

TABLE OF CONTENTS

DEVELOPMENT AGREEMENT WITH THE CITY OF SAN ANTONIO, TEXAS, MLK GARDEN HOMES LLC, and THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS

Background.....	1
I. Term.....	2
II. Definitions.....	2
III. Representations.....	3
IV. The Project.....	4
V. Duties and Obligations of Developer.....	5
VI. Duties and Obligations of City and Board.....	8
VII. Compensation to Developer.....	9
VIII. Insurance.....	9
IX. Workers Compensation Insurance Coverage.....	12
X. Default and Termination.....	14
XI. Indemnification.....	15
XII. Site Inspection and Right of Entry	16
XIII. Responsibilities of the Parties.....	16
XIV. Records.....	16
XV. Non-Waiver.....	17
XVI. Assignment.....	17
XVII. Notice.....	18
XVII. Conflict of Interest.....	19
XIX. Independent Contractors.....	19
XX. Taxes.....	19
XXI. Prevailing Wages.....	19
XXII. Changes and Amendments.....	20
XXIII. Severability.....	20
XXIV. Litigation Expenses.....	20
XXV. Legal Authority.....	21
XXVI. Venue and Governing Law.....	21
XXVII. Parties' Representations.....	21
XXVIII. Captions.....	21
XXIX. Licenses/Certifications.....	21
XXX. Nondiscrimination and Sectarian Activity.....	22
XXXI. Entire Agreement.....	22