



**First Amendment to the Amended Water and Adventure Park Agreement:
Deal Points Summary:**

Typhoon Texas will:

- Release PCDC from the obligation to repay any portion of the \$4.5 million invested into the park by Typhoon Texas, and marketing grants of \$25,000 annually through 2021
- Provide PCDC with a 2018 lease payment of \$650,000 and invest \$500,000 for approved capital improvements by May 1, 2019
- Develop a year-round restaurant concept planned to open in 2020

PCDC will:

- Fund improvements to the park entrance at FM 685 and Town Center Drive, providing enhanced traffic and pedestrian access for a year-round restaurant.
- Typhoon Texas may leverage the property as collateral to secure a loan to fund a new attraction. The loan would be the sole responsibility of Typhoon Texas, and the company must present concepts and financing details to the PCDC Board of Directors for final approval.