

## **SECOND AMENDMENT TO MASTER LEASE AGREEMENT**

### HEMISFAIR DEVELOPMENT

THIS SECOND AMENDMENT TO MASTER LEASE AGREEMENT (this “**Second Amendment**”) is executed by and between HEMISFAIR PARK PUBLIC FACILITIES CORPORATION, a Texas non-profit public facilities corporation (“**Landlord**”), and HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION, a Texas non-profit local government corporation (“**Tenant**”) (Landlord and Tenant sometimes referred to herein each as a “**Party**” and collectively as the “**Parties**”) to be effective as of the later date on which this Second Amendment has been signed by each of the Parties.

### RECITALS

A. The Parties entered into that certain Master Lease Agreement Hemisfair Development dated effective December 11, 2014 (the “**Master Lease**”), where Landlord leased to Tenant 14.1504 acres of land described therein as the “**Premises**.” The Master Lease was previously amended by that certain First Amendment to Master Lease (“**First Amendment**”) executed on June 6, 2016, by the Parties, and by such First Amendment an additional tract of land of 0.0052 acre, more or less, was added to the Premises as Land Bank Tract 4A.

B. Pursuant to Ordinance 2017-02-\_\_-\_\_\_\_\_, passed and approved by the San Antonio City Council on February \_\_\_, 2017 (the “**Ordinance**”), City has conveyed to Landlord additional tracts of land to be utilized as Landlord Property for the purposes of the Master Lease, as follows:

- (1) A tract of 0.656 acre, more or less, as described by metes and bounds and identified herein as **Land Bank Tract 1A**; and
- (2) A tract of .0875 acre, more or less, as described by metes and bounds and identified herein as **Land Bank Tract 2A**.

C. Pursuant to the Ordinance, City has accepted a conveyance from Landlord of a tract of 0.060 acre, more or less, being a portion of Land Bank Tract 2 of the Landlord Property (the “**Reconveyance Tract**”).

D. The Parties have agreed to amend the Master Lease to incorporate therein such additional parcels as a part of the Premises and to exclude the Reconveyance Tract from Land Bank Tract 2 of the Premises.

E. Capitalized words or phrases not otherwise defined in this Second Amendment will have the same meaning ascribed to such words or phrases in the Master Lease, unless the context of the usage thereof in this Second Amendment clearly indicates otherwise.

**NOW, THEREFORE**, for the mutual benefits accruing hereunder to each of the undersigned Parties, they have agreed to amend the Master Lease as set forth in this Second Amendment.

ARTICLE 1  
AMENDMENTS TO MASTER LEASE

1.1 Premises. Recital D is amended in its entirety to hereafter read as follows:

“D. By the following instruments, City transferred and conveyed to Landlord 17.3216 acres of land, more or less, in Hemisfair, composed of eight (8) tracts described by metes and bounds on an instrument attached hereto for all purposes and marked for purposes of identification as Exhibit “A”:

- (1) Deed Without Warranty dated December 18, 2013, conveying Tract 1 of 1.484 acres, more or less, of record in Book 16485, Page 42, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 1***”);
- (2) Deed Without Warranty conveying Tract 1A of 0.656 acre, more or less, of record in Book \_\_\_\_\_, Page \_\_\_\_\_, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 1A***”);
- (2) Deed Without Warranty dated December 18, 2013, conveying Tract 2 of 3.360 acres, more or less, of record in Book 16485, Page 50, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 2***”), out of which is excluded from the definition of Premises hereunder that certain tract of land of 9,392 square feet, more or less, more particularly described on Exhibit “A-1” attached hereto and that certain tract of land of 2,595 square feet, more or less, more particularly described on Exhibit “A-2” attached hereto;
- (3) Deed Without Warranty dated December 18, 2013, conveying Tract 3 of 1.349 acres, more or less, of record in Book 16485, Page 61, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 3***”);
- (4) Deed Without Warranty dated December 18, 2013, conveying Tract 4 of 1.128 acres, more or less, of record in Book 16485, Page 69, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 4***”);
- (5) Deed Without Warranty dated June 21, 2016, conveying Tract 4A of 0.0052 acre, more or less, of record in Book 17938, Page 200, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 4A***”);
- (6) Deed Without Warranty dated December 18, 2013, conveying Tract 5 of 4.671 acres, more or less, of record in Book 16485, Page 77, Official Public Records of Real Property of Bexar County, Texas (“***Land Bank Tract 5***”);

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- (7) Deed Without Warranty dated December 18, 2013, conveying Tract 6 of 2.362 acres, more or less, of record in Book 16485, Page 87, Official Public Records of Real Property of Bexar County, Texas (“**Land Bank Tract 6**”); and
- (8) Deed Without Warranty dated December 18, 2013, conveying Tract 7 of 0.012 acre, more or less, of record in Book 16485, Page 95, Official Public Records of Real Property of Bexar County, Texas (“**Land Bank Tract 7**”).”

1.2 Exhibit A. The description of the Premises set forth in Exhibit “A” to the Master Lease is replaced and superseded by Exhibit “A” to this Second Amendment.

1.3 Exhibit A-2. A new Exhibit “A-2” is appended to the Master Lease, being the Exhibit “A-2” attached to this Section Amendment.

1.4 Appendix 1. The definition of “**Land**” in Appendix 1, Section 23, is hereby amended in its entirety to hereafter read as follows:

- “23. **Land:** Land Bank Tracts 1, 1A, 2, 2A, 3, 4, 4A, 5, 6 and 7, more particularly described on Exhibit A, but specifically excluding from Land Bank Tract 2 those certain tracts of land of 9,392 square feet, more or less, more particularly described on attached Exhibit “A-1” and 2,595 square feet, more or less, more particularly described on attached Exhibit “A-2”.”

## ARTICLE 2 MISCELLANEOUS

2.1 Ratification of Master Lease. Landlord hereby leases to Tenant the Premises as described on Exhibit “A” to this Second Amendment (less and except the tracts of real property described on Exhibit “A-1” and Exhibit “A-2” to this Second Amendment) in accordance with terms and conditions set forth in the Master Lease. Except as expressly amended by this Second Amendment, all terms and provisions of the Master Lease remain in full force and effect as therein set forth. The Master Lease, as so amended, and all rights and powers created pursuant thereto, are in all respects ratified and confirmed. From and after the execution of this Second Amendment by all Parties, all references to the Master Lease shall be deemed to mean the Master Lease, as hereby amended, and the amendments to the Master Lease set forth in this Second Amendment will be deemed to be a part of the Master Lease as if originally set forth therein or attached thereto.

2.2 Validity and Authority. The execution and delivery of this Second Amendment by each undersigned Party has been duly and validly authorized, and no other proceeding on the part of any Party is necessary, as a matter of law or otherwise, to authorize this Second Amendment or to effect the amendments to the Master Lease set forth in this Second Amendment. This Second Amendment has been duly and validly executed and delivered by the Parties. The execution hereof by the Parties complies with all requirements for a valid and binding amendment of the Master Lease, as set forth in Section 16.6 of the Master Lease, and

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without limiting the generality of the foregoing, no Party has, prior to the date on which this Second Amendment has been executed by such Party, assigned to any person or entity, in whole or in part, its authority to amend or supplement the Master Lease.

2.3 Counterparts. This Second Amendment may be executed in counterparts, each of which, when executed and delivered, shall for all purposes be deemed an original. All of the counterparts, when taken together, shall constitute but one and the same Second Amendment.

Executed to be effective as of the later date on which this Second Amendment has been signed by each of the undersigned Parties.

**LANDLORD:**

HEMISFAIR PARK PUBLIC FACILITIES CORPORATION

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2017

**TENANT:**

HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2017

Exhibits to Second Amendment to Master Lease:

Exhibit "A": Premises

Exhibit "A-1": Description of tract of 9,392 square feet, more or less, excepted from Tract 2

Exhibit "A-2": Description of tract of 2,595 square feet, more or less, excepted from Tract 2

**EXHIBIT "A" TO SECOND AMENDMENT TO MASTER LEASE AGREEMENT**

**LANDBANK TRACT 1**

A 1.484 acre, or 64,648 square feet more or less, out of Lot 12, and that 1.674 acre Public Waterway, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.484 acre tract being further described by metes and bounds with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD83(1996) and combined scale factor 0.999830028895.

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the south right-of-way line of East Market Street, a 125-foot public right-of-way as established in said Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision, at the northwest corner of said Lot 12, being S 75°00'34" E, a distance of 29.79 feet from the intersection of the south right-of-way line of Market Street and the east right-of-way line of South Alamo Street, said point of commencing at North 13,701,555.12 and East 2,131,743.29 of said coordinate system;

THENCE: S 75°00'34" E, with the south line of East Market Street, a distance of 165.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING and northwest corner of the herein described tracts at an angle point of an 8.926 acre tract surveyed concurrently and at North 13,701,512.25, East 2,131,903.40 of said coordinate system;

THENCE: S 75°00'34" E, continuing with the south line of market Street, a distance of 481.22 feet to an iron rod with cap marked "Pape-Dawson", an angle point of said 8.926 acre tract;

THENCE: Departing said right-of-way and with the north line of said 8.926 acre tract the following bearings and distances:

S 15°01'04" W, a distance of 86.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 111.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'04" W, a distance of 69.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 297.97 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 33°54'50" W, a distance of 94.71 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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N 14°59'26" E, a distance of 92.75 feet to the POINT OF BEGINNING, and containing 1.484 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 1A  
MARKET STREET - EAST

A 0.656 acre, or 28,586 square feet more or less, tract of land out of Market Street, being a 59.4-foot strip out that 125-foot right-of-way dedicated for Market Street in the Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, and being now adjacent to a north line of Lot 14, Block 3, New City Block 13814 of the H B Gonzalez Convention Center subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas in the City of San Antonio, Bexar County, Texas. Said 0.656 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a brass nail with washer stamped "Pape-Dawson" set for the northeast corner of a 1.484 acre Tract 1 described in deed to the Hemisfair Park Public Facilities Corp. recorded in Volume 16485, Pages 42-49 of the Official Public Records of Real Property of Bexar County, Texas, on the north line of that 1.674 acre Public Waterway right-of-way dedicated in said Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision;

THENCE: N 75°00'34" W, with the north line of said 1.484 acre Tract 1, and continuing with the north line of said Lot 14 (by said plat a called bearing of N 75°00'32" W), a distance of 481.22 feet to a "+" in concrete set for the northwest corner of said 1.484 acre Tract 1 and a northeast corner of a 8.926 acre Tract 1 described in deed to Public Squares and Parkland recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, at the southeast corner of a 0.276 acre tract surveyed concurrently;

THENCE: N 14°59'26" E, departing the line of said Lot 14 and said 1.484 acre Tract 1 and said 8.926 acre Tract 1 with the east line of said 0.276 acre tract, over and across the East Market Street right-of-way, a distance of 59.40 feet to a set nail in concrete;

THENCE: S 75°00'34" E, continuing over and across said East Market Street right-of-way a distance of 481.25 feet to a set nail for the northeast corner of the herein described tract;

THENCE: S 15°01'04" W, continuing over and across said East Market Street, a distance of 59.40 feet to the POINT OF BEGINNING, and containing 0.656 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground under job number 9390-13 and a survey description and map prepared under job number 9066-14 by Pape-Dawson Engineers, Inc.

LAND BANK TRACT 2

A 3.360 acre, or 146,356 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deeds to the City of San Antonio comprised of a 15.813 acre tract recorded in Volume 5505, Pages 957-962, and an 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 3.360 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895;

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: With the east right-of-way line of South Alamo Street the following bearings and distances:

N 1°30'25" E, a distance of 147.52 (by plat 143.57 feet) to a set ½" iron rod with cap marked "Pape-Dawson";

N 1°20'54" E, a distance of 316.33 feet to a point in building at a point of curvature;

Northerly and northeasterly with a curve to the right, said curve having a radius of 753.00 feet, a central angle of 16°08'11", a chord bearing and distance of N 09°25'00" E, 211.37 feet, for an arc distance of 212.07 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

N 17°29'05" E, a distance of 108.23 to a set ½" iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract at North 13,700,890.10, East 2,131,530.74 of said coordinate system;

THENCE: N 17°29'05" E, continuing with said right-of-way a distance of 222.25 feet to set ½" iron rod with cap marked "Pape-Dawson";

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THENCE: S 74°58'56" E, a distance of 8.18 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said right-of-way and over and across said Lot 12 the following bearings and distances:

N 18°44'21" E, a distance of 30.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 18°44'21" E, a distance of 198.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 654.00 feet, a central angle of 09°55'51", a chord bearing and distance of N 13°46'26" E, 113.21 feet, for an arc length of 113.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 113.50 feet, a central angle of 04°32'01", a chord bearing and distance of N 06°32'30" E, 8.98 feet, for an arc length of 8.98 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner of an 8.926 acre tract surveyed concurrently;

THENCE: With the line of said 8.926 acre tract the following bearings and distances:

S 75°00'34" E, a distance of 115.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 33°54'50" E, a distance of 94.26 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 14°59'26" W, a distance of 349.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 75°00'34" E, a distance of 173.93 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 15°01'04" W, a distance of 164.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 74°58'56" W, a distance of 68.46 feet to a building corner

THENCE: With the east south and west face of said building the following bearings and distances:

S 21°03'05" W, a distance of 23.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";



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S 69°30'46" E, a distance of 8.49 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 21°03'05" E, a distance of 6.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 69°29'57" E, a distance of 17.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 19°55'18" W, a distance of 6.01 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 66°38'21" E, a distance of 1.24 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 24°15'55" E, a distance of 5.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

N 18°07'02" E, a distance of 1.53 feet to a building corner;

N 69°24'17" W, a distance of 3.20 feet to a building corner;

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N 20°35'43" E, a distance of 1.50 feet to a building corner;

N 70°09'12" W, a distance of 8.11 feet to a building corner;

S 20°35'43" W, a distance of 1.44 feet to a building corner;

N 69°02'26" W, a distance of 3.52 feet to a building corner;

N 20°39'08" E, a distance of 12.84 feet to a building corner;

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;

N 69°29'14" W, a distance of 1.85 feet to a building corner;

N 18°01'55" E, a distance of 2.03 feet to a building corner;

S 70°08'42" E, a distance of 1.90 feet to a building corner;

N 19°51'18" E, a distance of 7.94 feet to a building corner;

N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to a building corner;

THENCE: N 79°49'28" W, departing said building a distance of 31.77 feet to a building corner;

THENCE: S 47°30'40" W, with the southeast face of building a distance of 28.40 feet to a building corner;

THENCE: S 21°03'20" W, a distance of 62.30 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 38°46'53" E, a radius of 125.00 feet, a central angle of 17°51'54", a chord bearing and distance of N 42°17'09" W, 38.82 feet, for an arc length of 38.98 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 33°21'12" W, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

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- THENCE: Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 62°51'41", a chord bearing and distance of N 64°47'03" W, 130.37 feet, for an arc length of 137.14 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: Along a reverse curve to the right, said curve having a radius of 75.00 feet, a central angle of 15°59'41", a chord bearing and distance of N 88°13'03" W, 20.87 feet, for an arc length of 20.94 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: N 80°13'12" W, a distance of 11.67 feet to the POINT OF BEGINNING, and containing 3.360 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 2A

A 0.0875 acre, or 3,812 square feet more or less, tract of land being that 0.0875 acre right-of-way as dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.0875 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a brass monument at the west corner of said 0.0875 acre tract on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way;

- THENCE: N 17°29'07" E, with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, a distance of 259.15 feet to a found brass monument, for a point of curvature;
- THENCE: Continuing with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, along a curve to the left having a radius of 863.00 feet a central angle of 7°49'15", a chord bearing and distance of N 13°34'30" E, 117.71 feet, for an arc length of 117.80 feet to a point of cusp and the north corner of said 0.0875 acres, an angle of Lot 14, Block 3 of said H B Gonzalez Convention Center Subdivision;
- THENCE: Departing said southeast right-of-way line of said South Alamo Street, with the northwest line of said Lot 14, the following bearings and distances:
- Along a non-tangent curve to the right, having a radius of 113.50 feet, a central angle of 20°50'10", a chord bearing and distance of S 01°35'37" E, 41.05 feet, for an arc length of 41.28 feet to a point of compound curvature;
- Along said compound curve to the right, said curve having a radius of 654.00 feet, a central angle of 9°55'51", a chord bearing and distance of S 13°47'23" W, 113.21 feet, for an arc length of 113.36 feet to a point;

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S 18°45'19" W, a distance of 224.53 feet to a point being the west corner of said Lot 14, and the south corner of said 0.0875 acre tract, for the south corner of the herein described tract;

THENCE: S 74°58'56" E, with the southwest line of said 0.0875 acre tract, a distance of 7.72 feet to the POINT OF BEGINNING, and containing 0.0875 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7645-50 by Pape-Dawson Engineers, Inc.

LAND BANK TRACT 3

A 1.349 acre, or 58,741 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.349 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: With the east right-of-way line of said South Alamo Street and the west line of said Lot 12, the west line of a 4.081 acre Park Tract 2, surveyed concurrently, the following bearings and distances:

N 01°30'25" E, a distance of 147.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the west line of said Lot 12 and the west line of said 4.081 acre tract;

N 01°20'54" E, a distance of 266.01 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of said 4.081 acre tract, for the POINT OF BEGINNING and the southwest corner of the herein described tract, said corner being at North 13,700,528.11 and East 2,131,462.47 of said coordinate system;

THENCE: Continuing with the east right-of-way line of South Alamo Street and the west line of said Lot 12, the following bearings and distances:

N 01°20'54" E, a distance of 50.31 feet to a point of curvature within a building;

Continuing through said building, along a tangent curve to the right, said curve having a radius of 753.00 feet, a central angle of 16°08'11", a chord bearing and distance of N 09°25'00" E, 211.37 feet, for an arc length of 212.07 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

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N 17°29'05" E, a distance of 57.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said South Alamo Street, over and across said Lot 12, the following bearings and distances;

S 80°13'12" E, a distance of 18.43 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 15°59'41", a chord bearing and distance of S 88°13'03" E, 34.78 feet, for an arc length of 34.90 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of compound curvature to the right;

Along said compound curve to the right, said curve having a radius of 75.00 feet, a central angle of 62°51'41", a chord bearing and distance of S 64°47'03" E, 78.22 feet, for an arc length of 82.29 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

S 33°21'12" E, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature;

Along a tangent curve to the left, said curve having a radius of 175.00 feet, a central angle of 11°51'10", a chord bearing and distance of S 39°16'47" E, 36.14 feet, for an arc length of 36.20 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a north corner of said 4.081 acre tract, for a point of non-tangency for the herein described tract;

THENCE: Continuing with the west line of said 4.081 acre tract and, over and across said Lot 12, the following bearings and distances:

Along a non-tangent curve to the left, said curve having a radial bearing of S 25°19'46" E, a radius of 25.00 feet, a central angle of 28°14'48", a chord bearing and distance of S 50°32'50" W, 12.20 feet, for an arc length of 12.32 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 140.00 feet, a central angle of 34°25'39", a chord bearing and distance of S 19°12'37" W, 82.86 feet, for an arc length of 84.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency on the east line of the herein described tract;

S 01°59'47" W, a distance of 101.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southeast corner of the herein described tract

THENCE: N 88°39'06" W, a distance of 202.79 feet to the POINT OF BEGINNING, and containing 1.349 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4

A 1.128 acre, or 49,143 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.128 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: N 57°23'51" E, departing the east right-of-way line of said South Alamo Street, over and across said Lot 12 and a 4.081 acre Park Tract 2, surveyed concurrently, a distance of 298.08 feet to the POINT OF BEGINNING being a reentrant corner of said 4.081 acre tract and the west corner of the herein described tract, said point of beginning at North 13,700,275.36 and East 2,131,703.40 of said coordinate system;

THENCE: Over and across said Lot 12 with the east line of said 4.081 acre tract, the following bearings and distances;

N 41°35'06" E, a distance of 173.84 feet to a set ½" iron rod with cap marked "Pape-Dawson" for point of curvature on the northwest line of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 49.50 feet, a central angle of 22°25'10", a chord bearing and distance of N 52°47'41" E, 19.25 feet, for an arc length of 19.37 feet to a set ½" iron rod with cap marked "Pape-Dawson", for a point of tangency on the northwest line of the herein described tract;

N 64°00'16" E, a distance of 54.87 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the northwest line of the herein described tract;

N 47°22'16" E, a distance of 48.34 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the north corner of the herein described tract;

THENCE: S 43°44'03" E, departing the east line of said 4.081 acre tract, continuing over and across said Lot 12, a distance of 156.42 feet to a set ½" iron rod with cap marked "Pape-Dawson" for east corner of the herein described tract;

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THENCE: S 44°23'47" W, continuing over and across said Lot 12, a distance of 279.47 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an east corner of said 4.081 acre tract, for the south corner of the herein described tract;

THENCE: N 48°17'42" W, continuing over and across said Lot 12, with the east line said 4.081 acre tract, a distance of 171.73 feet to the POINT OF BEGINNING, and containing 1.128 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4A

A 0.052 acre, or 2,257 square feet more or less, tract of land out of Lot 12, Block 3 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.052 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the N01ih American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found iron rod with yellow cap marked "Pape-Dawson " at the east corner of a 3.360 acre Tract 2 described in deed to Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60, of the Official Public Records of Real Property of Bexar County, Texas, having a Northing of 13,700,483.93 and an Easting of 2,131,930.00 of said coordinate system;

THENCE: S 43°44'03" E, departing the line of said 3.360 acre Tract 2, over and across said Lot 12, a distance of 142.77 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 00°36'07" W, continuing over and across said Lot 12, a distance of 18.59 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 44°23'47" W, continuing over and across said Lot 12 a distance of 2.01 feet to a found mag nail with washer marked "Pape Dawson" at the east corner of a 1.128 acre as described in Memorandum of Lease as Tract 4 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 43°44'03" W, with the line of said Tract 4, a distance of 156.42 feet to a found mag nail with washer marked "Pape Dawson" at the north corner of said Tract 4 on the southeast line of said Tract 2;

THENCE: N 47°22'16" E, with the line of said Tract 2, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.052 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 5

A 4.671 acre, or 203,473 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas, and a portion of Surplus Right-of-Way Tract 3 quitclaimed from the State of Texas to the City of San Antonio as shown on the Texas Department of Transportation Map of Interstate Highway 37 recorded in Volume 4198, Page 947 and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 4.671 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N 65°53'14" E, over and across said Lot 12, a distance of 844.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract, the southwest corner of an 8.926 acre tract surveyed concurrently, said point of beginning being at North 13,700.459.92, East 2,132,223.44 of said coordinate system;

THENCE: N 14°59'26" E, through a building a distance of 65.90 feet to the face of building and continuing a distance of 79.49 feet, for a total distance of 145.38 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: With the south line of Lot 14 of the proposed H B Gonzalez Subdivision the following bearings and distances:

S 73°57'08" E, a distance of 90.43 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°50'57" E, a distance of 208.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°20'55" W, a distance of 65.37 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 42.96 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°06'56" E, a distance of 32.51 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'25" E, a distance of 97.51 feet to a set ½" iron rod with cap marked "Pape-Dawson";



*EXECUTION COPY*

N 45°10'07" E, a distance of 26.13 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 162.75 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 29.66 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°57'23" E, a distance of 191.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'01" W, a distance of 13.11 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 118.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 47.69 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 36°36'47" E, a distance of 10.44 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 74°58'59" E, passing the east line of said Lot 12 and over and across the aforementioned Surplus Tract 3 and a portion of the old right-of-way of Indianola Street a distance of 218.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the current west right-of-way line of Interstate Highway 37;

THENCE: S 12°54'30" W, with the current west right-of-way line of Interstate Highway 37 a distance of 51.18 feet to a found ½" iron rod at a point of curvature;

THENCE: With the current west right-of-way line of Interstate Highway 37, and continuing with the east right-of-way line of Lot 12, and along a non-tangent curve to the left, said curve having a radial bearing of S 77°05'24" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of S 02°10'09" E, 182.11 feet, for an arc length of 184.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:

S 38°11'13" W, a distance of 63.17 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on curve;

Along a non-tangent curve to the left, said curve having a radial bearing of S 20°58'47" W, a radius of 225.00 feet, a central angle of 05°18'00", a chord bearing and distance of N 71°40'13" W, 20.81 feet, for an arc length of 20.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 429.57 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°40'47" E, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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Along a non-tangent curve to the left, said curve having a radial bearing of N 14°19'13" W, a radius of 80.00 feet, a central angle of 300°00'00", a chord bearing and distance of N 74°19'13" W, 80.00 feet, for an arc length of 418.88 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°40'47" W, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 101.08 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the right, said curve having a radius of 125.00 feet, a central angle of 57°27'54", a chord bearing and distance of N 45°35'16" W, 120.18 feet, for an arc length of 125.37 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

THENCE: Along a curve to the left,, said curve having a radius of 175.00 feet, a central angle of 27°17'17", a chord bearing and distance of N 30°29'58" W, 82.56 feet, for an arc length of 83.35 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 50°46'25" W, a distance of 10.04 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 45°33'28" W, a radius of 165.00 feet, a central angle of 31°04'17", a chord bearing and distance of N 59°58'40" W, 88.39 feet, for an arc length of 89.48 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

THENCE: N 75°30'49" W, a distance of 308.15 feet to the POINT OF BEGINNING and containing 4.671 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 6

A 2.362 acre, or 102,872 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 5.222 acre tract recorded in Volume 7101, Pages 565-569 of the Deed Records of Bexar County, Texas, and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 2.362 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

*EXECUTION COPY*

- THENCE: S 73°23'39" E, over and across said Lot 12, a distance of 1376.50 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,721.46, East 2,132,771.19 of said coordinate system;
- THENCE: N 44°43'40" E, at 235.97 feet passing along the southeast line of a 0.104 acre tract surveyed concurrently and continuing with said line for a total distance of 435.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: S 74°19'13" E, a distance of 231.86 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 48°15'24" W, a radius of 460.00 feet, a central angle of 02°52'02", a chord bearing and distance of S 43°10'37" W, 23.02 feet, for an arc length of 23.02 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency:
- THENCE: S 44°36'38" W, a distance of 351.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;
- THENCE: Along a tangent curve to the left, said curve having a radius of 290.00 feet, a central angle of 34°29'11", a chord bearing and distance of S 27°22'02" W, 171.93 feet, for an arc length of 174.55 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 37°38'01" E, a radius of 980.00 feet, a central angle of 06°25'23", a chord bearing and distance of N 49°09'17" W, 109.80 feet, for an arc length of 109.86 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency:
- THENCE: N 45°56'36" W, a distance of 145.80 feet to the POINT OF BEGINNING, and containing 2.362 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 7

A 0.012 acre, or 518 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, and in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.012 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

*EXECUTION COPY*

- THENCE: S 81°25'44" E, over and across said Lot 12, a distance of 2146.32 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,794.94, East 2,133,574.31 of said coordinate system on the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37;
- THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:  
N 40°03'08" W, a distance of 139.04 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;  
Along a tangent curve to the right, said curve having a radius of 409.74 feet, a central angle of 04°07'54", a chord bearing and distance of N 37°59'11" W, 29.54 feet, for an arc length of 29.55 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on said east line of Lot 12:
- THENCE: S 44°35'26" E, with the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37 a distance of 6.87 feet to a found ½" iron rod at a point of curvature;
- THENCE: Continuing with the east line of said Lot 12, the current west right-of-way line of Interstate Highway 37 along a tangent curve to the right, said curve having a radius of 908.16 feet, a central angle of 10°12'59", a chord bearing and distance of S 39°28'56" E, 161.72 feet, for an arc length of 161.94 feet the POINT OF BEGINNING, and containing 0.012 acres in the City of San Antonio, Bexar County, Texas.

**EXHIBIT "A-1" TO MASTER LEASE AGREEMENT**

**SAVE AND EXCEPT FROM LAND BANK TRACT 2:**

0.2156 acres (9392 sq. ft.) out of Lot 12, Block 3, N.C.B. 13814, Civic Center Project No. 5 Tex. R-83 Subdivision, as recorded in Volume 9518, Page 123 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set ½" iron pin for the most northern corner of this tract, said pin being (1) S 05°18'43"W, 29.79 feet, (2) S 11°33'09"W, 187.62 feet, and (3) S 17°47'34" W, 320.93 feet from the southeast corner of the Point of Intersection of East Market Street and South Alamo Street for the Point of Beginning;

THENCE: S 74°19'04" E, a distance of 80.90 feet along the retaining wall to a set ½" iron pin, said point being the easterly corner of this tract;

THENCE: S 21°35'39" W, a distance of 140.00 feet to a set "x" on bricks, said "x" for the southern corner of this tract;

THENCE: N 43°15'16" W, a distance of 58.36 feet to a set ½" iron pin for an angle point;

THENCE: S 47°48'33" W, a distance of 5.52 feet to a set ½" iron pin for an angle point;

THENCE: N 43°40'15" W, a distance of 19.86 feet to a set ½" iron pin for an angle point;

THENCE: N 17°41'57" E, a distance of 23.15 feet to a set ½" iron pin for an angle point;

THENCE: N 29°20'11" W, a distance of 7.20 feet to a set ½" iron pin for an angle point;

THENCE: N 17°50'08" E, a distance of 29.58 feet to a set 1/2" iron pin for an angle point;

THENCE: N 64°03'31" E, a distance of 7.22 feet to a set ½" iron pin for an angle point;

THENCE: N 17°30'01" E, a distance of 41.13 feet to the Point of Beginning containing 0.2156 acres (9392 sq. ft.)

**EXHIBIT "A-2" TO MASTER LEASE AGREEMENT**

**FURTHER SAVE AND EXCEPT FROM LAND BANK TRACT 2:**

A 0.060 acre, or 2,595 square feet more or less, tract of land out of that 3.360 acre Tract 2 as described as to the Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.060 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a brass nail marked "Pape Dawson" on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way, and the west corner of a 0.0875 acre right-of-way dedication of said H B Gonzalez Convention Center Subdivision and a west corner of said 3.360 acre tract;

THENCE: S 74°58'56" E, departing said southeast right-of-way line of said South Alamo Street, with the southeast line of said 0.0875 acre dedication, at a distance of 7.72 feet passing the south corner of said 0.0875 acre dedication, and continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 32.25 feet for a total distance of 39.97 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 13.37 feet to a brass nail marked "Pape Dawson", an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2 with a line of said Lot 14, passing at a distance of 166.18 feet a line of said 3.360 acre Tract 2 and a line of a 8.926 acre Tract 1 described in deed to the City of San Antonio recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, and continuing with the line of said Lot 14, over and across said 8.926 acre Tract 1 for a total distance of 191.11 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 8.926 acre Tract 1, with the line of said Lot 14, passing at a distance of 47.67 feet the line of said 3.360 acre Tract 2 and the line of said 8.926 acre Tract 1, and continuing over and across said 3.360 acre Tract 2 with the line of said Lot 14, for a total distance of 208.84 feet to a an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2, with the line of said Lot 14, a distance of 64.54 feet to a point;

THENCE: S 15°01'04" W, departing the line of said Lot 14, over and across said 3.360 acre Tract 2, a distance of 1.72 feet to a building corner being, both a reentrant corner of said 3.360 acre Tract 2 and a corner of said 8.926 acre Tract and the POINT OF BEGINNING of the herein described tract, at North 13,700,809.21 feet and East 2,131,824.96 feet of said coordinate system;

*EXECUTION COPY*

THENCE: S 68°56'55" E, departing the line of said 3.360 acre Tract 2 and 8.926 acre Tract 1, with the face of a building over and across said 3.360 acre Tract 2, a distance of 16.11 feet to a building corner and a corner of said 3.360 acre Tract 2 and said 8.926 acre Tract 1;

THENCE: With the lines of said 3.360 acre Tract 2 and said 8.926 acre Tract 1, and with the face of said building, the following bearings and distances:

S 21°03'05" W, a distance of 23.00 feet to a building corner;

S 69°30'46" E, a distance of 8.49 feet to a building corner;

N 21°03'05" E, a distance of 6.00 feet to a building corner;

S 69°29'57" E, a distance of 17.23 feet to a building corner;

S 19°55'18" W, a distance of 6.01 feet to a building corner;

S 66°38'21" E, a distance of 1.24 feet to a building corner;

S 24°15'55" E, a distance of 5.73 feet to a building corner;

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

N 18°07'02" E, a distance of 1.53 feet to a building corner;

N 69°24'17" W, a distance of 3.20 feet to a building corner;

N 20°35'43" E, a distance of 1.50 feet to a building corner;

N 70°09'12" W, a distance of 8.11 feet to a building corner;

S 20°35'43" W, a distance of 1.44 feet to a building corner;

N 69°02'26" W, a distance of 3.52 feet to a building corner;

N 20°39'08" E, a distance of 12.84 feet to a building corner;

*EXECUTION COPY*

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;

N 69°29'14" W, a distance of 1.85 feet to a building corner;

N 18°01'55" E, a distance of 2.03 feet to a building corner;

S 70°08'42" E, a distance of 1.90 feet to a building corner;

N 19°51'18" E, a distance of 7.94 feet to a building corner;

N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to the POINT OF BEGINNING, and containing 0.060 acres in the City of San Antonio, Bexar County, Texas.