

**EXHIBIT A**  
**TIF Subsidy**

| <b>TIF Eligible Expenditure Categories</b>        | <b>Amount</b>      |
|---|--------------------|
| Demolition and/or Environmental Remediation       | \$400,000          |
| Public Infrastructure Improvements and Open Space | \$1,600,000        |
| TIF Grant   | \$3,124,811        |
| <b>TOTAL TIF SUBSIDY - amount not to exceed</b>   | <b>\$5,124,811</b> |

Up to \$5,124,811 sourced from the Fort Worth Avenue TIF District as reimbursement for TIF-eligible costs subject to available TIF District increment as follows: (1) Demolition and/or Environmental Remediation costs from the Development/Redevelopment Project budget category, (2) Public Infrastructure Improvements and Open Space (NOTE: (1) and (2) may be shifted between the TIF District budget categories), and (3) a Fort Worth Avenue TIF District Grant ("TIF Grant") in an amount not to exceed \$3,124,811.

The TIF Subsidy to the Project could be less if final (actual documented) TIF-eligible costs are less or adequate tax increment does not accrue to the TIF District fund. Eligible Public Infrastructure Improvement costs and Open Space costs include design and construction of streetscape, pedestrian paths, streetscape related stormwater improvements, and publicly accessible open space improvements and exclude the general grading and construction of the parking lot. Professional fees related to demolition, eligible public infrastructure improvements and/or open space paid to a third-party are eligible for TIF Subsidy payment.

Allocation of the TIF Subsidy will be based on actual expenditures for the Project plus a TIF Grant in an amount not to exceed \$3,124,811. No interest shall accrue on any portion of the TIF Subsidy.