its exhibits, addenda, and riders are the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. Each exhibit, addenda, and rider to this Lease are incorporated herein for all intents and purposes. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Landlord to Tenant or Guarantors, and Tenant and Guarantors are not relying on any statements or representations of any agent of Landlord, that are not in this lease and any exhibits, addenda, and riders.
5. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Landlord and Tenant.
6. Intentionally Deleted.
7. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

[[SIGNATURE PAGE FOLLOWS]]

Landlord:

MRS HOLDINGS, INC.,
a Texas corporation

By: _____
John Garrett, President

Tenant:

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

By: _____
Name: Omar Pena
Title: President

Addenda:

Insurance Addendum

Exhibits:

Exhibit A – Property Description
Exhibit B – Drawing of Premises

Insurance Addendum to Lease

Lease

Date: March ____, 2013

Landlord: MRS HOLDINGS, INC., a Texas corporation

Tenant: PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, a Section 4B corporation incorporated under the Development Corporation Act of 1979

This insurance addendum is part of the lease.

Tenant agrees to -

1. Maintain the property and liability insurance policies required below and such other insurance coverages and/or higher policy limits as may be required by Lienholder during the Term and any period before or after the Term when Tenant is present on the Premises:

Type of Insurance or Endorsement	Minimum Policy or Endorsement Limit
<i>General Liability Insurance Policies Required of Tenant:</i>	
Commercial general liability (occurrence basis)	Per occurrence: \$1,000,000.00 General aggregate: \$2,000,000.00

Required Endorsement to Tenant's General Liability :

Additional insureds MRS HOLDINGS, INC., a Texas corporation

Property Insurance Policy Required of Tenant:

Business owner's policy Replacement cost of (a) all items included in the definition of Tenant's Rebuilding Obligations, and (b) all of Tenant's furniture, fixtures, equipment, and other business personal property located in the Premises.

Required Endorsements to Tenant's Causes of Loss - Business Owner's Policy:

Flood	Waived.
Earth movement	Waived.
Glass	Sufficient limits to cover plate glass
Signs	Sufficient limits to cover exterior signage

2. Comply with the following additional insurance requirements:

a. The commercial general liability (or business owner's property policy) must be endorsed to name Landlord and Lienholder as "additional insureds" and must not be

endorsed to exclude the sole negligence of Landlord or Lienholder from the definition of "insured contract."

b. Additional insured endorsements must not exclude coverage for the sole or contributory ordinary negligence of Landlord or Lienholder.

c. Property insurance policies must contain waivers of subrogation of claims against Landlord and Lienholder.

d. Certificates of insurance and copies of any additional insured and waiver of subrogation endorsements must be delivered by Tenant to Landlord before entering the Premises and thereafter at least ten days before the expiration of the policies.

3. Obtain the approval of Landlord and Lienholder with respect to the following: the forms of Tenant's insurance policies, endorsements and certificates, and other evidence of Tenant's Insurance; the amounts of any deductibles or self-insured retentions amounts under Tenant's Insurance; and the creditworthiness and ratings of the insurance companies issuing Tenant's Insurance.

**EXHIBIT A
PROPERTY DESCRIPTION**

Pflugerville Community Development Company
5.003 Acre Tract

TRAVIS COUNTY, TEXAS
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FN120912

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

OF A 5.003 ACRE TRACT OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NUMBER 162, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, FINAL PLAT RENEWABLE ENERGY PARK, AS RECORDED IN DOCUMENT NO. 201100199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northeast corner of aforementioned Lot 2, same corner being in the common south line of Pecan Street and the west line of State Highway No. 130;

THENCE, from said **POINT OF BEGINNING** and continuing along the aforementioned west line of State Highway No. 130, S13° 21' 29"E, a distance of 764.41 feet;

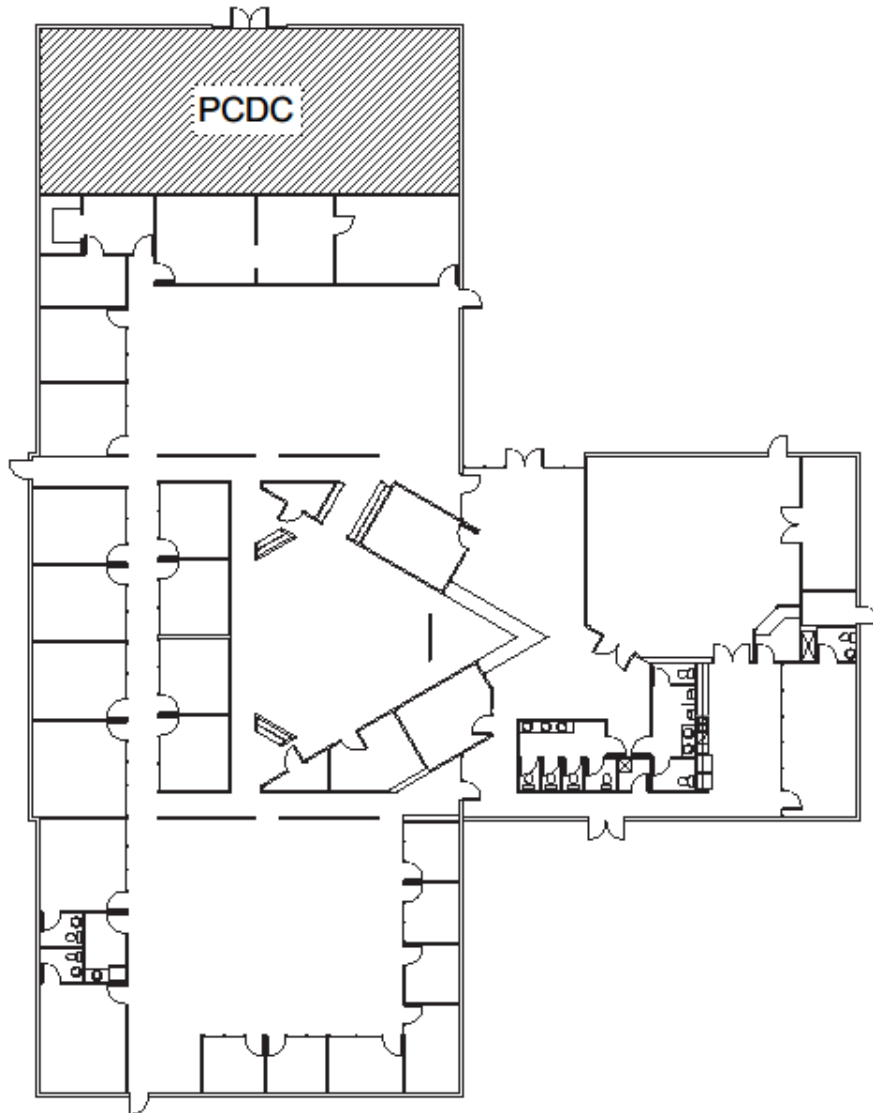
THENCE, departing the west line of said State Highway No. 130 and continuing through the interior of said Lot 2 the following five (5) courses and distances;

- 1) N62° 03' 42"W, a distance of 460.80 feet;
- 2) N27° 42' 18"W, a distance of 60.00 feet to the point of curvature of a curve to the left;
- 3) Along said curve to the left, having an interior angle of 149° 11' 04", a radius of 125.00 feet, an arc length of 325.60 feet, a tangent distance of 453.61 feet and a chord bearing and distance of N12° 17' 50"W, 241.04 feet to the point of curvature of a curve to the right;
- 4) Along said curve to the right, having an interior angle of 35° 17' 31", a radius of 270.00 feet, an arc length of 166.31 feet, a tangent distance of 85.89 feet and a chord bearing and distance of N07° 40' 02"E, 163.69 feet;
- 5) N25° 18' 47"E, a distance of 192.81 feet to a point on the south line of Pecan Street;

THENCE, continuing along the south line of said Pecan Street, S64° 40' 04"E, a distance of 227.51 feet to the **POINT OF BEGINNING**, and containing 5.003 acres of land, more or less, within these metes and bounds.

BEARING BASIS OF THE METES AND BOUNDS DESCRIPTION HEREIN IS THE AFOREMENTIONED FINAL PLAT RENEWABLE ENERGY PARK SUBDIVISION.

**EXHIBIT B
DRAWING OF PREMISES**




RWW GROUP
PLANNING | LANDSCAPE ARCHITECTURE
ARCHITECTURE | CIVIL ENGINEERING
512.966.7988

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
LEASE SPACE