Exhibit A

ECONOMIC DEVELOPMENT PROGRAM AGREEMENT
(Chapter 380 Agreement)
Amendment #1

This Amendment #1 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT ("Agreement") is entered into by and between the CITY OF KELLER, TEXAS (the "City"), a home rule municipal corporation organized under the laws of the State of Texas, and ME DEVELOPMENT LLC (the "Grantee"). The City and Grantee are collectively referred to as the "Parties".

RECITALS

The City and Grantee hereby agree that the following statements are true and correct and constitute the basis upon which the City and Grantee have entered into this Agreement:

WHEREAS, on January 18, 2022, the City approved Resolution No. 4471 (Resolution) establishing an Economic Development Program pursuant to Section 380.001 of the Texas Local Government Code (Section 380.001) and authorizing this Agreement as part of the Economic Development Program established by City Council Resolution (Program); and

WHEREAS, on May 7, 2024 the City and Grantee entered into a Chapter 380 ECONOMIC DEVELOPMENT INCENTIVE PROGRAM AGREEMENT as approved by City Council Resolution No. 4787; and

WHERAS, the CITY desires to extend the deadline by which the GRANTEE must obtain a building permit for the facility to July 1, 2025, to coincide with the new Due Diligence Period; and

WHEREAS, the City Council of the City (City Council) find and determines that this Agreement Amendment #1 will effectuate the purposes set forth in the Program, and that Grantee's performance of its obligations herein will promote local economic development and stimulate Grantee and commercial activity in the City; and

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

Amend the following sections of the Chapter 380 Economic Development Agreement:

Section 4.1 – Change the date by which the GRANTEE must obtain a building permit from within one year of the Effective Date to July 1, 2025.

All other terms and conditions of the Agreement not hereby amended shall remain in full force and effect.

The City and Grantee hereby agree that the recitals set forth above are incorporated herein and are true and correct and form the basis upon which the Parties have entered into this Amendment #2 of the Agreement.

EXECUTED and effective as of the date of the last authorized signature below:

The City of Keller, Texas

By: _____
Aaron Rector,
City Manager

Date: _____

GRANTEE: ME Development, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Attest:

_____
City Secretary

APPROVED AS TO FORM AND LEGALITY:

By: _____
L. Stanton Lowry
City Attorney