

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE 1. DEFINITIONS.....	2
Section 1.1. Definitions.....	2
ARTICLE 2. GENERAL.....	19
Section 2.1. Term.....	19
Section 2.2. Relationship of this Agreement to Stadium Lease.....	19
Section 2.3. Relationship of this Agreement and Stadium Lease to Ground Lease	19
Section 2.4. Joint Powers Agreement	19
ARTICLE 3. PRECONDITIONS TO CLOSE OF ESCROW AND COMMENCEMENT OF STADIUM CONSTRUCTION.....	19
Section 3.1. Conditions Precedent to the Commencement of Construction and Close of Escrow	19
Section 3.2. Ground Lease	20
Section 3.3. Stadium Lease	21
Section 3.4. Team Sublease	21
Section 3.5. Non-Relocation Agreement	21
Section 3.6. Non-Disturbance And Attornment Agreements	21
Section 3.7. Public Safety Agreement	21
Section 3.8. Approval of Stadium Design	21
Section 3.9. Design-Build Agreement	21
Section 3.10. Construction Agency Agreement.....	21
Section 3.11. Approval of Final Development Budget.....	21
Section 3.12. Approval of Final Financing Plan.....	21
Section 3.13. Parking Plan	21

Section 3.14.	Entitlements	21
Section 3.15.	Construction Financing.....	22
Section 3.16.	Funding Agreement	22
Section 3.17.	Payment and Performance Bonds.....	22
Section 3.18.	Subdivision Map.....	22
Section 3.19.	Great America Theme Park	22
Section 3.20.	Stadium Authority Title Policy.....	22
Section 3.21.	Stadco Title Policy.....	22
Section 3.22.	Advance Documentation.....	22
Section 3.23.	Cost Overrun Commitment.....	22
Section 3.24.	Financing Plan Conditions.....	22
Section 3.25.	Training Facility Lease	22
Section 3.26.	Line of Credit Agreement	22
Section 3.27.	Insurance	22
Section 3.28.	CFD Reimbursement Agreement.....	23
Section 3.29.	No Default Stadco	23
Section 3.30.	No Default Stadium Authority.....	23
Section 3.31.	No Litigation Stadco	23
Section 3.32.	No Litigation City and Stadium Authority	23
Section 3.33.	Stadco Representations and Warranties.....	23
Section 3.34.	Stadium Authority Representations and Warranties.....	23
ARTICLE 4.	CONSTRUCTION OF MAKE-READY WORK.....	23
Section 4.1.	Make-Ready Work.....	23
Section 4.2.	Conditions to Commencement of Make-Ready Work.....	23

Section 4.3.	Competitive Bidding.....	25
Section 4.4.	Make-Ready Work Funding	25
Section 4.5.	Improvement Agreement and Security	25
Section 4.6.	Compliance with Approvals and Applicable Law	26
Section 4.7.	Acceptance of Make-Ready Work.....	26
Section 4.8.	Assignment of Work Product.....	26
ARTICLE 5. DESIGN AND ENTITLEMENTS		26
Section 5.1.	Cooperation.....	26
Section 5.2.	Design Development.....	26
Section 5.3.	Design Consistent with Scope of Development and Schematic Design Drawings.....	27
Section 5.4.	LEED Certification	27
Section 5.5.	Submittal and Review of Design Development Documents.....	27
Section 5.6.	Submittal and Review of GMP Set.....	27
Section 5.7.	Approval Process	28
Section 5.8.	Construction Oversight Working Group.....	28
Section 5.9.	Concessionaire	28
Section 5.10.	Preconstruction Services.....	28
Section 5.11.	Design-Build Contractor.....	29
Section 5.12.	Separate Construction Work	29
Section 5.13.	Construction Agency Agreement.....	30
Section 5.14.	Entitlements and Additional Permits and Approvals.....	30
Section 5.15.	Subdivision of the Stadium Site.....	30
Section 5.16.	Stadium Authority’s Purchase of Stadco’s Stadium Design Work Product	30

ARTICLE 6. DEVELOPMENT BUDGET AND FINANCING PLAN.....	31
Section 6.1. Budget and Financing Plan Overview	31
Section 6.2. Development Budget	31
Section 6.3. Financing Plan	32
Section 6.4. Funding Agreement	33
Section 6.5. Construction Cost Overrun	34
ARTICLE 7. STADIUM AUTHORITY FINANCING	34
Section 7.1. Stadium Authority Financing.....	34
Section 7.2. Conditions to Stadium Authority Financing.....	34
Section 7.3. No Right to Obligate Other Party	35
Section 7.4. Takeout Financing	35
ARTICLE 8. STADCO ADVANCES	35
Section 8.1. Prior Agreements	35
Section 8.2. Stadco Agency Advance.....	36
Section 8.3. Stadco CFD Advance.....	36
Section 8.4. Stadco Subordinated Loan Commitment.....	37
Section 8.5. Stadco’s Purchase Commitment	37
Section 8.6. Stadco’s Encumbrance of Stadium Lease.....	37
ARTICLE 9. NAMING RIGHTS AND SBLs.....	38
Section 9.1. Naming Rights	38
Section 9.2. Stadium Builders Licenses.....	38
ARTICLE 10. MELLO-ROOS FINANCING.....	39
Section 10.1. Creation of the CFD.....	39
Section 10.2. CFD Bonds.....	39

Section 10.3. TOT Credit.....	39
ARTICLE 11. LEASES	40
Section 11.1. Ground Lease	40
Section 11.2. Stadium Lease.....	40
Section 11.3. Team Sublease	40
Section 11.4. Training Facility Lease	40
ARTICLE 12. DISPOSITION OF STADIUM LEASE	40
Section 12.1. Opening Escrow.....	40
Section 12.2. Deposit of Documents.....	40
Section 12.3. Close of Escrow	41
Section 12.4. Closing Costs and Prorations.....	41
Section 12.5. Condition of Title to the Premises	42
Section 12.6. Title Insurance	42
Section 12.7. Condition of the Stadium Site.....	43
ARTICLE 13. CONSTRUCTION OF THE STADIUM.....	45
Section 13.1. Commencement and Completion of Construction.....	45
Section 13.2. Limitation of Liability.....	45
Section 13.3. Insurance	46
ARTICLE 14. CERTIFICATE OF COMPLETION	47
Section 14.1. Certificate of Completion	47
Section 14.2. Form and Effect of Certificate	48
Section 14.3. Failure to Issue	49
Section 14.4. Early Occupancy	49
ARTICLE 15. ACCOUNTING; AUDIT RIGHTS	49

Section 15.1. Accounting.....	49
Section 15.2. Audit Rights.....	49
ARTICLE 16. STADIUM MANAGEMENT AGREEMENT.....	50
Section 16.1. Stadium Management Agreement.....	50
Section 16.2. Line of Credit.....	50
ARTICLE 17. STADIUM PARKING.....	50
Section 17.1. Publicly-Owned Parking.....	50
Section 17.2. Parking Plan.....	50
ARTICLE 18. ASSIGNMENT AND TRANSFERS.....	51
Section 18.1. Definitions.....	51
Section 18.2. Any Purpose of Restrictions on Transfer.....	51
Section 18.3. Prohibited Transfers.....	51
Section 18.4. Permitted Transfers.....	51
Section 18.5. Permitted Transfers Conditions.....	52
Section 18.6. Effectuation of Transfers.....	52
ARTICLE 19. DEFAULT AND REMEDIES.....	52
Section 19.1. Application of Remedies.....	52
Section 19.2. Default of Stadium Authority.....	53
Section 19.3. Default of Stadco.....	54
Section 19.4. Rights and Remedies Cumulative.....	55
ARTICLE 20. GENERAL PROVISIONS.....	55
Section 20.1. Stadco Representations and Warranties.....	55
Section 20.2. Stadium Authority Representations and Warranties.....	57
Section 20.3. Stadco's Termination of Agreement.....	58

Section 20.4. Notices, Demands and Communications	58
Section 20.5. Stadium Authority Approval.....	60
Section 20.6. No Personal Liability	60
Section 20.7. Submittals and Approvals	60
Section 20.8. Enforced Delay	60
Section 20.9. Inspection of Books and Records	61
Section 20.10. Table of Contents; Headings.....	62
Section 20.11. Governing Law	62
Section 20.12. Severability	62
Section 20.13. Legal Actions	62
Section 20.14. Parties Not Co-Venturers	63
Section 20.15. Entire Understanding of the Parties	63
Section 20.16. Discretion Retained By City	63
Section 20.17. Counterparts	63
Section 20.18. Amendments	63
Section 20.19. Standard of Approval.....	63
Section 20.20. Indemnity	63
Section 20.21. No Presumption against Drafter.....	63
Section 20.22. Successors and Assigns.....	64
Section 20.23. No Third Party Beneficiaries	64
Section 20.24. Time of Performance	64
Section 20.25. Further Assurances.....	64
Section 20.26. Public Records Act Request.....	64
Section 20.27. Cooperation with Lenders.....	65

Section 20.28. Effectiveness of Agreement.....65

EXHIBITS

Exhibit A	Site Plan
Exhibit B	Stadium Lease Summary
Exhibit C	Form of Design-Build Agreement
Exhibit D	Form of Certificate of Completion
Exhibit E	Development Fees
Exhibit F	Permitted Exceptions
Exhibit G	Preliminary Development Budget
Exhibit H	Preliminary Financing Plan
Exhibit I	Schedule of Performance
Exhibit J	Scope of Development
Exhibit K	Memorandum of Agreement
Exhibit L	Mitigation Measures and Conditions of Approval
Exhibit M	Form of Construction Agency Agreement
Exhibit N	Summary of Parking Rights
Exhibit O	Line of Credit Agreement Summary