

**July 11, 2013**

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**ROCK CHALK PARK DEVELOPMENT AGREEMENT**

**by and between the**

**CITY OF LAWRENCE, KANSAS,**

**RCP, LLC,**

**BLISS SPORTS, LC**

**and**

**BLISS SPORTS II, LC**

**Dated as of July 10, 2013**

**Relating to the Development, Design and Construction  
of the Rock Chalk Park Project**

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# **ROCK CHALK PARK DEVELOPMENT AGREEMENT**

## **TABLE OF CONTENTS**

Page

### **ARTICLE I**

#### **DEFINITIONS AND RULES OF INTERPRETATION**

Section 1.01	Definitions .....	2
Section 102.	Rules of Interpretation .....	6

### **ARTICLE II**

#### **REPRESENTATIONS AND WARRANTIES**

Section 2.01	Representations and Warranties of the City .....	6
Section 2.02	Representations and Warranties of RCP .....	6
Section 2.03	Representations and Warranties of Bliss Sports II.....	6
Section 2.04	Representations and Warranties of Bliss Sports .....	8
Section 2.05	Warranty Right to Make Agreement.....	9

### **ARTICLE III**

#### **RECREATION CENTER DESIGN AND CONSTRUCTION DOCUMENTS**

Section 3.01	Engagement of Architect .....	9
Section 3.02	Approval and Incorporation of Recreation Center Plans.....	9
Section 3.03	Recreation Center Plans Change Orders.....	9
Section 3.04	Accounting .....	10

### **ARTICLE IV**

#### **SELECTION OF RECREATION CENTER CONTRACTOR**

Section 4.01	Recreation Center Contractor .....	10
Section 4.02	Contract for the Recreation Center .....	10
Section 4.03	Permits .....	10
Section 4.04	Project Timeline and Agreement to Proceed .....	10

### **ARTICLE V**

#### **SALE AND DEVELOPMENT OF THE RECREATION CENTER SITE**

Section 5.01	Delivery of Pad-Ready Site .....	10
Section 5.02	Purchase of Recreation Center Site .....	10
Section 5.03	Recreation Center .....	11
Section 5.04	Funding of the Recreation Center.....	11
Section 5.05	Project Coordination.....	11
Section 5.06	Repurchase Right.....	11
Section 5.07	Closing.....	11

## **ARTICLE VI**

### **INFRASTRUCTURE IMPROVEMENTS DESIGN AND CONSTRUCTION DOCUMENTS**

Section 6.01	Engagement of Architect and Preparation of Infrastructure Improvements Plans .....	11
Section 6.02	Incorporation of Infrastructure Improvements Plans.....	12
Section 6.03	Design Changes .....	12

## **ARTICLE VII**

### **DEVELOPMENT OF THE INFRASTRUCTURE IMPROVEMENTS**

Section 7.01	Infrastructure Improvements .....	12
Section 7.02	Development.....	12
Section 7.03	Compliance with Applicable Laws .....	13
Section 7.04	Payment of Fees .....	13
Section 7.05	Liens .....	13
Section 7.06	Coordination with Recreation Center Development.....	13

## **ARTICLE VIII**

### **ADDITIONAL PROVISIONS CONCERNING CONSTRUCTION OF THE INFRASTRUCTURE IMPROVEMENTS**

Section 8.01	Funding of the Infrastructure Improvements .....	14
Section 8.02	Pad-Ready Condition.....	14
Section 8.03	Infrastructure Improvements .....	14
Section 8.04	Performance Deficiencies.....	14
Section 8.05	Park Entrance Signage.....	15
Section 8.06	City Construction Responsibility.....	15
Section 8.07	Stadium Facilities IRB's .....	15

## **ARTICLE IX**

### **CITY OVERSIGHT OF CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS**

Section 9.01	Infrastructure Improvements Updates and Team.....	15
Section 9.02	Infrastructure Improvements Site Access .....	15
Section 9.03	Reports.....	16

## **ARTICLE X**

### **FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS**

Section 10.01	Acceptance .....	16
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## **ARTICLE XI**

### **INFRASTRUCTURE PAYMENT**

Section 11.01	Payment of the Infrastructure Payment .....	16
Section 11.02	Infrastructure Improvements Cost.....	17

## **ARTICLE XII**

### **TOTAL PROJECT COST**

Section 12.01	Definition of Total Project Cost.....	17
Section 12.02	Sources of Payment of the Total Project Cost .....	17
Section 12.03	Possible Adjustment of Infrastructure Payment .....	18

## **ARTICLE XIII**

### **INSURANCE**

Section 13.01	Obligation to Obtain Insurance.....	18
Section 13.02	Policy Requirements.....	19
Section 13.03	Obligation to Restore.....	20

## **ARTICLE XIV**

### **DISPUTE RESOLUTION**

Section 14.01	Good Faith Negotiations.....	20
Section 14.02	Mediation.....	21
Section 14.03	Litigation .....	21

## **ARTICLE XV**

### **EVENTS OF DEFAULT AND REMEDIES**

Section 15.01	Event of Default .....	21
Section 15.02	Remedies .....	22

## **ARTICLE XVI**

### **MISCELLANEOUS PROVISIONS**

Section 16.01	Consents and Cooperation.....	22
Section 16.02	Relationship.....	22
Section 16.03	Applicable Law .....	23
Section 16.04	Entire Agreement; Amendment .....	23
Section 16.05	Counterparts .....	23
Section 16.06	Severability.....	23
Section 16.07	Limit on Liability .....	23
Section 16.08	Headings.....	23
Section 16.09	Notices.....	23
Section 16.10	Waiver.....	24

Section 16.11	Negotiation of Agreement .....	24
Section 16.12	Assignment .....	24
Section 16.13	Tax Implications .....	24
Section 16.14	Indemnity.....	24

## **EXHIBITS**

EXHIBIT A	DESCRIPTION OF PROPERTY
EXHIBIT A-1	LEGAL DESCRIPTION OF RECREATION CENTER SITE
EXHIBIT A-2	LEGAL DESCRIPTION OF STADIUM SITE
EXHIBIT B	SITE PLAN
EXHIBIT C	PURCHASE AGREEMENT
EXHIBIT D	RECREATION CENTER PLANS
EXHIBIT E	PROJECT TIMELINE
EXHIBIT F	INFRASTRUCTURE IMPROVEMENTS
EXHIBIT G	INFRASTRUCTURE IMPROVEMENTS PLANS
EXHIBIT H	CERTIFICATE OF PAD-READY CONDITION
EXHIBIT I	INFRASTRUCTURE IMPROVEMENT COSTS ESTIMATE
EXHIBIT J	CERTIFICATE OF COMPLETION FOR INFRASTRUCTURE IMPROVEMENTS
EXHIBIT K	PROPERTY ACCESS AND MAINTENANCE AGREEMENT FOR THE TRAILS
EXHIBIT L	PARKING EASEMENT AGREEMENT

## ROCK CHALK PARK DEVELOPMENT AGREEMENT

**THIS ROCK CHALK PARK DEVELOPMENT AGREEMENT (“Agreement”)** is entered into as of July 10, 2013, by and between the **CITY OF LAWRENCE, KANSAS**, a municipal corporation (the “**City**”), **RCP, LLC**, a Kansas limited liability company (“**RCP**”), **BLISS SPORTS, LC**, a Kansas limited liability company (“**Bliss Sports**”) and **BLISS SPORTS II, LC**, a Kansas limited liability company (“**Bliss Sports II**”) (each a “**Party**” and collectively the “**Parties**”). Capitalized terms not defined elsewhere in this Agreement shall have the meaning set forth in **Section 1.01** hereof.

### WITNESSETH:

**A.** RCP owns approximately 89 acres of real property located at the northwest intersection of Rock Chalk Drive and George Williams Way east of K-10 within the City, as described on **Exhibit A** attached hereto (the “**Property**”).

**B.** RCP, the City, Bliss Sports and Bliss Sports II desire to develop and construct on the Property and adjoining parcels a sports village (collectively, the “**Rock Chalk Park Project**”), as generally depicted on **Exhibit B** attached hereto (the “**Site Plan**”) consisting of (i) an approximately 181,000 square foot recreation center for the City (the “**Recreation Center**”), (ii) that certain track and field stadium, softball stadium, soccer stadium and related improvements which are defined as the “**Initial KU Improvements**” in that certain Ground Lease between RCP and Bliss Sports dated as of February 12, 2013 (such lease being referred to herein as the “**Stadium Lease**” and such stadia and other improvements being referred to as the “**Stadium Facilities**”), and (iii) certain additional amenities and infrastructure improvements hereinafter defined as the Infrastructure Improvements.

**C.** Contemporaneously with the execution of this Agreement, RCP and the City are entering into a Purchase Agreement for approximately 26 acres of the Property as legally described on **Exhibit A-1** attached hereto (the “**Recreation Center Site**”), a copy of which is attached hereto as **Exhibit C**, (the “**Purchase Agreement**”) which provides that upon (i) the City’s selection of, and execution of the Recreation Center Construction Contract with, the Recreation Center Contractor for the construction of the Recreation Center, (ii) delivery by RCP of an approximately five-acre site as shown on **Exhibit B** (the “**Pad Site**”) in Pad-Ready Condition for construction of the Recreation Center on the Recreation Center Site, and (iii) certain other conditions specified in **Section 5.03** hereof and the Purchase Agreement, the City will purchase the Recreation Center Site from RCP for a purchase price set forth in the Purchase Agreement which is consistent with **Section 5.02** hereof (the “**Purchase Price**”), and the City will cause development and construction of the Recreation Center on the Recreation Center Site.

**D.** RCP shall engage Bliss Sports II to develop and manage construction of the following: (i) on approximately 21 acres of the Recreation Center Site, as generally shown on the Infrastructure Improvement Plans, as hereinafter defined (the “**Infrastructure Site**”), construct approximately 800 paved parking spaces and drives, and eight (8) lighted tennis courts, adjacent to the Recreation Center, and all landscaping and irrigation, (ii) on portions of the Stadium Site, approximately 700 paved parking spaces and drives and approximately five linear miles of walking trails (portions of which will be located on the Property and adjacent property currently owned by the City), and (iii) on portions of both the Infrastructure Site and the Stadium Site, all necessary sanitary sewer, potable water, storm sewer, water detention facilities, public and private streets, sidewalks and related improvements described in **Exhibit F** (collectively, the “**Infrastructure Improvements**”).

**E.** Upon completion of the Infrastructure Improvements in accordance with **Section 10.01**, the City will pay RCP for completion of the Infrastructure Improvements the amount determined in accordance with **Section 11.01** hereof (the “**Infrastructure Payment**”).

**F.** RCP owns approximately **57** acres of the Property adjacent to the Recreation Site and the Infrastructure Site, as legally described on **Exhibit A-2** attached hereto (the “**Stadium Site**”), and will lease the Stadium Site to Bliss Sports for the development, construction and operation of the Stadium Facilities subject to the terms and conditions in the Stadium Lease.

**G.** The Stadium Site will be conveyed by RCP to the City and then leased by the City to RCP in connection with the issuance by the City of industrial revenue bonds for purposes of obtaining property tax abatement and sales tax exemption on construction materials for the Stadium Site.

**H.** Bliss Sports will sublease the Stadium Site and the Stadium Facilities to Kansas Athletics, Inc., or its affiliate (“**KAI**”), under a triple-net lease (the “**Stadium Sublease**”).

**I.** The Parties desire to enter into this Agreement in connection with the development and construction of the Rock Chalk Park Project.

**NOW, THEREFORE**, for and in consideration of the premises, and the mutual covenants herein contained, the City, RCP, Bliss and Bliss Sports II agree as follows:

## **ARTICLE I**

### **DEFINITIONS AND RULES OF INTERPRETATION**

#### **Section 1.01 Definitions.**

“**Applicable Laws and Requirements**” means any applicable constitution, treaty, statute, rule, regulation, ordinance, order, directive, code, interpretation, judgment, decree, injunction, writ, determination, award, permit, license, authorization, directive, requirement or decision of or agreement with or by any unit of government.

“**Architect**” means Gould Evans and Paul Werner.

“**Bonds**” means general obligation temporary notes and/or general obligation bonds issued by the City in order to fund the City’s costs related to the Recreation Center and Infrastructure Improvements.

“**Closing**” means the simultaneous execution and delivery of this Agreement by the Parties and the execution and delivery of the other agreements in **Section 5.06**.

“**Completion Dates**” means the schedule of dates by which specified portions of the Recreation Center, Stadium Facilities and Infrastructure Improvements, as applicable, must be completed in accordance with this Agreement and the Project Timeline set forth in **Exhibit E**, subject to extension due to Excusable Delays as provided herein.

“**Contract Documents**” means the Recreation Center Construction Documents and the Infrastructure Improvements Construction Documents, as applicable.

“**Contracting Parties**” means all entities that a Party employs to perform Work in connection with the construction and development of the Recreation Center Improvements or Infrastructure Improvements, as applicable.



**“Contractor”** means the Recreation Center Contractor to provide Work for the Recreation Center and RCP (and its construction manager and the contractors for the construction manager) to provide Work for the Infrastructure Improvements, as applicable.

**“Environmental Laws”** means any federal, state or local law, statute, regulation, rule or ordinance or amendments thereto, and all applicable judicial, administrative or regulatory decrees, judgments or orders relating to the protection of human health or the environment, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 *et seq.* (“CERCLA”), as amended, the Resource, Conservation and Recovery Act, as amended, 42 U.S.C. 6901 *et seq.* (“RCRA”), the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2671, the Clean Air Act, 42 U.S.C. Sections 7401 *et seq.*, and the Federal Water Pollution Control Act, 33 U.S.C. Sections 1251 to 1387, as the foregoing may be amended from time to time.

**“Excusable Delays”** means delays due to acts of terrorism, acts of war or civil insurrection, strikes, riots, floods, earthquakes, fires, tornadoes, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, national or regional material shortages, failure to obtain regulatory approval from any Federal or State regulatory body, unforeseen site conditions, extraordinary rainfall or snowfall, or any other condition or circumstances beyond the reasonable or foreseeable control of the applicable Party using reasonable diligence to overcome which prevents such Party from performing its specific duties or obligation hereunder in a timely manner; provided, however, Excusable Delay does not include lack of financing, unanticipated or unexpected increases in the costs of construction, or errors in business judgment by a Party; and provided further that Excusable Delay shall only extend the time of performance for the period of such Excusable Delay, which shall begin on the date which the event of Excusable Delay first occurs and extend until the date which the event which has caused the Excusable Delay has been corrected or performed, or reasonably should have been corrected or performed.

**“Final Completion”** means the stage in the progress of the Work after Substantial Completion has been achieved when the Work (including all so-called “punch list” items) is complete in accordance with the respective Contract Documents and all obligations of a Party under this Agreement (except for those obligations which are intended to be satisfied after Final Completion) are fully satisfied.

**“Final Completion Date”** means the date shown for the Final Completion of the Recreation Center, the Stadium Facilities and the Infrastructure Improvements in the Project Timeline, as applicable.

**“Government Authorities”** means any and all jurisdictions, entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies or authorities of any nature whatsoever of any governmental unit (federal, state, county, district, municipality, city or otherwise), whether now or hereafter in existence, including the City.

**“Infrastructure Improvements”** is defined in the Recitals.

**“Infrastructure Improvements Construction Contract”** shall have the meaning set forth in **Section 7.01** of this Agreement.

**“Infrastructure Improvements Construction Documents”** shall have the meaning set forth in **Section 7.02(e)** of this Agreement.

**“Infrastructure Improvements Cost”** shall have the meaning set forth in **Section 11.01** of this Agreement

**“Infrastructure Improvements Plans”** shall have the meaning set forth in Section 6.01 of this Agreement.

**“Infrastructure Payment”** is defined in the Recitals.

**“Infrastructure Site”** is defined in the Recitals.

**“KAI”** is defined in the Recitals.

**“Lien”** shall have the meaning set forth in Section 7.05 of this Agreement.

**“Pad-Ready Condition”** shall have the meaning set forth in Section 8.02 of this Agreement.

**“Pad Site”** is defined in the Recitals.

**“Parking Easement Agreement”** means the Parking Easement Agreement to be entered into between the City, RCP, Bliss Sports and KAI regarding access and parking cross-easements of such parties for the parking facilities located on the Property, a copy of which is attached hereto as Exhibit L.

**“Person”** means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, government or any agency or political subdivision thereof, or any other form of entity.

**“Project Timeline”** means the schedule for development of the Recreation Center, the Stadium Facilities and the Infrastructure Improvements Site, including details regarding the timing for design, engineering and construction thereof attached hereto as Exhibit E.

**“Property”** is defined in the Recitals.

**“Property Access and Maintenance Agreement”** means the Property Maintenance Agreement to be entered into among the City, RCP and Bliss Sports with respect to maintenance of the parking lots, landscaping, trails, detention areas and other common areas within the Property, during the term of the Stadium Lease, a copy of which is attached hereto as Exhibit K.

**“Purchase Agreement”** is defined in the Recitals.

**“Purchase Price”** is defined in the Recitals.

**“Quality Control Manager”** means a qualified construction consultant engaged by the City at City expense to fulfill certain functions described in Article VIII.

**“Recreation Center Architect’s Fee”** shall have the meaning set forth in Section 3.01 of this Agreement.

**“Recreation Center”** is defined in the Recitals.

**“Recreation Center Construction Contract”** means the agreement by and between the City and the Recreation Center Contractor for construction of the Recreation Center.

**“Recreation Center Contract Documents”** means the contracts by and between City and any entities to provide Work on the Recreation Center; the Recreation Center Construction Contract together with the general conditions, exhibits and schedules thereto; purchase orders together with terms and

conditions thereof; plans and specifications prepared, approved, or reevaluated by Architect; all approved written or graphic interpretations, clarifications, amendments, and changes to any of the foregoing documents; and change orders and scope changes relating to the performance of Work or provision of services in connection with the design, construction and development of the Recreation Center.

**“Recreation Center Contractor”** shall have the meaning set forth in **Section 4.01** of this Agreement.

**“Recreation Center Plans”** shall have the meaning set forth in **Section 3.02** of this Agreement.

**“Recreation Center Site”** is defined in the Recitals.

**“Rock Chalk Park Project”** is defined in the Recitals.

**“Site Plan”** means the site plan and land use plan for development of the Property prepared by Bliss Sports II attached as **Exhibit B**.

**“Stadium Facilities”** is defined in the Recitals.

**“Stadium Lease”** is defined in the Recitals.

**“Stadium Site”** is defined in the Recitals.

**“Stadium Sublease”** is defined in the Recitals.

**“Substantial Completion”** means the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Recreation Center Plans or Infrastructure Improvement Plans, as applicable, and in accordance with the respective Contract Documents so that the Recreation Center or Infrastructure Improvements, as applicable, can be utilized for its intended uses and all aspects of the Recreation Center or Infrastructure Improvements, as applicable, can be open to the general public. Substantial Completion with respect to the Recreation Center only shall not be achieved until, among other things, all Recreation Center systems included in the Work are operational as designed, all designated or required governmental certificates of occupancy and other permits, inspections and certifications have been achieved, made and posted (provided that a temporary certificate of occupancy rather than a permanent certificate of occupancy may have been achieved, made and posted, so long as the obtaining of a temporary, rather than a permanent, certificate of occupancy does not prevent any aspect of the Recreation Center from being open to the general public) and all instruction of the personnel of the City in the operation of the Recreation Center systems that is provided for in the Contract Documents has been completed. In general, the only remaining Work after Substantial Completion has been achieved shall be minor in nature, so that the completion of all remaining Work would not materially interfere with or hamper the normal business operations of the Recreation Center or Infrastructure Improvements, as applicable.

**“Total Project Cost”** shall have the meaning set forth in **Article XII** of this Agreement.

**“Warranty Deed”** means the special warranty deed from RCP to the City pursuant to the Purchase Agreement.

**“Work”** means the performance and supply through Recreation Center Contractor’s and RCP’s, and their Contractors, as applicable, own forces of all work, labor, services, materials, supplies, and equipment necessary to develop and construct the Recreation Center or Infrastructure Improvements, as

applicable, which Work is to be specified in the Recreation Center Plans and Infrastructure Improvement Plans and the respective Contract Documents.

**Section 102. Rules of Interpretation.** Unless the context clearly indicates to the contrary or unless otherwise provided herein, the following rules of interpretation shall apply to this Agreement:

(a) The terms defined in this Agreement which refer to a particular agreement, instrument or document also refer to and include all renewals, extensions, modifications, amendments and restatements of such agreement, instrument or document; provided, that nothing contained in this sentence shall be construed to authorize any such renewal, extension, modification, amendment or restatement other than in accordance with **Section 16.04** below.

(b) The words “hereof”, “herein” and “hereunder” and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. Section, subsection and exhibit references are to this Agreement unless otherwise specified. Whenever an item or items are listed after the word “including,” such listing is not intended to be a listing that excludes items not listed.

(c) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing person shall include individuals, corporations, partnerships, joint ventures, associations, joint stock companies, trusts, unincorporated organizations and governments and any agency or political subdivision thereof.

(d) The table of contents, captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

(e) In the event of some ambiguity in this Agreement, the Parties shall be deemed to have jointly authored this Agreement and nothing shall be construed against or in favor of one party based on it being deemed the sole author.

## **ARTICLE II**

### **REPRESENTATIONS AND WARRANTIES**

**Section 2.01 Representations and Warranties of the City.** The City hereby represents and warrants to RCP, Bliss Sports and Bliss Sports II that: (i) the City is authorized to enter into and perform this Agreement and each agreement to be executed and performed by the City, pursuant to this Agreement; (ii) this Agreement was duly authorized by the City Commission pursuant to City ordinance; and (iii) this Agreement is binding upon, and enforceable against the City, in accordance with its terms.

**Section 2.02 Representations and Warranties of RCP.** RCP hereby represents and warrants to the City, Bliss Sports and Bliss Sports II that: (i) RCP is a duly organized limited liability company existing under the laws of the State of Kansas; (ii) RCP is authorized to enter into and perform this Agreement and each agreement to be executed and performed by RCP, pursuant to this Agreement; (iii) the execution and delivery of this Agreement by RCP has been duly and validly authorized and approved by all necessary proceedings; and (iv) this Agreement is binding upon, and enforceable against RCP, in accordance with its terms.

**Section 2.03 Representations and Warranties of Bliss Sports II.** Bliss Sports II hereby represents and warrants to the City, Bliss Sports and RCP that:

(a) *Due Authority.* Bliss Sports II is a duly organized limited liability company existing under the laws of the State of Kansas and has all necessary power and authority to execute and deliver and perform the terms and obligations of this Agreement and to execute and deliver the documents required of Bliss Sports II herein, and such execution and delivery has been duly and validly authorized and approved by all necessary proceedings. Accordingly, this Agreement constitutes the legal valid and binding obligation of Bliss Sports II, enforceable in accordance with its terms.

(b) *No Defaults or Violation of Law.* The execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, and the fulfillment of the terms and conditions hereof do not and will not conflict with or result in a breach of any of the terms or conditions of any corporate or organizational restriction or of any agreement or instrument to which it is now a party, and do not and will not constitute a default under any of the foregoing. To its knowledge Bliss Sports II is not in default of its obligations under any other agreement related to the Recreation Center, and the execution and performance of Bliss Sports II's obligations hereunder will not constitute a default under any agreement to which Bliss Sports II is a party.

(c) *No Litigation.* No litigation, proceedings or investigations are pending or, to the knowledge of Bliss Sports II (including the knowledge of any member of Bliss Sports II executing this Agreement), threatened against Bliss Sports II (or any member of Bliss Sports II). In addition, no litigation, proceedings or investigations are pending or, to the knowledge of Bliss Sports II (including the knowledge of any member of Bliss Sports II executing this Agreement), threatened against Bliss Sports II (or any member of Bliss Sports II) seeking to restrain, enjoin or in any way limit the approval or issuance and delivery of this Agreement or which would in any manner challenge or adversely affect the existence or powers of Bliss Sports II (or any member of Bliss Sports II) to enter into and carry out the transactions described in or contemplated by the execution, delivery, validity or performance by Bliss Sports II (or any member of Bliss Sports II) of, the terms and provisions of this Agreement.

(d) *No Material Change.* Bliss Sports II has not incurred any material liabilities or entered into any material transactions other than in the ordinary course of business except for the transactions contemplated by this Agreement. There has been no material adverse change in the business, financial position, prospects or results of operations of Bliss Sports II, which could affect Bliss Sports II's ability to perform its obligations pursuant to this Agreement.

(e) *Governmental or Corporate Consents.* No consent or approval is required to be obtained from, and no action need be taken by, or document filed with, any governmental body or corporate entity in connection with the execution, delivery and performance by Bliss Sports II of this Agreement.

(f) *No Default.* No default or event of default has occurred and is continuing, and no event has occurred and is continuing which with the lapse of time or the giving of notice, or both, would constitute a default or an event of default in any material respect on the part of Bliss Sports II under this Agreement, or any other material agreement or material instrument to which Bliss Sports II is a party or by which Bliss Sports II is or may be bound.

(g) *Approvals.* Except as otherwise provided herein, Bliss Sports II has received and is in good standing with respect to all certificates, licenses, inspections, franchises, consents, immunities, permits, authorizations and approvals, governmental or otherwise, necessary to conduct and to continue to conduct its business as heretofore conducted by it and to own or lease and operate its properties as now owned or leased by it.

(h) *Compliance with Laws.* Bliss Sports II is in compliance with all Applicable Laws and requirements with respect to any of its affairs, business, and operations as contemplated by this Agreement.

(i) *Contracting Parties.* Bliss Sports II expressly affirms for and on behalf of each Contracting Party identified in this Agreement, and which may be identified by Bliss Sports II after the date of this Agreement, that each Contracting Party is or will be contractually bound to perform each and every service described by Bliss Sports II for each Contracting Party.

**Section 2.04 Representations and Warranties of Bliss Sports.** Bliss Sports hereby represents and warrants to the City and RCP that:

(a) *Due Authority.* Bliss Sports is a duly organized limited liability company existing under the laws of the State of Kansas and has all necessary power and authority to execute and deliver and perform the terms and obligations of this Agreement and to execute and deliver the documents required of Bliss Sports herein, and such execution and delivery has been duly and validly authorized and approved by all necessary proceedings. Accordingly, this Agreement constitutes the legal valid and binding obligation of Bliss Sports, enforceable in accordance with its terms.

(b) *No Defaults or Violation of Law.* The execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, and the fulfillment of the terms and conditions hereof do not and will not conflict with or result in a breach of any of the terms or conditions of any corporate or organizational restriction or of any agreement or instrument to which it is now a party, and do not and will not constitute a default under any of the foregoing. To its knowledge Bliss Sports is not in default of its obligations under any other agreement related to the Recreation Center, and the execution and performance of Bliss Sport's obligations hereunder will not constitute a default under any agreement to which Bliss Sports is a party.

(c) *No Litigation.* No litigation, proceedings or investigations are pending or, to the knowledge of Bliss Sports (including the knowledge of any member of Bliss Sports executing this Agreement), threatened against Bliss Sports (or any member of Bliss Sports). In addition, no litigation, proceedings or investigations are pending or, to the knowledge of Bliss Sports (including the knowledge of any member of Bliss Sports executing this Agreement), threatened against Bliss Sports (or any member of Bliss Sports) seeking to restrain, enjoin or in any way limit the approval or issuance and delivery of this Agreement or which would in any manner challenge or adversely affect the existence or powers of Bliss Sports (or any member of Bliss Sports) to enter into and carry out the transactions described in or contemplated by the execution, delivery, validity or performance by Bliss Sports (or any member of Bliss Sports) of, the terms and provisions of this Agreement.

(d) *No Material Change.* Bliss Sports has not incurred any material liabilities or entered into any material transactions other than in the ordinary course of business except for the transactions contemplated by this Agreement. There has been no material adverse change in the business, financial position, prospects or results of operations of Bliss Sports, which could affect Bliss Sport's ability to perform its obligations pursuant to this Agreement.

(e) *Governmental or Corporate Consents.* No consent or approval is required to be obtained from, and no action need be taken by, or document filed with, any governmental body or corporate entity in connection with the execution, delivery and performance by Bliss Sports of this Agreement.

(f) *No Default.* No default or event of default has occurred and is continuing, and no event has occurred and is continuing which with the lapse of time or the giving of notice, or both, would

constitute a default or an event of default in any material respect on the part of Bliss Sports under this Agreement, or any other material agreement or material instrument to which Bliss Sports is a party or by which Bliss Sports is or may be bound.

(g) *Approvals.* Except as otherwise provided herein, Bliss Sports has received and is in good standing with respect to all certificates, licenses, inspections, franchises, consents, immunities, permits, authorizations and approvals, governmental or otherwise, necessary to conduct and to continue to conduct its business as heretofore conducted by it and to own or lease and operate its properties as now owned or leased by it.

(h) *Compliance with Laws.* Bliss Sports is in compliance with all Applicable Laws and requirements with respect to any of its affairs, business, and operations as contemplated by this Agreement.

(i) *Contracting Parties.* Bliss Sports expressly affirms for and on behalf of each Contracting Party identified in this Agreement, and which may be identified by Bliss Sports after the date of this Agreement, that each Contracting Party is or will be contractually bound to perform each and every service described by Bliss Sports for each Contracting Party.

**Section 2.05 Warranty Right to Make Agreement.** The City, RCP, Bliss Sports and Bliss Sports II each warrant to each other with respect to itself that neither the execution of the Agreement nor the finalization of the transactions contemplated hereby shall: (i) violate any provision of law or judgment, writ, injunction, order or decree of any Governmental Authority having jurisdiction over it; or (ii) result in or constitute a breach or default under any indenture, contract, other commitment or restriction to which it is a party or by which it is bound.

### **ARTICLE III**

#### **RECREATION CENTER DESIGN AND CONSTRUCTION DOCUMENTS**

**Section 3.01 Engagement of Architect.** The City has engaged the Architect to design the Recreation Center. The fees and expenses of the Architect and the fees and expense of engineering firms (including, but not limited to, structural and MEP engineering) for the Recreation Center Plans and construction administration by the Architect (collectively, the “**Recreation Center Architect’s Fee**”), shall be paid by the City. The Recreation Center Architect’s Fees will be included (to the amount specified) in the calculation of the Infrastructure Payment in accordance with **Section 11.01**.

**Section 3.02 Approval and Incorporation of Recreation Center Plans.** The Architect has prepared designs, drawings, plans and specifications setting forth in detail the requirements for development of the Recreation Center consistent with the Site Plan (collectively, the “**Recreation Center Plans**”). The City, RCP and Bliss Sports II have reviewed and hereby confirm that they have approved the Recreation Center Plans. The Recreation Center Plans are incorporated into this Agreement as **Exhibit D**. The Recreation Center Plans shall be the sole and exclusive property of the City.

**Section 3.03 Recreation Center Plans Change Orders.** No material change to the Recreation Center Plans shall be permitted without the prior written consent of the Parties, provided, however, the Parties will agree to change orders in the ordinary course of construction projects of similar scope and design to render the Recreation Center fully functional and useable for its intended purpose, so long as (i) the scope or design of the Recreation Center is not changed, or (ii) there are no upgrades in building materials or finishes (except to the extent of a corresponding savings in other material or finish

line items); provided that no such change order shall obligate RCP to pay for, or bear the cost of, such change.

**Section 3.04 Accounting.** Through the execution and delivery of Exhibit H, Bliss Sports II has notified RCP and the City that the Pad Site is in Pad-Ready Condition. Upon the Closing, the City will be deemed to have approved the costs incurred by Bliss Sports II to cause the Pad Site to be in Pad-Ready condition.

## **ARTICLE IV**

### **SELECTION OF RECREATION CENTER CONTRACTOR**

**Section 4.01 Recreation Center Contractor.** The City, after completion of its typical and appropriate bidding process, has selected Gene Fritzel Construction Company as the Recreation Center Contractor, upon receipt of an acceptable bid from Gene Fritzel Construction Company in the amount of Ten Million Five Hundred Thousand Dollars (\$10,500,000) (“**Recreation Center Contract Amount**”).

**Section 4.02 Contract for the Recreation Center.** The City and Recreation Center Contractor shall execute the form of construction contract and general conditions as specified by the City during the bidding process for the Recreation Center Contract Amount (the “**Recreation Center Construction Contract**”) contemporaneously with the execution of this Agreement and the closing of the sale of the Recreation Center Site to the City.

**Section 4.03 Permits.** The City shall cause the Recreation Center Contractor to obtain all necessary permits, licenses, consents, approvals, and other authorizations, including those required by Environmental Laws, and pay all fees, impositions, and other changes in connection therewith. Such permits, licenses, consents, approvals and other authorizations, together with the Recreation Center Construction Contract and the Recreation Center Plans are collectively referred to herein as the “**Recreation Center Construction Documents**.”

**Section 4.04 Project Timeline and Agreement to Proceed.** The Parties expect that: (a) construction of the Infrastructure Improvements, and (b) construction of the Stadium Facilities, will each occur in accordance with the Project Timeline attached hereto as Exhibit E and incorporated herein by this reference, subject to Excusable Delays and delays caused by any change orders agreed to in writing by the Parties.

## **ARTICLE V**

### **SALE AND DEVELOPMENT OF THE RECREATION CENTER SITE**

**Section 5.01 Delivery of Pad-Ready Site.** Contemporaneously with the execution of this Agreement, RCP shall cause, as part of the Infrastructure Improvements, the Pad Site in Pad-Ready Condition as defined in Section 8.02 hereof to be delivered to the City. After Closing, if the Recreation Center Contractor or any of its subcontractors damage the Infrastructure Improvements, including without limitation Pad Site, then the City and the Recreation Center Contractor are responsible for such damages.

**Section 5.02 Purchase of Recreation Center Site.** Contemporaneously with the execution of this Agreement, the City will acquire fee simple title to the Recreation Center Site in accordance with the terms of the Purchase Agreement. As a condition to the closing on the purchase of the Recreation Center Site by the City, the following conditions, in addition to the conditions contained in the Purchase Agreement, shall have been satisfied:



(a) The Parking Easement Agreement shall have been executed by the parties thereto and recorded against the Property; and

(b) The Property Access and Maintenance Agreement shall have been executed by the parties thereto and recorded against the Property.

Upon Closing, all conditions contained in the Purchase Agreement shall be deemed waived or satisfied by the City.

**Section 5.03 Recreation Center.** The City shall cause the Recreation Center to be developed and constructed thereon by the Recreation Center Contractor in accordance with the Recreation Center Construction Documents in good and workmanlike fashion on or before the Final Completion Date set forth in the Project Timeline, subject to Excusable Delays.

**Section 5.04 Funding of the Recreation Center.** The City shall pay all the costs of the purchase of the Recreation Center Site, the Infrastructure Payment and development and construction of the Recreation Center, subject to issuance of the Bonds.

**Section 5.05 Project Coordination.** The Parties will cause their respective Contractors to reasonably coordinate construction of the Stadium Facilities, the Recreation Center and the Infrastructure Improvements. Access to the Recreation Center Site will be established by temporary easement from George Williams Way right of way.

**Section 5.06 Repurchase Right.** If the City does not construct the Recreation Center within two (2) years of the date hereof, or once constructed, does not open or thereafter ceases to operate the Recreation Center for twelve (12) consecutive months for its intended purpose as primarily a recreational facility, RCP shall have the first right of offer to repurchase the Recreation Center Site pursuant to the Purchase Agreement.

**Section 5.07 Closing.** The Parties agree that at Closing the following documents shall be executed and delivered by the parties thereto:

- a. This Agreement;
- b. Purchase Agreement;
- c. Recreation Center Construction Contract;
- d. Infrastructure Improvements Construction Contract;
- e. Parking Easement Agreement;
- f. Property Access and Maintenance Agreement; and
- g. Warranty Deed.

## ARTICLE VI

### **INFRASTRUCTURE IMPROVEMENTS DESIGN AND CONSTRUCTION DOCUMENTS**

**Section 6.01 Engagement of Architect and Preparation of Infrastructure Improvements Plans.** RCP has caused Bliss Sports II to engage the Architect to design the Infrastructure Improvements.

The fees and expenses of the Architect shall be paid by Bliss Sports II. The Architect has prepared the final design, drawings, plans and specifications setting forth in detail the requirements for development of the Infrastructure Improvements consistent with the Site Plan and the Stadium Lease, collectively the “**Infrastructure Improvements Plans**”), which RCP, Bliss Sports II and the City hereby confirm they have approved, subject to compliance with Applicable Laws and Requirements.

**Section 6.02 Incorporation of Infrastructure Improvements Plans.** The Infrastructure Improvements Plans are incorporated into this Agreement as **Exhibit G**. The Infrastructure Improvements Plans shall be the sole and exclusive property of RCP and Bliss Sports II.

**Section 6.03 Design Changes.** Subject to **Section 7.01** and the Ground Lease, no material change to the Infrastructure Improvements Plans shall be permitted without the prior written consent of the Parties.

## **ARTICLE VII**

### **DEVELOPMENT OF THE INFRASTRUCTURE IMPROVEMENTS**

**Section 7.01 Infrastructure Improvements.** RCP shall engage Bliss Sports II to be the construction manager and general contractor for the development and construction of the Infrastructure Improvements pursuant to a construction management agreement between RCP and Bliss Sports II which permits Bliss Sports II to engage various qualified parties to construct the Infrastructure Improvements (collectively, the “**Infrastructure Improvements Construction Contract**”). Bliss Sports II shall cause the Infrastructure Improvements to be developed and constructed in accordance with the Infrastructure Improvements Plans and the Infrastructure Improvements Construction Contract in a diligent manner and the Project Timeline. In no event shall RCP or Bliss Sports II have the right to reduce the design, scope, functionality or amenities of the Infrastructure Improvements or to amend or modify the Infrastructure Improvements Plans without the prior written approval of RCP, Bliss Sports II and the City. In no event shall the City have the right to increase the design, scope, functionality or amenities of the Infrastructure Improvements or to amend or modify the Infrastructure Improvements Plans without the prior written approval of the City, RCP and Bliss Sports II. The Parties agree that from and after the date that the City pays the Infrastructure Payment after the Infrastructure Improvement Completion Date the City shall be deemed a third-party beneficiary of all representations and warranties made to RCP by Bliss Sports II and its subcontractors and materialmen in the Infrastructure Improvements Construction Contract and subcontracts entered into by Bliss Sports II pursuant thereto as to the condition and performance after the Infrastructure Improvements Completion Date of the completed Infrastructure Improvements located on the Recreation Center Site and any other City easements or right-of-way, if any, but that otherwise the City is not a party to, or a third party beneficiary of, with any rights or obligations under, the Infrastructure Improvements Construction Contract or any subcontracts entered into pursuant thereto. The City acknowledges that except for any express warranties or representations made by RCP in this Agreement or in a document hereafter executed by RCP and delivered to the City, RCP is not now, and on the Infrastructure Improvements Completion Date will not be, making any express or implied representations as to the Infrastructure Improvements and the condition or continuing performance thereof.

**Section 7.02 Development.** Bliss Sports II hereby agrees that it shall, subject to the terms of the Infrastructure Improvements Construction Contract and this Agreement:

(a) Develop and construct the Infrastructure Improvements. The Infrastructure Improvements shall be constructed on the Infrastructure Improvements Site in accordance with the

Infrastructure Improvements Plans, with only such changes as RCP, Bliss Sports II, and the City may approve in writing;

(b) Provide all things required for completion of the development and construction of the Infrastructure Improvements, and to do all other things necessary to prepare the Infrastructure Improvements for operation;

(c) Complete or cause the Infrastructure Improvements to be completed in substantial conformance with the Infrastructure Improvements Plans in good and workmanlike fashion on or before the Final Completion Date set forth in the Project Timeline and deliver the Infrastructure Improvements to the City on or before the Final Completion Date, subject to Excusable Delays;

(d) Perform or cause to be performed, in a diligent and efficient manner, general administration and supervision of the development and construction of the Infrastructure Improvements;

(e) Obtain and comply with all necessary permits, licenses, consents, approvals, and other authorizations, including those required by Environmental Laws, and pay all fees, impositions, and other changes in connection therewith (such permits, licenses, consents, approvals and other authorizations, together with the Infrastructure Improvements Construction Contract and the Infrastructure Improvements Plans are collectively referred to herein as the “**Infrastructure Improvements Construction Documents**”); and

(f) Provide, as part of the Infrastructure Improvements Cost, policies of insurance which satisfy the insurance requirements set forth in **Article XIII** hereof.

**Section 7.03 Compliance with Applicable Laws.** Bliss Sports II shall comply with all of the City’s ordinances, rules and procedures in connection with development and construction of the Infrastructure Improvements.

**Section 7.04 Payment of Fees.** Bliss Sports II and Bliss Sports shall pay all impact, building permit, system development and other fees associated with the development and construction of the Infrastructure Improvements and the Stadium Facilities, respectively; provided that whether or not the City purchases the Recreation Center Site the City shall, by ordinance agree that, within thirty (30) days of payment of such fees, the City will pay them back to the respective Party which paid them as an economic development grant.

**Section 7.05 Liens.** Bliss Sports II shall complete the Work for the Infrastructure Improvements, including, without limitation, making the Pad Site into Pad-Ready Condition, free of any laborer’s, materialman’s, mechanic’s or other liens (“**Lien**”) on any part of the Recreation Center Site, or the Infrastructure Improvements and shall not voluntarily permit any Lien to be filed or otherwise imposed on any part of the Recreation Center Site or the Infrastructure Improvements.

**Section 7.06 Coordination with Recreation Center Development.** RCP, Bliss Sports and Bliss Sports II will make reasonable efforts to coordinate development and construction of the Infrastructure Improvements with the City and the Recreation Center Contractor to provide coordination of construction efforts on the Property.

## ARTICLE VIII

### **ADDITIONAL PROVISIONS CONCERNING CONSTRUCTION OF THE INFRASTRUCTURE IMPROVEMENTS**

**Section 8.01 Funding of the Infrastructure Improvements.** Subject to the terms of the Infrastructure Improvements Construction Contract and this Agreement, Bliss Sports II shall pay all the costs of the design, development, and construction of the Infrastructure Improvements.

**Section 8.02 Pad-Ready Condition.** As part of the Infrastructure Improvements, RCP has caused Bliss Sports II to improve the Pad Site to a pad-ready, building-permit ready condition, with plans for all necessary potable water, sanitary sewer, storm sewer, gas, electric, and other utility improvements, complete with locations for stubbing to the Pad Site on which the Recreation Center is to be constructed (“**Pad-Ready Condition**”) in accordance with the Purchase Agreement. Bliss Sports II, pursuant to the Infrastructure Improvements Construction Contract, has provided to the City the certificate attached hereto as **Exhibit H**, attesting that the Pad Site is in Pad-Ready Condition. At Closing the City will issue a certificate of acceptance agreeing that the Pad Site is in Pad-Ready Condition. After Closing, any additional costs to maintain the Pad Site in Pad-Ready Condition shall be included as part of the Recreation Center Construction Contract.

#### **Section 8.03 Infrastructure Improvements.**

(a) As part of the Infrastructure Improvements, pursuant to the Infrastructure Improvements Construction Contract RCP shall cause Bliss Sports II to be responsible for the design, construction and completion of the Infrastructure Improvements, which shall be included within the Infrastructure Improvements Plans.

(b) RCP shall make reasonable efforts to cause Bliss Sports II to make reasonable efforts to cooperate and coordinate the construction of the Infrastructure Improvements in order to (i) not unreasonably delay the construction of the Recreation Center or Stadium, and (ii) insure full compatibility of the Recreation Center, the Infrastructure Improvements and the Stadium Facilities.

(c) Bliss Sports II has provided, in **Exhibit E** attached hereto, to RCP and the City a schedule of the completion dates for the Infrastructure Improvements, subject to Excusable Delays.

**Section 8.04 Performance Deficiencies.** If the City or the Quality Control Manager determine in their reasonable belief that any of the Infrastructure Improvements are not being constructed in accordance with the Infrastructure Improvement Plans or this Agreement in any material respect, they shall immediately notify RCP and Bliss Sports II in writing stating the alleged deficiency and the City, the Quality Control Manager, the Architect, RCP and Bliss Sports II will meet within seven (7) days of the giving of such notice to discuss whether the Infrastructure Improvements are not being constructed in accordance with the Infrastructure Improvement Plans or this Agreement in any material respect and, if the City, RCP and Architect agree that they are not, then RCP shall cause Bliss Sports II to correct such deficiencies. The failure by the City to provide any notice of any observed deficiency shall not give rise to any liability to the City and shall not be considered a waiver of any right of the City under this Agreement, including, without limitation, the enforcement of the representations and warranties of Bliss Sports II under this Agreement and any warranties that may be made to the City by any Contracting Parties under the Infrastructure Construction Contract Documents with respect to the completion of the Infrastructure Improvements in accordance with the Infrastructure Improvement Plans and the Project Timeline.

**Section 8.05 Park Entrance Signage.** The City, Bliss Sports and RCP will negotiate in good faith concerning the design and construction, for a cost included in the Infrastructure Improvement Costs, of a possible monument entrance sign for the Property, which, if approved by all three parties, shall comply with all applicable City codes and requirements and all design criteria, approval and other provisions of the Stadium Lease.

**Section 8.06 City Construction Responsibility.** Except for the amounts payable to RCP under this Agreement and the Purchase Agreement and any violation of such Agreements by the City or the Recreation Center Construction Contractor, the City (i) shall have no liability, obligation or responsibility whatsoever with respect to the conduct of the construction of the Infrastructure Improvements, and (ii) shall not be liable for the performance or default of RCP, Bliss Sports II or their respective Contracting Parties. Nothing, including any inspection on behalf of the City, shall be construed as a warranty, expressed or implied, to any party by the City; provided that for purposes of the Agreement and the Purchase Agreement the City will be bound by any written acceptance by the City of the Infrastructure Improvements, including, without limitation, the Pad-Ready Condition of the Pad Site, as being in compliance with the terms of this Agreement, the Purchase Agreement and the Infrastructure Improvement Plans.

**Section 8.07 Stadium Facilities IRB's.** Subject to compliance with the City's policies and procedures, the City agrees to issue industrial revenue bonds upon request of RCP, Bliss Sports and Bliss Sports II for the construction of the Stadium Facilities and the portions of the Infrastructure Improvements located on the Stadium Site in order to assist RCP, Bliss Sports and Bliss Sports II in obtaining the ten (10) year property tax exemption and sales tax exemption for construction materials available for projects financed with industrial revenue bonds under Kansas law.

## **ARTICLE IX**

### **CITY OVERSIGHT OF CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS**

**Section 9.01 Infrastructure Improvements Updates and Team.** The City shall have the right to, and upon RCP's request will, attend an Infrastructure Improvements team meeting, which may, but unless provided otherwise in the Infrastructure Improvements Construction Contract are not required to, occur more frequently than monthly, to review the development and construction of the Infrastructure Improvements to determine that the Infrastructure Improvements are being developed and constructed in accordance with this Agreement, the Infrastructure Improvement Documents and all Applicable Laws and Requirements.

**Section 9.02 Infrastructure Improvements Site Access.** Bliss Sports II agrees to permit the City, or its designees access to inspect the construction of the Infrastructure Improvements in order to ascertain and determine that the requirements of the City and the terms of this Agreement have been met and that the Infrastructure Improvements are being constructed in accordance with the Infrastructure Improvements Construction Documents. Such inspections shall be in accordance with the City's normal construction inspection process for similar types of improvements. Until completion of the Infrastructure Improvements, RCP and its Contractor for construction of the Infrastructure Improvements will have the sole right to occupy the Infrastructure Site. After Closing, if the Recreation Center Contractor or any of its subcontractors damage any of the Infrastructure Improvements or the work in progress related to Infrastructure Improvements of RCP or RCP's contractor and its subcontractors and materialmen, whether on before or after the Infrastructure Improvements Completion Date, then the City and the Recreation Center Contractor are responsible for such damages.

**Section 9.03 Reports.** Bliss Sports and Bliss Sports II agree to provide the City and, without waiving any more frequent or other reports required under the Infrastructure Improvements Construction Agreement or the Stadium Lease, RCP, through attendance at the monthly meetings provided for hereunder, with monthly progress reports and updates on the status of constructing the Stadium Facilities and the Infrastructure Improvements and all reports relating to the Stadium Facilities and Infrastructure Improvements prepared for submission to any other Governmental Authority as soon as practicable after they are available. Such monthly reports, at the monthly meetings, should contain the following: (i) a status report on the progress of development; (ii) a description of all construction issues, liens or potential liens or controversies; and (iii) a review of whether the Infrastructure Improvements is on schedule. In addition, with respect with the Infrastructure Improvements Construction Agreement only, Bliss Sports II will also provide, at such meetings, to the City and RCP, (X) a line item budget report for the Infrastructure Improvements showing for each line item, Bliss Sports II's good faith estimate of: (a) percentage completion, (b) amount of budget expended and amount remaining as said materials are incorporated into the Infrastructure Improvements, (c) material submittal information, including mix designs; (d) all concrete weight/batch tickets portions of the Infrastructure Improvements that will be owned by RCP or Bliss Sports, and (e) any line items out of budget balance and application of contingency funds; and (Y) as to the Infrastructure Improvements such other matters as the City, RCP and Bliss Sports II shall reasonably agree. The Parties further agree that the City will collect the concrete weight/batch tickets with respect to the Infrastructure Improvements to be owned by the City.

## **ARTICLE X**

### **FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS**

**Section 10.01 Acceptance.** Upon the occurrence of Substantial Completion of the Infrastructure Improvements, RCP shall cause Bliss Sports II, pursuant to the Infrastructure Improvements Construction Contract, to submit to the City a Certificate of Completion of Construction substantially in the form attached hereto as **Exhibit J**, and within thirty (30) days the City, acting reasonably and in good faith, will issue a certificate of acceptance of the Infrastructure Improvements as having achieved Final Completion or state in a writing delivered to RCP and Bliss Sports II any alleged deficiency from the Infrastructure Improvement Plans, as the same may have been amended in accordance with the provisions of this Agreement; provided that any disagreement as to whether or not there is a deficiency will be resolved in accordance with **Article XIV** hereof (the date of acceptance or other determination that the Infrastructure Improvements have achieved Final Completion in accordance with the **Article XIV** being the “**Infrastructure Improvements Completion Date**”).

## **ARTICLE XI**

### **INFRASTRUCTURE PAYMENT**

**Section 11.01 Payment of the Infrastructure Payment.** Within thirty (30) days after the Infrastructure Improvements Completion Date, the City will pay RCP the Infrastructure Payment which is estimated not to exceed Twelve Million Two Hundred Sixty-Five Thousand One Hundred Sixty-Eight and 65/100 Dollars (\$12,265,168.65), calculated as follows: Twenty-Four Million Five Hundred Thousand Dollars (\$24,500,000) (as such amount may be reduced, dollar for dollar, by any portion of the anticipated donation referred to in **Section 12.02(b)** that the City does not receive by the thirtieth (30<sup>th</sup>) day after the Infrastructure Improvements Completion Date), minus the sum of (i) the Recreation Center Construction Contract amount, (ii) the amount of all Recreation Center Construction Contract change orders pursuant to the Recreation Center Construction Contract, (iii) the Recreation Center Architect's Fee up to Nine Hundred Twenty-five Thousand Dollars (\$925,000), and (iv) the Purchase Price. The Parties acknowledge that the Infrastructure Payment could equal zero, but will not be a negative number.

The Infrastructure Payment shall not exceed the sum of (a) all of the hard costs and soft out of pocket costs incurred by Bliss Sports II in connection with development and construction of the Infrastructure Improvements, plus (b) a construction management fee of two and one-half percent (2.5%) on all of such hard costs and soft out of pocket costs, all as estimated on **Exhibit I** (the “**Infrastructure Improvements Cost**”); provided that the construction management fee will not be paid on the following items of soft costs as shown on **Exhibit I**: Legal Fees per Development Agreement, Loan origination fees for project financing and loan interest for project financing.

Bliss Sports II shall be responsible for its costs and those of its Contractors of completing the Infrastructure Improvements regardless of whether they exceed the Infrastructure Payment or not.

**Section 11.02 Infrastructure Improvements Cost.** Attached hereto as **Exhibit I** is an estimate of the Infrastructure Improvement Costs, which the parties agree represents a good faith estimate of fair market value costs to be incurred in connection with the completion of the Infrastructure. The parties agree that the elements listed on **Exhibit I** constitute valid elements to be included in the Infrastructure Improvement Costs hereunder, and that the methods, per unit cost, and quantities used represent reasonable estimates based on information received by the respective parties to date. Without limiting any reporting requirements that Bliss Sports II may have to RCP under other written agreements, within ten (10) days after the completion of the Infrastructure Improvements as determined in accordance with **Section 10.01**. Bliss Sports II shall provide on a monthly basis to RCP and the City copies of those of Bliss Sports II’s books and records which evidence out of pocket costs incurred and payments made by Bliss Sports II which constitute the Infrastructure Improvements Cost, and substantiation of actual costs incurred and payments made. Without limitation, soft costs included in the Infrastructure Improvements Cost include interest carry costs incurred in financing such costs, loan origination fees, compliance costs, engineering and architectural fees, legal fees and other professional services costs attributable to the zoning, platting, plan approval and permitting of the Recreation Center Site and the Infrastructure Improvements and to the negotiation of this Agreement, the Purchase Agreement and the Infrastructure Improvements Construction Contract. To the extent that third party fees pertain to work performed with respect to the Recreation Center Site, the portions of the Stadium Site upon which Infrastructure Improvements are located and other portions of the Property, such monthly reports and final, complete accounting shall show the allocation of the out of pocket costs and payments for the Infrastructure Improvements between those located on the Stadium Site and those located on the Property outside of the Stadium Site, which, unless agreed otherwise in the Infrastructure Improvements Construction Contract will be split based on the relative acreages of (a) Recreation Center Site, and (b) the Stadium Site.

## **ARTICLE XII**

### **TOTAL PROJECT COST**

**Section 12.01 Definition of Total Project Cost.** The Parties agree that the Total Project Cost, which shall include the sum of the Recreation Center Construction Contract Amount, the amount of all Recreation Center Construction Contract Change Orders, the Recreation Center Architect’s Fee, the Purchase Price, and the Infrastructure Payment shall not exceed Twenty-four Million Five Hundred Thousand Dollars (\$24,500,000). The Parties agree that the City’s maximum contribution to Total Project Cost is set forth in **Section 12.02(a)**.

**Section 12.02 Sources of Payment of the Total Project Cost.** Payment of the Total Project Cost shall be satisfied as follows:

(a) The City shall, by issuance of Bonds, pay the amount of the Total Project Cost up to a maximum of Twenty-two Million Five Hundred Thousand Dollars (\$22,500,000) which will be applied in

the following order: the payment of the Recreation Center Architect's Fee in accordance with **Section 3.01** of this Agreement; the payment of the Purchase Price upon the closing of the Purchase Agreement; the payment of the Recreation Center Construction Contract Amount, as the same may be adjusted in accordance with the Recreation Center Construction Contract or Recreation Center Construction Contract Change Orders; and the Infrastructure Payment.

(b) An amount necessary to complete the payment of any remaining amount of the Total Project Cost, if any, over and above the amount paid by the City pursuant to (a) above, up to a maximum amount of Two Million Dollars (\$2,000,000) is anticipated to be contributed by the Assist Foundation to the Douglas County Community Foundation, which in turn is anticipated to contribute the same to the City, for payment by the City for any Total Project Cost in excess of Twenty-two Million Five Hundred Thousand Dollars (\$22,500,000) up to a total maximum of Twenty-four Million Five Hundred Thousand Dollars (\$24,500,000). The City agrees to pay any amounts so contributed to and received by the City by the thirtieth (30<sup>th</sup>) day after the Infrastructure Improvements Completion Date toward the payment of any unpaid portion of the Total Project Cost.

**Section 12.03 Possible Adjustment of Infrastructure Payment.** The Parties agree that in no event shall the City be obligated to make any payment of the Total Project Cost in excess of Twenty-two Million Five Hundred Thousand Dollars (\$22,500,000) except, and to the extent, the City has received a contribution of funds for any such excess from the Douglas County Community Foundation as described in **Section 12.02(b)** above. The Parties agree that to the extent, if any, that the City does not receive the sum referred to in **Section 12.02(b)** above by the thirtieth (30<sup>th</sup>) day after the Infrastructure Improvements Completion Date, the Infrastructure Payment will be reduced in accordance with **Section 11.01**.

### **ARTICLE XIII**

#### **INSURANCE**

**Section 13.01 Obligation to Obtain Insurance.** RCP shall carry or cause Bliss Sports, Bliss Sports II or other third parties to carry, at no cost to the City, only with respect to any portion of the Property on which Infrastructure Improvements are to be constructed under this Agreement and during the period from the date of this Agreement until the Infrastructure Improvements Completion Date (except that this **Article XIII** will not apply to the Recreation Center Site and any portion of the Infrastructure Improvements thereon following the transfer of title to the Recreation Center Site to the City):

(a) Builder's risk insurance for the Infrastructure Improvements from the date of the execution of this Agreement until the Final Completion Date of the Infrastructure Improvements, which shall be on a 100% completed value (replacement cost) form and shall cover the perils covered under a special causes of loss ("all-risks") form and include cold testing, windstorm, and collapse, including collapse resulting from design error;

(b) Property insurance, in each case (i) providing coverage during the construction of the Infrastructure Improvements for full replacement cost for the full insurable value (as defined below) for property damage during the construction of the Infrastructure Improvements, (ii) providing coverage (including increased costs from changes in building laws, demolition costs and replacement cost coverage) for those risks which is equal or broader than that currently covered by an all-risk policy covering all improvements, fixtures and equipment comprising the Infrastructure Improvements, (iii) providing for no deductible in excess of \$100,000 (as increased each year by multiplying such number by the increase in the CPI for the preceding calendar year, if any) for all such insurance coverage, and (iv) covering, without limitation, loss, including, but not limited to, the following:



- (1) fire,
- (2) extended coverage perils,
- (3) vandalism and malicious mischief,
- (4) water damage,
- (5) debris removal,
- (6) collapse,
- (7) comprehensive boiler and machinery insurance,
- (8) earthquake, and
- (9) flood

in each case on a replacement cost basis in an amount equal to “full insurable value” of the Infrastructure Improvements. “Full insurable value” means the greater of (i) an amount sufficient to prevent the application of any co-insurance contribution on any loss but in no event less than one hundred percent (100%) of the actual replacement cost of the Recreation Center, including, but not limited to, additional costs and expenses over and above original construction costs, such as engineering, legal and administrative fees, costs that may be incurred for late delivery, without deduction for depreciation, or (ii) if the Recreation Center is not replaced, the “actual cash value” of the Recreation Center;

(c) Commercial general liability (“CGL”) insurance (providing coverage for those liabilities which is equal or broader than that currently covered by a CGL policy (a standard ISO CGL form)) (including at least the following hazards: (1) premises and operations; (2) products and completed operations; (3) independent contractors; and (4) blanket contractual liability for all legal contracts); such insurance (a) to be on an “occurrence” form with a combined limit of not less than \$2,000,000 in the aggregate and \$1,000,000 per occurrence, and (b) with excess coverage of not less than \$10,000,000;

(d) Workers’ compensation insurance or self-insurance, subject to statutory limits and employer’s liability insurance with a limit of at least \$1,000,000 per accident and per disease per employee, and \$1,000,000 for disease aggregate in respect of any Work or operations on or about the Recreation Center Site, or in connection with the Recreation Center or its operation if applicable in accordance with the applicable worker’s compensation laws;

### **Section 13.02 Policy Requirements.**

(a) Each insurance policy obtained in satisfaction of the foregoing requirements:

(i) shall be by such insurer or insurers as shall be financially responsible, and shall have a rating equal to or higher than A- or better by Best Insurance Guide and Key Ratings or shall be acceptable to the Insurance Consultant as evidenced by a written certificate delivered to the City, and

(ii) shall be in such form and with such provisions as are generally considered standard provisions for the type of insurance involved as evidenced by a written report of the Insurance Consultant delivered to the City.

(b) All such policies, or a certificate or certificates of the insurers that such insurance is in full force and effect, shall be deposited with the City and, prior to expiration of any such policy, RCP shall furnish the City with satisfactory evidence that such policy has been renewed or replaced or is no longer required by this Agreement; provided, however, RCP may choose to satisfy this requirement by providing blanket policies now or hereafter maintained by RCP if the Insurance Consultant certifies to the effect that such coverage is substantially the same as that provided by individual policies.

(c) In the event RCP shall fail to maintain, or cause to be maintained, the full insurance coverage required by this Agreement, the City may (but shall be under no obligation to) contract for the required policies of insurance and pay the premiums on the same; and RCP agrees to reimburse the City to the extent of the amounts so advanced, with interest thereon at the 7% per annum. The City shall notify RCP in writing that RCP has failed to maintain the insurance coverage required by this Agreement prior to purchasing any such insurance.

(d) The City shall be named as an additional insured on all policies. Nothing in this Agreement shall be deemed to waive the City's sovereign immunity or a defense against any tort claim based on sovereign immunity.

(e) All such policies shall apply to property intended for incorporation into the Infrastructure Improvements for the duration of the applicable contract, including: (i) property in the course of construction, reconstruction, or repair; (ii) property while in transport to the Infrastructure Improvements Site; (iii) property stored at the Infrastructure Improvements Site or off premises; and (iv) scaffolding, staging, shoring, formwork, fences, false work, and temporary buildings and any similar items commonly referred to as construction equipment located at the Infrastructure Improvements Site (except that this **Article XIII** will not apply to the Recreation Center Site and any portion of the Infrastructure Improvements thereon following the transfer of title to the Recreation Center Site to the City).

(f) The policies shall cover the cost of removing debris, including demolition as may be made legally necessary by the operation of any applicable law, ordinance or regulation.

(g) The policies shall contain permission to occupy or a partial occupancy clause or definition and shall allow occupancy without qualification.

**Section 13.03 Obligation to Restore.** During the performance of its obligations under this Agreement until the Final Completion Date, RCP hereby agrees that if any portion of the Infrastructure Improvements shall be damaged or destroyed, in whole or in part, by fire or other casualty (whether or not covered by insurance), RCP shall promptly restore, replace or rebuild the same, or shall promptly cause the same to be restored, replaced or rebuilt, to as nearly as possible the value, quality and condition it was in immediately prior to such fire or other casualty, with such alterations or changes as may be approved in writing by the City, which approval shall not be unreasonably withheld. RCP agrees that it will cause Bliss Sports II to include in any documents for Bliss Sports II private financing a requirement that, in the event insurance covering fire or other casualty results in payment of insurance proceeds to a lender of Bliss Sports II, the lender shall be obligated to restore the Infrastructure Improvements in accordance with this Section. Bliss Sports II shall within one hundred eighty (180) days give written notice to the City of any damages or destruction to any of the Infrastructure Improvements by fire or other casualty, irrespective of the amount of such damage or destruction, but in such circumstances Bliss Sports II shall make the property safe and in compliance with all applicable laws as provided herein.

## **ARTICLE XIV**

### **DISPUTE RESOLUTION**

**Section 14.01 Good Faith Negotiations.** The Parties agree that in the event of a disagreement under or in connection with this Agreement, including, without limitation, any disagreement concerning any proposed change in the Construction Documents, the Parties agree to negotiate, in good faith, in an attempt to resolve such disagreement for a period of no more than thirty (30) days following receipt of notice from either party setting forth the specifics of the disagreement and the relief requested.

**Section 14.02 Mediation.** If the Parties are unable to resolve such disagreement through good faith negotiation, the City, RCP and/or Bliss Sports II agree to attempt in good faith to resolve such disagreement through mediation administered by a reputable organization offering commercial mediation services. All mediation proceedings shall be conducted in Lawrence, Kansas, and the cost thereof shall be divided amongst the number of Parties that are parties to the Mediation.

**Section 14.03 Litigation.** Should the City, RCP and/or Bliss Sports II be unable to resolve such disagreement through mediation, the parties hereto may seek an adjudication of the controversy in the District Court of Douglas County, and the prevailing party therein shall be entitled to recover all costs and expenses, including reasonable attorneys' fees and expenses associated therewith.

## **ARTICLE XV**

### **EVENTS OF DEFAULT AND REMEDIES**

**Section 15.01 Event of Default.** Each of the following shall constitute an “Event of Default” by the respective Party:

(a) failure of RCP (or of a third party, whether Bliss Sports, Bliss Sports II or otherwise, which has agreed in writing to fulfill RCP's obligations) to obtain and maintain or to cause a third party to obtain or maintain the insurance required by **Article XIII** hereof;

(b) any representation or warranty made by Bliss Sports or Bliss Sports II herein or in any written statement or certificate furnished to a Party by another Party with respect to the performance of this Agreement, proves untrue in any material respect as of the date of the issuance or making thereof which is not corrected or brought into compliance within thirty (30) days after the recipient Party gives the Party which gave the untrue written statement or certificate a written notice specifying such untruth and requiring it to be remedied; provided, that if such untruth cannot be fully remedied within such thirty (30) day period, but can reasonably be expected to be fully remedied and the defaulting Party is diligently attempting to remedy such untruth, such untruth shall not constitute an event of default if the defaulting Party shall immediately upon receipt of such notice diligently attempting to remedy such untruth and shall thereafter prosecute and complete the same with due diligence and dispatch; or

(c) any judgment which is final, writ or warrant of attachment or any similar process shall be entered or filed against a Party which remains unvacated, unpaid, unbonded, unstayed or uncontested in good faith for a period of ninety (90) days; provided, however, that none of the foregoing shall constitute an event of default unless the amount of such judgment, writ, warrant of attachment or similar process, together with the amount of all other such judgments, writs, warrants or similar processes so unvacated, unpaid, unbonded, unstayed or uncontested, exceeds \$2,000,000; or

(d) the entry of a decree or order by a court having jurisdiction in the premises for relief in respect of a Party, or adjudging a Party a bankrupt or insolvent, or approving as properly filed a petition seeking reorganization, adjustment or composition of or in respect of a Party under the United States Bankruptcy Code or any other applicable federal or state law, or appointing a custodian, receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of or for a Party or any substantial part of its property, or ordering the winding up or liquidation of its affairs, and the continuance of any such decree or order unstayed and in effect for a period of one hundred twenty (120) consecutive days; or

(e) the commencement by a Party of a voluntary case, by it of proceedings to be adjudicated a bankrupt or insolvent, or the consent by it to a Party of bankruptcy or insolvency proceedings against it, or the filing by it of a petition or answer or consent seeking reorganization, arrangement or relief under

the United States Bankruptcy Code or any other applicable federal or state law, or the consent or acquiescence by it to the filing of any such petition or the appointment of or taking possession by a custodian, receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of a Party or any substantial part of its property, or the making by it of an assignment for the benefit of creditors, or the admission by it in writing of its inability or its failure to pay its debts generally as they become due, or the taking of corporate action by a Party in furtherance of any such action; or

(f) any default by a Party in the performance, or breach, of any covenant or agreement of such Party in this Agreement, and continuance of such default or breach for a period of thirty (30) days after the other Party entitled to performance of such covenant or agreement has been delivered to defaulting Party a written notice specifying such default or breach and requiring it to be remedied; provided, that if such default or breach cannot be fully remedied within such thirty (30) day period, but can reasonably be expected to be fully remedied and the defaulting Party is diligently attempting to remedy such default or breach, such default or breach shall not constitute an event of default if defaulting Party shall, immediately upon receipt of such notice, diligently attempt to remedy such default or breach and shall thereafter prosecute and complete the same with due diligence and dispatch.

**Section 15.02 Remedies.** Upon the occurrence of an Event of Default, the non-defaulting Party shall have the right to pursue any one or more of the following courses of action: (i) to take such actions as deemed necessary by the non-defaulting Party to remedy the breach, the costs of which may be charged to the defaulting Party or offset against any payments due under this Agreement to the defaulting Party; (ii) to terminate this Agreement by written notice to the defaulting party, which termination shall be effective as of the effective date which is set forth in said notice, provided that said effective date shall be at least thirty (30) days after the date of said notice; (iii) and to institute an action for specific performance or actual damages. In no event will a Party be entitled to consequential or punitive damages for a breach of any obligations or covenants hereunder.

## **ARTICLE XVI**

### **MISCELLANEOUS PROVISIONS**

**Section 16.01 Consents and Cooperation.** Wherever in this Agreement the consent or approval of the City, RCP and/or Bliss Sports II is required, such consent or approval shall not be unreasonably withheld, delayed or conditioned, shall be in writing and shall be executed by a duly authorized officer or agent of the party granting such consent or approval; provided that RCP does not waive, and expressly retains, any rights to grant or withhold consents that RCP has the right to grant or withhold under the Stadium Lease, for any or no reason. Further, the City, RCP and Bliss Sports II agree to take such reasonable actions as may be necessary to carry out the terms, provisions and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions and intent. Any consent or approval required by the City may be provided by the City Manager unless otherwise indicated, and the City Manager may seek the input or a decision from the City Commission on any matter.

**Section 16.02 Relationship.** Neither this Agreement nor any agreements, instruments, documents, or transactions contemplated hereby shall in any respect be interpreted, deemed or construed as making any Party to be a partner, joint venturer with, or agent of, any other Party and any Party performing Work or other obligations or covenants for another Party pursuant to this Agreement, the Contract Documents, the Purchase Agreement or any other agreement referred to herein shall be acting as an independent contractor and no Party will make any contrary assertion, claim or counterclaim in any action, suit, arbitration or other legal proceedings involving the Parties hereto with respect to any of such agreements.

**Section 16.03 Applicable Law.** This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Kansas for all purposes and intents.

**Section 16.04 Entire Agreement; Amendment.** This Agreement constitutes the entire agreement between the Parties with respect to the matters herein and no other agreements or representations other than those contained in this Agreement have been made by the parties. It supersedes all prior written or oral understandings with respect thereto. Notwithstanding the preceding two sentences, any contrary provisions of the respective Contract Documents, the Purchase Agreement and Stadium Lease shall supersede the provisions of this Agreement as between the parties to such other agreements. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the Parties.

**Section 16.05 Counterparts.** This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.

**Section 16.06 Severability.** In the event any section, term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision.

**Section 16.07 Limit on Liability.** The Parties agree that no member, director, officer, agent, employee, representative, attorney or consultant of a Party shall be personally or otherwise in any way liable to another Party in the event of any default, breach or failure of performance by such Party under this Agreement or for any amount which may become due to a Party or with respect to any agreement, indemnity, or other obligation under this Agreement.

**Section 16.08 Headings.** Headings of articles and sections are inserted only for convenience and are in no way to be construed as a limitation or expansion on the scope of the particular articles, sections or subsections to which they refer. Words in the singular shall include the plural, and vice versa, where appropriate.

**Section 16.09 Notices.** Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.

To Bliss and Bliss Sports II:

President  
Bliss Sports, LC  
Bliss Sports II, LC  
209 Fallcreek Road  
Lawrence, KS 66049

To the City:

City Manager  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

With copies to:

Trip Frizell  
Polsinelli PC  
700 W. 47<sup>th</sup> Street, Suite 1000  
Kansas City, MO 64112

With copies to:

City Attorney  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

To RCP:

and

RCP, LLC  
Attention: Monte Soukup  
1891 Constant Avenue  
Lawrence, KS 66047-3743

Gary Anderson  
Gilmore & Bell, P.C.  
2405 Grand Blvd., Suite 1100  
Kansas City, MO 64108

With copies to:

Harry Wigner  
Lathrop & Gage LLP  
10851 Mastin, Suite 1000  
Overland Park, KS 66210

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

**Section 16.10 Waiver.** The failure of a Party to insist upon a strict performance of any of the terms or provisions of this Agreement, or to exercise any option, right or remedy contained in this Agreement, shall not be construed as a waiver or as a relinquishment for the future of such term, provision, option, right or remedy, but the same shall continue and remain in full force and effect. No waiver by a Party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such Party.

**Section 16.11 Negotiation of Agreement.** The Parties are governmental and business entities, as applicable, each having been represented and advised by competent counsel, and each has fully participated in the negotiation and drafting of this Agreement and has had ample opportunity to review and comment on all previous drafts. Accordingly, this Agreement shall be construed without regard to the rule that ambiguities in a document are to be construed against the draftsman. No inferences shall be drawn from the fact that the final, duly executed Agreement differs in any respect from any previous draft hereof.

**Section 16.12 Assignment.** None of the Parties may transfer, lease or permit any assignment or lien to exist or in any other manner dispose of its rights in this Agreement without the prior written consent of the other Parties hereto, as applicable. Until the Infrastructure Improvements Completion Date, the membership interests in RCP may not be transferred to a third party other than the University of Kansas or Kansas Athletics, Inc. Bliss Sports II may collaterally assign its interest in this Agreement to Bliss Sports II's lender for the Infrastructure Improvements to solely secure Bliss Sports II's financing for the construction of the Infrastructure Improvements and any Infrastructure Improvements constructed by Bliss Sports II.

**Section 16.13 Tax Implications.** Bliss Sports, Bliss Sports II and RCP each acknowledges and represents that (1) neither the City nor any of its officials, employees, consultants, attorneys or other agents nor any other Party hereto have provided to Bliss Sports, Bliss Sports II and/or RCP any advice regarding the federal or state income tax implications or consequences of this Agreement and the transactions contemplated hereby, and (2) Bliss Sports, Bliss Sports II and RCP are each relying solely upon their own tax advisors in this regard.

**Section 16.14 Indemnity.**

(a) Bliss Sports and Bliss Sports II agrees to indemnify, defend, and hold the City, its commissioners, officers, employees, agents, and independent contractors and consultants (the **“City Indemnified Parties”**) harmless from and against any and all suits, claims, costs of defense, damages, injuries, liabilities, and costs and/or expenses, including court costs and reasonable attorneys’ fees and expenses, resulting from, arising out of, or in any way connected with: (i) the construction of the Infrastructure Improvements, or (ii) the gross negligence or willful misconduct of Bliss Sports or Bliss Sports II, its members, employees, agents or independent contractors in connection with construction of the Infrastructure Improvements.

(b) In the event any suit, action, investigation, claim or proceeding (collectively, an **“Action”**) is begun or made as a result of which Bliss Sports or Bliss Sports II may become obligated to one or more of the City Indemnified Parties hereunder, any one of the City Indemnified Parties shall give prompt notice to Bliss Sports or Bliss Sports II of the occurrence of such event. After receipt of such notice, Bliss Sports or Bliss Sports II may elect to defend, contest or otherwise protect the City Indemnified Parties against any such Action, at the cost and expense of Bliss Sports or Bliss Sports II utilizing counsel of their choice. The City Indemnified Parties shall assist, at Bliss Sports or Bliss Sports II sole discretion, in the defense thereof. In the event that Bliss Sports or Bliss Sports II shall fail timely to defend, contest or otherwise protect any of the City Indemnified Parties against such Action, the City Indemnified Parties shall have the right to do so, and (if such defense is undertaken by the City Indemnified Parties after notice to Bliss Sports or Bliss Sports II asserting their failure to timely defend, contest or otherwise protect against such Action) the cost of such defense shall be at the expense of Bliss Sports and Bliss Sports II.

(c) Any one of the City Indemnified Parties shall submit to Bliss Sports and Bliss Sports II any settlement proposal that the City Indemnified Parties shall receive which may only be accepted with the approval of Bliss Sports and Bliss Sports II. Bliss Sports and Bliss Sports II shall be liable for the payment of any amounts paid in settlement of any Action to the extent that and only with respect to any part RCP expressly assumes in writing as part of such settlement. Neither Bliss Sports nor Bliss Sports II nor the City Indemnified Parties will unreasonably withhold their respective consent to a proposed settlement.

(d) The indemnifications set forth in this Article shall survive termination or expiration of this Agreement.

*[Remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

**CITY OF LAWRENCE, KANSAS,**  
a municipal corporation

(Seal)

By: \_\_\_\_\_  
Michael Dever, Mayor

ATTEST:

\_\_\_\_\_  
Jonathan M. Douglass, City Clerk

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) ss  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED that on this \_\_\_\_ day of July, 2013, before me, a notary public in and for said county and state, came Michael Dever, Mayor of the City of Lawrence, Kansas, a municipal corporation duly authorized, incorporated and existing under and by virtue of the Constitution and laws of the State of Kansas, and Jonathan M. Douglass, City Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires:



**RCP, LLC,**  
a Kansas limited liability company

By: The Kansas University Endowment  
Association, its sole member

By: \_\_\_\_\_  
Dale Seuferling, President

#### ACKNOWLEDGMENT

STATE OF KANSAS                    )  
  ) ss  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seuferling as the President of The Kansas University Endowment Association, a Kansas non profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires:

By: \_\_\_\_\_  
Thomas S. Fritzel, Manager

[illegible]

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

S-3

**BLISS SPORTS, LC**

By: \_\_\_\_\_  
Thomas S. Fritzel, Manager

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) ss  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Fritzel, the Manager of Bliss Sports, LC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

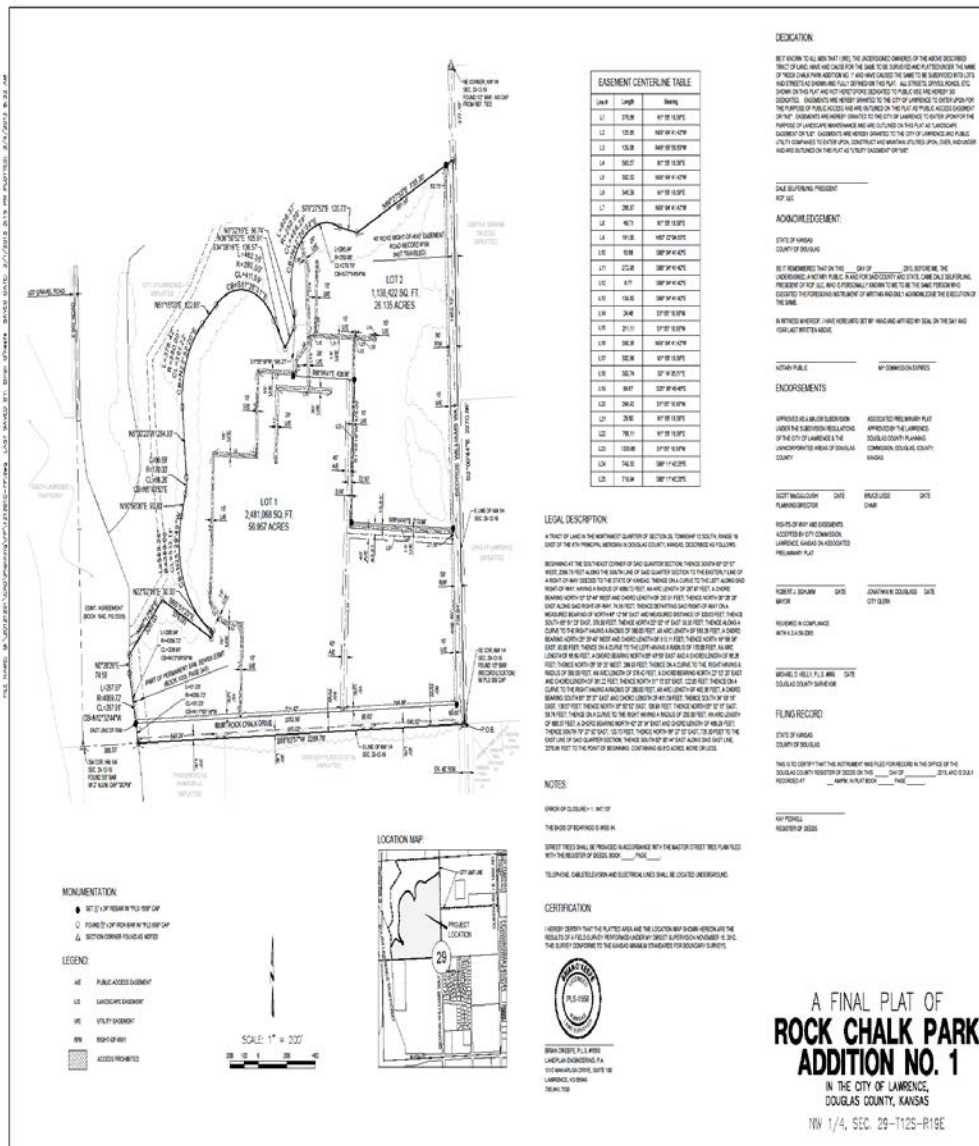
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires:

## DESCRIPTION OF PROPERTY



**EXHIBIT A-1**

**LEGAL DESCRIPTION OF RECREATION CENTER SITE**

Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas

**EXHIBIT A-2**

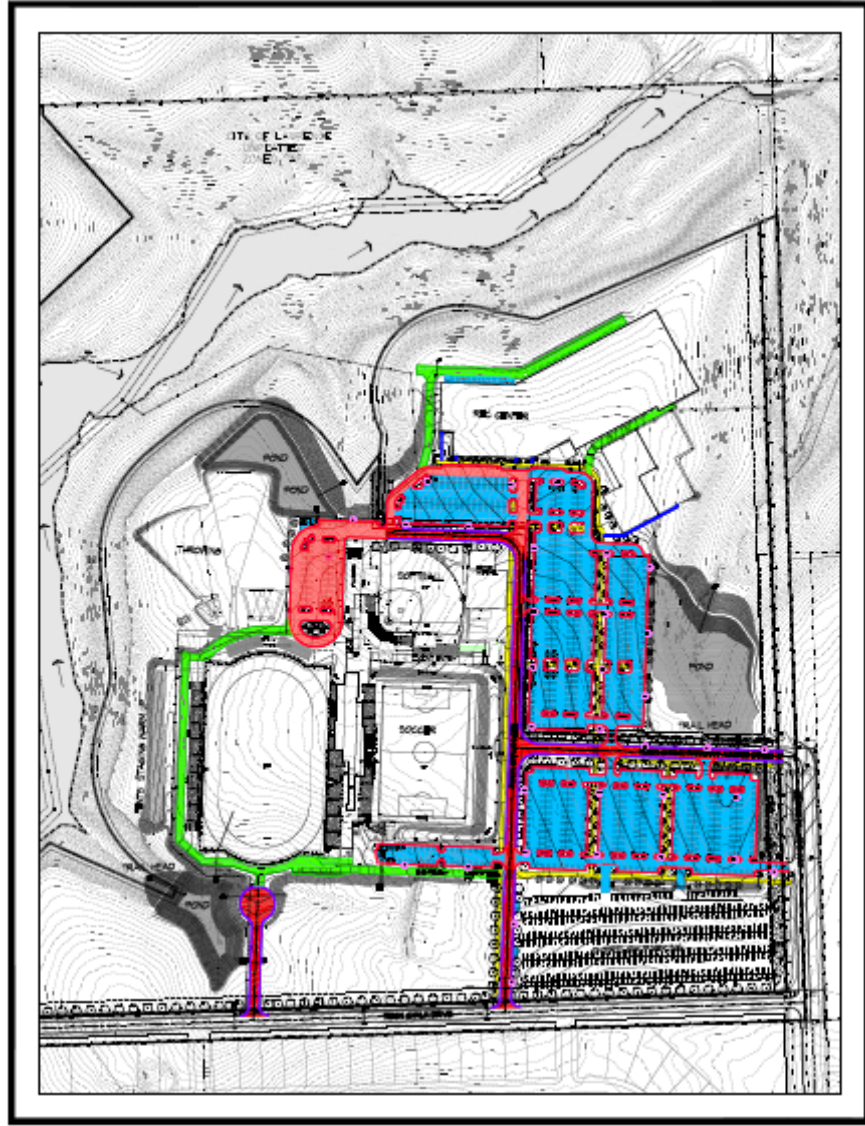
**LEGAL DESCRIPTION OF STADIUM SITE**

Lot 1, Rock Chalk Park Addition No. 1, in the City of Lawrence, Douglas County, Kansas.

**EXHIBIT B**

**SITE PLAN**

**[SEE ATTACHED 2 PAGE EXHIBIT]**





## LEGEND:



8" CONCRETE - ROCK CHALK LANE, ROCK CHALK PARKWAY,  
CUL-DE-SAC - 9,524 S.Y.



8" CONCRETE - BUS LANE AND PARKING LOT - 7,337 S.Y.



6" PARKING LOT - 44,356 S.Y.  
CONCRETE ACCESS RAMPS - 464 S.Y.



ACCESS DRIVE - 8,543 S.Y.



10' WIDE SIDEWALK - 5,163 S.Y.



5' WIDE SIDEWALK - 145 S.Y.



CURB AND GUTTER - ROCK CHALK LANE, ROCK CHALK PARKWAY  
AND CUL-DE-SAC - 5,104 L.F.



CURB AND GUTTER - PARKING LOT - 15,338 L.F.



SITE LIGHTS  
23 POLES - DOUBLE MOUNTED  
13 POLES - SINGLE MOUNTED

## **EXHIBIT C**

### **PURCHASE AGREEMENT** **CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE**

THIS CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE (the "Agreement") is made as of July 10, 2013, by and between RCP, LLC, a Kansas limited liability company ("Seller") and CITY OF LAWRENCE, KANSAS, a municipal corporation ("Purchaser").

#### **RECITALS**

A. Seller is the owner of fee simple title to certain parcels of real property located in Douglas County, Kansas, more fully described on: (i) Exhibit A attached hereto (said real property, together with those other items described in Section 1 hereof are sometimes referred to herein collectively as the "Recreation Center Site") and (ii) Exhibit B (the "Stadium Site");

B. Seller, Purchaser, Bliss Sports, LC, a Kansas limited liability company ("Bliss I") and Bliss Sports, II, LC, a Kansas limited liability company ("Bliss II") are parties to a certain Rock Chalk Park Development Agreement dated as of July 10, 2013 (the "Development Agreement"), which provides for the coordinated construction of the Recreation Center (as defined in the Development Agreement) on an approximately 5 acre portion of the Recreation Center Site (as generally depicted on Exhibit C hereto and referred to in the Development Agreement and herein as the "Pad Site"), of the "Initial KU Improvements" (as that term is defined in a certain Ground Lease between Seller and Bliss I dated as of February 12, 2013 (the "Ground Lease"), on the Stadium Site and of certain "Infrastructure Improvements" (as that term is defined in the Development Agreement and used herein) on the Recreation Center Site and the Stadium Site;

C. Seller desires to sell the Recreation Center Site and Purchaser desires to purchase the Recreation Center Site, all upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants hereinafter made and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party, the parties hereby agree as follows:

1. **Purchase and Sale.** Seller hereby agrees to sell, and Purchaser hereby agrees to purchase, all the Recreation Center Site. The term Recreation Center Site includes all easements, tenements, hereditaments, appurtenances, adjacent strips and gores on or appurtenant to the Recreation Center Site on the Closing Date (as hereinafter defined). The term Recreation Center Site shall also include any improvements and fixtures left, placed or installed on the Recreation Center Site as a portion of the Infrastructure Improvements pursuant to the Development Agreement on the Closing Date.

2. **Purchase Price.** Subject to prorations provided for herein, the purchase price for the Recreation Center Site (the "Purchase Price") shall be the product of \$30,000, multiplied by the number of acres of the Recreation Center Site. For purposes of this Agreement the Recreation Center Site shall be deemed to consist of 26.135 acres so that, subject to prorations provided for herein, the Purchase Price shall be \$784,050.

3. **Closings.** So long as all conditions precedent set forth in this Agreement have been satisfied or waived by the benefited party, the sale of the Recreation Center Site (the "Closing") shall occur on a date that is specified by Purchaser in a written notice to Seller and Kansas Secured Title (the "Title Company") which date is no sooner than ten (10) days after the receipt of such notice by Seller and is no later than sixty (60) days after the date that Purchaser issues a certificate of acceptance agreeing with Seller that the Pad Site is in "Pad-Ready Condition" (as that term is defined in the Development Agreement and used herein) in accordance with Section 8.02 of the Development Agreement or another

date agreed upon in writing by Seller and Purchaser (the “Closing Date”) at a mutually acceptable time at the offices of the Title Company in Lawrence, Kansas; provided that if Purchaser fails to specify the Closing Date as provided above, then the Closing Date shall be on the sixtieth (60<sup>th</sup>) day after the date that the Pad Site is accepted or otherwise to be determined to be in “Pad-Ready Condition” in accordance with Section 8.02 of the Development Agreement.

4. **Seller’s Closing Deliveries.** At or before the Closing Seller shall sign and deliver to the Title Company:

(a) Seller’s Special Warranty Deed executed by Seller (the “Deed”) in the form attached hereto as **Exhibit D** conveying to Purchaser fee simple title to the Recreation Center Site, free and clear of all liens and encumbrances created or suffered by Seller except as otherwise permitted hereunder; and

(b) Any other documents or instruments required or reasonably necessary to be executed to fulfill this Agreement as to the Recreation Center Site, including, without limitation, such documents as the Title Company may require to issue the Policy (as hereinafter defined) provided for hereunder.

5. **Purchaser’s Closing Deliveries.** At or before the Closing Purchaser shall sign and deliver to the Title Company:

(a) The Purchase Price, after all prorations provided for herein; and

(b) Any other documents or instruments required or reasonably necessary to be executed to fulfill this Agreement, including, without limitation, such documents as the Title Company may require to issue the Policy provided for hereunder.

6. **Actions at Closings by Title Company.** At the Closing the parties will cause the Title Company to:

(a) Record the Deed;

(b) Issue the Policy (as hereinafter defined) in the name of Purchaser in the full amount of the Purchase Price;

(c) Deliver to Purchaser the recorded Deed and any other documents and funds to the appropriate parties pursuant to this Agreement;

(d) Prepare a settlement statement setting forth the respective amounts due from and to the Purchaser and the Seller in connection with the Closing in accordance with the provisions hereof; and

(e) Disburse the Purchase Price in accordance with the settlement statement referred to in Section 6(d).

7. **Prorations and Other Closing Costs.** At the Closing on the Closing Date:

(a) Purchaser shall pay the costs of recording the Deed.

(b) Seller shall pay all fees, photocopy charges, premiums and other charges for the Commitment (as hereinafter defined) and the Policy and copies of instruments of record which are to be furnished to Purchaser hereunder. Any Closing fee charged by the Title Company will be split evenly by Seller and Purchaser.

(c) Seller will pay in full the amount secured by any mortgage, deed of trust or other lien on the Recreation Center Site which is outstanding at the time of the Closing (other than any created by Purchaser) and, subject to this Section 7, shall also be responsible for all bills and payables related to the

Recreation Center Site based on events prior to the Closing Date (which obligation will survive the Closing). Purchaser shall pay the recording costs and any mortgage registration tax or fee due upon the recording of any mortgage or other lien on the Recreation Center Site which Purchaser creates or grants simultaneously with Closing. Seller will pay all general real estate taxes and installments of special assessments for tax periods prior to the one in which Closing occurs.

(d) The general real estate taxes and installments of special assessments for the tax period in which the Closing occurs shall be prorated as of the Closing Date. If some prorations cannot be computed at the time of the Closing using actual data for the calendar year in which the Closing occurs, the parties agree that in making the prorations they shall use the most recent actual data available for a preceding year; provided further that if a mistake is made in calculating the prorations, the parties agree that as soon as possible after the Closing each shall make any necessary payments owing the other party in order to correct such mistake.

8. **Possession.** The right to possession of the Recreation Center Site shall transfer to Purchaser at the Closing subject to the rights of Seller and its contractors to complete any Infrastructure Improvements thereon in accordance with the Development Agreement.

9. **Title Commitments and Policy.** Purchaser acknowledges that Seller has furnished Purchaser with title insurance commitment number 3123094 for the Recreation Center Site issued by the Title Company as agent for Chicago Title Insurance Company, effective as of July 1, 2013 (the "**Commitment**"). At the Closing, Seller shall pay the premium for, and cause the Title Company to deliver to Purchaser, an ALTA form of owner's title insurance policy, including any endorsements thereto which Purchaser elects to pay for (collectively the "**Policy**") insuring, in the amount of the Purchase Price, that, upon the Closing, Purchaser has acquired fee simple title to the Recreation Center Site subject to all of the stipulations, terms, conditions, exclusions and exceptions listed in the Commitment, including without limitation those on Schedule B of the Commitment; provided that Seller will cause the Title Company to issue the Policy without items 1-6 of Schedule B of the Commitment; provided further that Purchaser may cause, but Seller shall have no obligation to cause, the Title Company to remove any other exceptions from the Policy which appear in Schedule B of the Commitment. Without limiting the foregoing, the parties acknowledge that the Infrastructure Improvements will not have been completed by the Closing Date so that a permitted exception to the Policy will be the right for mechanics and materialmen liens to be filed against the Recreation Center Site for Infrastructure Improvements and work and materials provided in connection therewith; provided that no later than upon completion of the Infrastructure Improvements and payment to Seller by Purchaser therefor, all in accordance with the Development Agreement, Seller shall cause any and all mechanics and materialmen liens with respect to the Infrastructure Improvements to be released of record from the Recreation Center Site. Seller shall have no responsibility for the removal of any mechanics or materialmen liens incurred during the construction of any improvements other than the Infrastructure Improvements done by or for the Purchaser on the Recreation Center Site.

10. **Survey.** Purchaser acknowledges that Seller has provided Purchaser with a copy of the most recent survey of the Recreation Center Site in Seller's possession.

11. **Access During Inspection Period.** Upon execution of this Agreement and continuing for the shorter of a period of thirty (30) days after execution of this Agreement and the period between such execution and the Closing (such shorter period being the "**Inspection Period**"), Seller shall allow Purchaser or Purchaser's agents or representatives access to the Recreation Center Site for purposes of physical or environmental inspection of the Recreation Center Site and, to the extent not provided to Purchaser by Seller, Purchaser's or Purchaser's agents' reviewing and copying of Seller's books, records or documentation relating to the Recreation Center Site. Purchaser shall have until the end of the Inspection Period to evaluate and determine the feasibility of the Recreation Center Site for Purchaser's intended use. To the extent permitted by law, Purchaser agrees to indemnify and hold harmless Seller from and against any damages, losses, injuries, claims, liabilities and costs (including reasonable attorneys' fees) caused by

Purchaser's or its designees' entry onto the Recreation Center Site, or performance of tests or inspections on the Recreation Center Site, on behalf of the Purchaser during the Inspection Period.

12. **Seller's Affirmative Covenants.** Seller agrees that:

(a) Until Closing, Seller shall perform and pay all mortgages and other obligations affecting the Recreation Center Site, except such taxes or other costs, if any, as are being contested in good faith or are to be assumed and paid by Purchaser under the express terms hereof; provided that any such taxes or other costs as are being contested in good faith shall be settled or paid by Seller no later than the respective Closing.

(b) During the Inspection Period, Seller will provide Purchaser and Purchaser's designees, at reasonable times and upon reasonable notice, complete access to the Recreation Center Site for the purpose of obtaining environmental, soil boring, mechanical, structural, engineering and other inspections and tests; provided that Purchaser and Purchaser's designees must coordinate any testing and inspections with persons on the Recreation Center Site pursuant to contracts with the Seller who are performing work related to making the Pad Site in Pad-Ready Condition or other Infrastructure Improvements pursuant to the Development Agreement.

(c) During the Inspection Period, Seller shall give Purchaser or Purchaser's agents access during normal business hours to any service contracts and records in regard to the Recreation Center Site, if any, and shall furnish Purchaser and Purchaser's agents during such period with all such information concerning the Recreation Center Site as Purchaser may reasonably request; provided that if this transaction does not close, Purchaser agrees to return all such written information obtained to Seller and to keep the same confidential except that which is otherwise in the public domain or not of a confidential nature.

(d) Unless and until this Agreement is terminated by its terms, from and after the date of this Agreement except as may be contemplated in the Development Agreement or otherwise agreed to in writing by the Purchaser, Seller will not enter into or grant any commitments, options, contracts, leases, easements, licenses, rights of way or the like affecting a portion of the Recreation Center Site after its respective Closing Date.

13. **Purchaser's Conditions Precedent.** Notwithstanding any other provision of this Agreement to the contrary, Purchaser's obligation to purchase the Recreation Center Site is subject to each of the following conditions precedent either being satisfied in full, or being waived by Purchaser in writing, acting in Purchaser's sole discretion, prior to the expiration of the Inspection Period, such other deadline specified herein or, if there is no such deadline specified herein, then by the Closing:

(a) Purchaser's receipt, review and, in Purchaser's sole discretion, approval of one or more appraisals, environmental, mechanical, structural and other inspections, tests and reports as may be conducted on or concerning the Recreation Center Site by Purchaser or its designated representatives, at Purchaser's option and expense, during the Inspection Period; and

(b) Performance by Seller of all of its obligations hereunder prior to the respective Closing.

If Purchaser has reasonably determined that one or more of the conditions precedent have neither been satisfied nor waived in writing by Purchaser by the deadline therefor, Purchaser may withhold further performance under this Agreement and, if Purchaser has fully performed its obligations under this Agreement due prior thereto and the Seller's conditions precedent specified in Section 14 hereof have been satisfied or have been waived in writing by Seller (other than any further performance by Purchaser being withheld pursuant to this sentence), then Purchaser may declare a default under Section 21 hereof.

14. **Seller's Condition Precedent.** Notwithstanding any other provision of this Agreement to the contrary, Seller's obligations under this Agreement shall be subject to the following conditions

precedent either being satisfied in full, or being waived by Seller in writing, acting in Seller's sole discretion, prior to the Closing or other deadline specified herein therefor:

(a) Purchaser shall have entered into a Recreation Center Construction Contract (as that term is defined in the Development Agreement); and

(b) the condition precedent that either Purchaser shall have fully performed Purchaser's obligations hereunder, or such performance shall have been waived by Seller in writing, prior to the respective Closing.

If Seller has reasonably determined that one or more of the conditions precedent have neither been satisfied nor waived in writing by Seller by the deadline therefor, Seller may withhold further performance under this Agreement and, if Seller has fully performed its obligations under this Agreement due prior thereto and the Purchaser's conditions precedent specified in Section 13 hereof have been satisfied or have been waived in writing by Purchaser (other than any further performance by Seller being withheld pursuant to this sentence), then Seller may declare a default under Section 21 hereof.

15. **Eminent Domain.** If the Recreation Center Site or any part thereof is taken or threatened to be taken pursuant to eminent domain or similar proceedings by any entity which is not related to the Purchaser prior to Closing, Seller shall notify Purchaser of the pendency of such proceedings within three (3) days of learning of the same and Purchaser shall have the right, at Purchaser's election, to cancel and terminate this Agreement within five (5) days after receiving written notice of such proceedings from Seller. If Purchaser does not so elect to cancel this Agreement within such period, this Agreement shall remain in full force and effect except that the Recreation Center Site shall thereafter refer to the Recreation Center Site in its then "AS-IS" condition and Purchaser shall be entitled to receive all condemnation proceeds resulting from such actual or threatened condemnation upon any Closing which thereafter occurs hereunder.

16. **Casualty.** If after the execution hereof and before the Closing the Recreation Center Site or any improvements on the Recreation Center Site are destroyed or damaged by any casualty, Seller may repair, replace or rebuild, without notice, if the damage is "minor" (for purposes hereof, damage is "minor" if the cost of repairing the same is \$5,000 or less and repairs to bring the Recreation Center Site to the same condition it was in as of the date of Purchaser's most recent prior inspection of the Recreation Center Site can be completed prior to the respective Closing Date); provided that if the damage is not "minor" (as that term is defined herein), then within three (3) days of such damage occurring, Seller shall notify Purchaser in writing of such occurrence and Purchaser shall have the right, at Purchaser's election, to cancel and terminate this Agreement within five (5) days after receiving written notice of such occurrence from Seller. If Purchaser does not so elect to cancel this Agreement within such period, this Agreement shall remain in full force and effect except that the term "Recreation Center Site" shall thereafter refer to the Recreation Center Site in its then "AS-IS" condition and Purchaser shall be entitled to receive all proceeds of Seller's fire and extended coverage insurance, if any.

17. **Non-Assumption of Other Liabilities.** Purchaser shall not assume any of the liabilities or obligations of Seller related to or arising out of the ownership, maintenance or operation of any portion of the Recreation Center Site by Seller prior to the respective Closing, except as specifically set forth herein or in the Development Agreement.

18. **Mail Forwarded; Removal of Property; Notice to Public.** Purchaser shall promptly forward to Seller all correspondence, mail, payments and documents received by Purchaser after Closing which relate to the operation of the Recreation Center Site prior to Closing and are the property of Seller. Seller shall promptly forward to Purchaser all correspondence, mail, payments and documents received by Seller which relate to the operation of the Recreation Center Site after Closing and are the property of Purchaser. Purchaser and Seller shall take reasonable steps to inform the public of the sale of the Recreation Center Site and its operation by new owners.

19. **Expenses.** Except as expressly provided otherwise herein or in the Development Agreement, the parties each agree to bear their own legal, accounting and other expenses in connection with the preparation of documentation for and consummation of this transaction, whether or not it closes.

20. **Representations and Warranties of Parties.**

(a) Seller and Purchaser each represent and warrant to the other that they have been duly authorized to enter into and to perform under this Agreement and that the execution of this Agreement and the Closing do not and will not violate the terms of any agreement or obligation by which it or the Recreation Center Site is bound.

(b) Seller hereby represents and warrants that no parties have options, rights to purchase, tenancy rights in, or otherwise in possession of, any portion of the Recreation Center Site except for the Seller and any contractors performing work related to the Development Agreement.

(c) Seller and Purchaser each represent and warrant to the other that there are no claims, suits, or other proceedings threatened or pending against them which will materially and adversely affect their ability to perform their obligations hereunder.

(d) Seller represents and warrants that, to the Knowledge of the Seller, except to the extent disclosed or referred to in that certain Phase One Environmental Report issued by META Environmental dated October 19, 2012, a copy of which Purchaser acknowledges having received: (i) there are no “wetlands,” burial grounds, cemeteries, archeology sites or landfills on the Recreation Center Site. (ii) no portion of the Recreation Center Site consists of filled ground or contains any underground storage tanks for gasoline or other substances; and (iii) no portion of the Recreation Center Site has been used for the production, generation, treatment, storage or disposal of any hazardous wastes, substances, materials, pollutants or contaminants which are subject to regulation under the Comprehensive Environmental Response Compensation and Liability Act (42 U.S.C. §9601, *et seq.*, as amended by the Superfund Amendments and Reauthorization Act of 1986) (“CERCLA”) or the Resource Conservation and Recovery Act (42 U.S.C. §6901, *et seq.*, as amended by the Hazardous and Solid Waste Amendments of 1984) (hereinafter referred to as the “RCRA”), or any other currently applicable local, state or federal environmental statute or regulation, including, but not limited to, the Leaking Underground Storage Tanks Act, 42 U.S.C. §6991, *et seq.*, as amended, nor is any portion of the Recreation Center Site located on or over a “sanitary landfill” or an “open dump” within the meaning of the RCRA (collectively, “Environmental Law”). Seller hereby represents and warrants that, to the Knowledge of the present officers and directors of Seller, Seller has not: (i) received any notice from a governmental agency or authority of; (ii) conducted, commissioned or otherwise received a report of any investigation which indicated; or (iii) otherwise obtained actual knowledge of: (w) the presence of any Hazardous Substance on, in or under the Recreation Center Site; (x) any currently or previously existing spill, leak, disposal, release or threat of release of any Hazardous Substance on, in or under the Recreation Center Site; (y) any underground storage tanks currently or previously placed in the Recreation Center Site; or (z) any violation or alleged violation of any applicable Environmental Law or of any other federal, state or local statute, regulation, ordinance or court or regulatory order on or about the Recreation Center Site. For the purposes of this Agreement the term “Hazardous Substance” shall mean any substance or material that has at any time been listed as “hazardous” or “toxic” under any Environmental Law. The term “Hazardous Substance” shall also include, without limitation, asbestos and petroleum products and bi-products. For purposes of this Section, the term “Knowledge” shall mean that the President and Vice President Property of the sole member of the Seller are not aware of any facts or circumstances that give them actual knowledge that the matters represented and warranted by Seller herein are not true. Seller represents and warrants that Seller does not have and has never received an environmental report concerning any portion of the Recreation Center Site and that Seller did not clear the Recreation Center Site of the residences that previously were on the Recreation Center Site. To the extent permitted by law, Purchaser agrees not to make a claim against Seller for any Hazardous Substances that are expressly disclosed in writing in any Phase I report concerning the Recreation Center Site that Purchaser may obtain prior to Closing.

(e) Seller represents and warrants that there are no service or other agreements relating to the Recreation Center Site which will be binding upon the Purchaser after the Closing except for any matters of record or any which may be permitted under the Development Agreement.

(f) Seller and Purchaser each warrant and represent to the other that they have not had any contact or dealings regarding the Recreation Center Site, or any communication in connection with the subject matter of this transaction or Agreement, through any real estate broker or other person who can claim a right to a commission or finder's fee as the procuring cause of the sale contemplated herein. If any other real estate broker, sales person or finder asserts a claim for commission or finder's fee based upon any contact, dealings or communication on behalf of one of the parties hereto, the party on whose behalf the broker or finder asserts it made any such contact, dealings or communication which allegedly entitles it to a claim for commission or finder's fee shall indemnify, save harmless and defend the other party from said claim, and all costs and expenses (including reasonable attorneys' fees) incurred by the other party in defending against any such claim.

(g) Each of Seller and Purchaser, to the extent permitted by law, agrees to indemnify the other against any claim, damage or loss of which the party to be indemnified gives the indemnifying party written notice of within twelve (12) months from the latest Closing to occur hereunder which results from any material damage or deficiency resulting from any misrepresentation, breach of warranty or non-fulfillment of any agreement of the indemnifying party contained herein or from any misrepresentation in or omission from any document or instrument furnished or to be furnished by the indemnifying party under this Agreement.

21. **Default.**

(a) If by the date set for a respective Closing, Seller has fulfilled all of Seller's obligations hereunder (other than any withheld in accordance with Section 14) and all of Purchaser's conditions precedent to closing have been satisfied or waived in writing by Purchaser (other than any performance by Seller withheld in accordance with Section 14), and Purchaser, without lawful excuse, fails to fulfill its obligations hereunder and continues to fail and refuse to fulfill Purchaser's obligations hereunder for more than five (5) days after receipt of written notice of such default from Seller, Seller may either: (i) terminate this Agreement; or (ii) seek specific performance of this Agreement in a court of competent jurisdiction.

(b) If by the date set for a respective Closing, Purchaser has fulfilled all of Purchaser's obligations hereunder (other than any withheld in accordance with Section 13) and all of Seller's conditions precedent to Closing have been satisfied or waived in writing by Seller (other than any performance by Purchaser withheld in accordance with Section 13), and Seller, without lawful excuse, fails to fulfill Seller's obligations hereunder for more than five (5) days after receipt of written notice of such default from Purchaser, Purchaser may either: (i) terminate this Agreement; or (ii) seek specific performance of this Agreement in a court of competent jurisdiction.

22. **Survival.** For a period of twelve (12) months from the latest Closing to occur hereunder, all representations, warranties and agreements made herein by any party to this Agreement shall survive such Closing and any inspection at any time made by or on behalf of any other party prior to said Closing.

23. **Notices.** Unless otherwise indicated, all notices, waivers and consents required or permitted pursuant to this Agreement shall be in writing and shall be deemed to have been duly given if personally delivered, sent by verifiable facsimile, or mailed by an overnight mail delivery service or by certified or registered mail, postage prepaid, to the respective parties at the addresses set forth on or before the date such notice, waiver and consent must be given:



a. If to Seller, to:

RCP, LLC  
c/o The Kansas University Endowment Association  
Attn: Monte Soukup  
P.O. Box 928  
Lawrence, KS 66044-0928  
Telecopier: (785) 832-7494  
Email: msoukup@kuendowment.org

with a copy to:

Harry Wigner, Jr.  
Lathrop & Gage LLP  
10851 Mastin Blvd., Suite 1000  
Overland Park, KS 66210  
Telecopier: (913) 451-5131  
Email: hwigner@lathropgage.com

b. If to Purchaser, to:

City of Lawrence, Kansas  
Attn: City Manager  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044  
Email: dcorliss@lawrenceks.org

with a copy to:

City Attorney  
City of Lawrence, Kansas  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044  
Email: twheeler@lawrenceks.org

This section shall not limit the effectiveness of other methods of giving notices, waivers or consents but shall be a method of giving such notices, waivers or consents deemed effective for all purposes. Any person or entity, by giving a written notice to the others, may change the address for such person's or entity's receipt of said notices, waivers and consents.

24. **General.** Each party agrees to perform any further acts and deliver any additional documents that may be reasonably requested to carry out the provisions of this Agreement. Each party shall comply with all laws and regulations applicable to the performance of its obligations hereunder. Whenever any party is required to act hereunder within a particular period of time after the occurrence of a particular event, such period shall begin to run on the day next following the day on which the event occurred and shall expire at 6:00 p.m. Central Time (Standard or Daylight Savings, as then in effect in Douglas County, Kansas) on the final day of the period. In the event that the day scheduled for the performance or completion of any act hereunder shall fall on a Saturday, Sunday or legal holiday recognized by the State of Kansas or the United States of America, the said time period therefor shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday. Time is of the essence with respect to the performance of all obligations and the satisfaction of all conditions and contingencies hereunder. Should any part, term or provision of this Agreement be declared illegal or in conflict with any law, rule, or regulation, the validity of the remaining portion, terms, or provisions shall not be affected thereby. The terms and conditions contained herein constitute the entire agreement of the parties and supersede all prior written and oral agreements and understandings relating to the subject matter hereof. The captions at the beginning of Sections and Subsections are used for convenience only and are not to be used in attempting to construe any part of this Agreement. Unless the context indicates

otherwise, words importing the singular number shall include the plural and vice versa, and words importing person shall include firms, associations, partnerships, corporations and other entities of any type whatsoever, including, without limitation, public bodies and entities, as well as natural persons, and words of masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders and vice versa. None of the provisions of this Agreement may be amended without the written consent of all parties. Any waiver by a party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same provision or condition, unless such waiver be so expressed in writing and signed by the party to be bound. This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the legal representatives, successors and assigns of the parties, as the case may be. Upon request, any person executing this Agreement in a representative capacity shall furnish proof of such person's authority in standard form. This Agreement may be executed at different times and in any number of originals or counterparts, each of which shall be deemed an original, but all of which together shall constitute only one instrument.

25. **Right to Repurchase.** Notwithstanding anything to the contrary in this Agreement, at the Closing Seller and Purchaser will execute, and the Title Company will record against the Recreation Center Site, a mutually agreed upon recordable form of Memorandum of Repurchase Rights (the "Memorandum of Repurchase Rights"). The Memorandum of Repurchase Rights will provide that RCP, or its successor in interest as owner of fee title to the Stadium Site, will have: (a) a right of first offer to buy the Recreation Center Site and any improvements thereon, or such portion of such land and improvements as the City may elect to offer for sale, upon such terms and conditions as the City may offer to sell them; (b) a right of first refusal to buy the Recreation Center Site and any improvements thereon, or such portion of such land and improvements as the City may elect to offer for sale, upon the same terms and conditions upon which the City is otherwise prepared to sell them to a third party; and (c) if the City fails to construct a Recreation Center (as defined in the Development Agreement) thereon and the Infrastructure Improvements (as defined in the Development Agreement) within two (2) years of the date of this Agreement or, if the City causes the Recreation Center and Infrastructure Improvements to be built but fails to operate the Recreation Center or any other improvements on the Recreation Center Site primarily as a recreational facility open to the general public for a period of twelve (12) consecutive months (exclusive of up to six (6) months following a casualty event affecting a substantial portion of any such Recreation Center), an option to purchase the Recreation Center Site and any improvements thereon for the then fair market value thereof as determined through an appraisal process more fully described therein.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date stated above by their duly authorized representatives.

**SELLER:**

**RCP, LLC,**  
a Kansas limited liability company

By: The Kansas University Endowment  
Association, a Kansas non profit  
corporation, its sole member

By: \_\_\_\_\_  
Dale Seufferling, President

**PURCHASER:**

**CITY OF LAWRENCE, KANSAS,**  
a municipal corporation

By: \_\_\_\_\_  
Michael Dever, Mayor

**EXHIBIT A**

**LEGAL DESCRIPTION OF STADIUM SITE**

Lot 1, Rock Chalk Park Addition No. 1, in the City of Lawrence, Douglas County, Kansas.

**EXHIBIT B**

**LEGAL DESCRIPTION OF RECREATION CENTER SITE**

Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas

**EXHIBIT C**

**PAD SITE MAP**

**EXHIBIT D**

**SPECIAL WARRANTY DEED**

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this \_\_\_\_\_ day of July, 2013, between **RCP, LLC**, a Kansas limited liability company (the “Grantor”) and the **CITY OF LAWRENCE, KANSAS**, a municipal corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas (the “Grantee”), whose mailing address is 6 E. 6<sup>th</sup> Street, Lawrence, Kansas 66044 Attn: City Manager:

**WITNESSETH, THAT THE SAID GRANTOR**, in consideration of the sum of **ONE HUNDRED DOLLARS** (\$100.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents Sell and Convey unto **GRANTEE**, its successors and assigns, all of the Grantor’s interest in the **REAL ESTATE**, situated in the County of Douglas, State of Kansas, as follows:

**Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence,  
Douglas County, Kansas**

ALL SUBJECT to easements, restrictions, covenants and rights of way of record, zoning laws, taxes and assessments for the year 2013 and subsequent years, any matter that would be disclosed by an accurate survey of the foregoing and any encumbrances created by Grantee, including without limitation the items described on **Exhibit One** attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever. And said Grantor, for itself and its respective successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that the Grantor will warrant and forever defend said interest unto the said Grantee, against said Grantor and its successors and assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same by, through or under the Grantor, except for those matters aforesaid.

**IN WITNESS WHEREOF**, the **GRANTOR** has hereunto caused this Deed to be signed on its behalf by the President of its sole member, the day and year first above written.

**RCP, LLC,**  
a Kansas limited liability company

By: The Kansas University Endowment  
Association, a Kansas non profit  
corporation,  
its sole member

By: \_\_\_\_\_  
Dale Seuferling, President

#### **ACKNOWLEDGMENT**

STATE OF KANSAS            )  
  ) ss  
COUNTY OF DOUGLAS        )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seuferling as the President of The Kansas University Endowment Association, a Kansas non profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

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

*[SEAL]*

Notary Public

My commission expires: \_\_\_\_\_



## **EXHIBIT ONE**

General and special taxes for 2013 and subsequent years.

County Road Right of Way along the East property line of the real property conveyed hereby.

Grant of Right of Way to Western Resources, Inc., recorded June 23, 2000, as counterparts in Book 678 at Pages 1073, 1077 and 1081 in the office of the Register of Deeds of Douglas County, Kansas.

Permanent Sanitary Sewer Easement to the City of Lawrence, Kansas, recorded February 15, 2008 in Book 1033 at Page 345 in the office of the Register of Deeds of Douglas County, Kansas.

Permanent Greenspace and Pedestrian and Recreational Path Easement to the City of Lawrence, Kansas, recorded February 15, 2008 in Book 1033 at Page 350 in the office of the Register of Deeds of Douglas County, Kansas.

Terms and provisions of appurtenant Easement Agreement between the City of Lawrence, Kansas, Grantor, and Fairway, L.C., Grantee, recorded December 11, 2008 in Book 1042 at Page 5336 in the office of the Register of Deeds of Douglas County, Kansas.

Easements, restrictions, reservations, building set-back lines and notes, if any, established by plat recorded in Book 18 at Page 628 in the office of the Register of Deeds of Douglas County, Kansas.

Street Tree Plan recorded June 27, 2013 in Book 1103 at Page 548 in the office of the Register of Deeds of Douglas County, Kansas.

Right to Repurchase vested in the Memorandum of Repurchase Rights that provides RCP, or its successor in interest as owner of fee title to Lot 1 Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas, as evidenced by Memorandum of Repurchase Rights recorded \_\_\_\_\_, 2013 in Book \_\_\_\_ at Page \_\_\_\_ in the office of the Register of Deeds of Douglas County, Kansas.

**EXHIBIT D**

**RECREATION CENTER PLANS**

**ON FILE WITH THE CITY'S PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

**EXHIBIT E**

**PROJECT TIMELINE**

<b>Recreation Center Plans Completion Date</b>	<b>June 2013</b>
<b>Recreation Center Construction Commencement Date</b>	<b>June/July 2013</b>
<b>Infrastructure Plans Finalized</b>	<b>June 2013</b>
<b>Infrastructure Construction Commencement Date</b>	<b>June 2013</b>
<b>Pad Site in Pad-Ready Condition</b>	<b>June 2013</b>
<b>Stadium Facilities Construction Commencement Date</b>	<b>June 2013</b>
<b>Recreation Center Complete</b>	<b>Spring 2014</b>
<b>Infrastructure Complete</b>	<b>Spring 2014</b>
<b>Stadium Facilities Complete</b>	<b>Spring 2014</b>

## **EXHIBIT F**

### **INFRASTRUCTURE IMPROVEMENTS**

1. Pad-Ready Recreation Center Site
2. Eight (8) lighted tennis courts on the Recreation Center Site
3. George Williams Way extension
4. Rock Chalk Drive construction
5. On-site storm water system and detention pond
6. Approximately 1500 parking spaces
7. Landscaping and internal drives, sidewalks, paths, bus lanes, etc.
8. 5 mile improved multi-use path
9. All necessary waterlines
10. All necessary sanitary sewer lines
11. All other necessary and related public improvements as set forth in the City approved public improvement plans, as provided in the Development Agreement and as set forth on **Exhibit I** hereto.

**EXHIBIT G**

**INFRASTRUCTURE IMPROVEMENT PLANS**

**ON FILE WITH THE CITY'S PUBLIC WORKS DIRECTOR**

**EXHIBIT H**

**CERTIFICATE OF PAD-READY CONDITION**

The undersigned, Bliss Sports II, LLC ("Bliss Sports II"), pursuant to that certain Rock Chalk Park Development Agreement (the "Development Agreement") dated \_\_\_\_\_, 2013, among the City of Lawrence, Kansas ("City"), RCP, LLC, Bliss Sports, LC and Bliss Sports II, hereby certifies to the City as follows:

1. That as of \_\_\_\_\_, 2013, the construction of the Pad Site in Pad-Ready Condition (as such term is defined in the Development Agreement) has been completed in accordance with the Development Agreement.

2. The Pad Site has been completed in a good and workmanlike manner and in accordance with the Contract Documents (as defined in the Development Agreement).

3. The Pad Site has achieved Substantial Completion and is in Pad-Ready Condition (as defined in the Development Agreement).

4. This Certificate of Pad-Ready Condition is being issued by Bliss Sports II to the City in accordance with the Development Agreement and the Purchase Agreement.

5. Attached hereto is a detailed, itemized cost spreadsheet of the total costs for making the Pad Site in Pad-Ready Condition and copies of all invoices related thereto.

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Development Agreement.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**BLISS SPORTS II, LLC**

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

**ARCHITECT'S CERTIFICATE**

The Pad Site has been fully completed substantially in accordance with the Plans, as amended to date, and is in Pad-Ready Condition.

**GOULD EVANS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACCEPTED:**

**CITY OF LAWRENCE, KANSAS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## EXHIBIT I

### INFRASTRUCTURE IMPROVEMENT COSTS

Quantities of the private Rock Chalk Park improvements are set forth on the Site Plan attached as Exhibit B to the Development Agreement.

#### Rock Chalk Site Work

General	Unit	Quantity	Unit Cost	Total
Mobilization	LS	1	\$ 400,000.00	\$ 400,000.00
Construction Staking	AC	90	\$ 2,500.00	\$ 225,000.00
Seeding, Mulching & Fertilizing	LS	1	\$ 30,000.00	\$ 30,000.00
Utilities Connection fees and expenses	LS	1	\$ 55,000.00	\$ 55,000.00
Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
Erosion & Sediment Control	LS	1	\$ 40,000.00	\$ 40,000.00
Legal Fees per Development Agreement	LS	1	\$ 167,836.00	\$ 167,836.00
Loan origination fees for project financing	LS	1	\$ 150,000.00	\$ 150,000.00
Loan interest for project financing	LS	1	\$ 309,515.00	\$ 309,515.00
Construction Management fee 2.5% on \$11.5M	LS	1	\$ 287,500.00	\$ 287,500.00
Professional Engineering Fees	LS	1	\$ 525,000.00	\$ 525,000.00
General Total:				\$ 2,194,851.00

Site Grading	Unit	Quantity	Unit cost	Total
Site strip	CY	32,000	\$ 2.25	\$ 72,000.00
Site Excavation	CY	180,000	\$ 2.25	\$ 405,000.00
Compaction	CY	160,000	\$ 1.10	\$ 176,000.00
Topsoil Replacement/fine grade	CY	10,000	\$ 10.00	\$ 100,000.00
Rock Excavation	CY	9,750	\$ 10.00	\$ 97,500.00
Site Grading Total:				\$ 850,500.00

Retention Ponds	Unit	Quantity	Unit cost	Total
Rock Excavation	CY	10,000	\$ 10.00	\$ 100,000.00
Dirt Excavation	CY	5,000	\$ 2.25	\$ 11,250.00
Faircloth skimmers	LS	3	\$ 10,000.00	\$ 30,000.00
Storm structure	LS	3	\$ 5,000.00	\$ 15,000.00
Site Grading Total:				\$ 156,250.00

Natural Trails and Eight Lighted Tennis Courts	Unit	Quantity	Unit cost	Total
Tennis Courts	LS	1	\$ 640,000.00	\$ 640,000.00
Retaining Walls at Tennis Courts	LS	1	\$ 170,000.00	\$ 170,000.00
Natural trail 10' Approx. 5 + miles	SY	33,710	\$ 12.00	\$ 404,520.00
Eight Lighted Tennis Courts:				\$ 1,214,520.00



Waterline	Unit	Quantity	Unit Cost	Total
Connect to Existing water line	1	1	\$ 750.00	\$ 750.00
12" C900 DR14 Water line	LF	7,642	\$ 36.87	\$ 281,760.54
8" PVC C900 DR14 Water line	LF	472	\$ 29.00	\$ 13,688.00
3" M.J. Gate Valve	EACH	2	\$ 500.00	\$ 1,000.00
6" M.J. Gate Valve	EACH	2	\$ 825.00	\$ 1,650.00
8" M.J. Gate Valve	EACH	2	\$ 1,300.00	\$ 2,600.00
12" MJ Gate Valve	EACH	33	\$ 1,500.00	\$ 49,500.00
Fire Hydrant Assembly	EACH	17	\$ 3,300.00	\$ 56,100.00
Private Fire Hydrant Assembly (Painted Red)	EACH	2	\$ 3,300.00	\$ 6,600.00
Flowable Fill	LS	1	\$ 26,910.00	\$ 26,910.00
2" Curb Stop with Auto Flusher and RIPRAP	LS	1	\$ 6,000.00	\$ 6,000.00
Water Meter Pits	LS	1	\$ 20,303.11	\$ 20,303.11
Concrete Encasement	LF	20	\$ 60.00	\$ 1,200.00

Waterline Total: \$ 468,061.65

Sanitary Sewer	Unit	Quantity	Unit Cost	Total
8" SDR26 PVC granular embedment	LF	2,019	\$ 44.00	\$ 88,836.00
STD Manhole 4" DIA, 6' Depth	EACH	8	\$ 2,000.00	\$ 16,000.00
Extra Depth 4' DIA Manhole	VF	12.46	\$ 100.00	\$ 1,246.00
Drop Manhole 5' DIA 6' Depth	EACH	1	\$ 2,970.00	\$ 2,970.00
Extra Depth 5' DIA Manhole	VF	6.3	\$ 110.00	\$ 693.00
6" Service Line	EACH	4	\$ 500.00	\$ 2,000.00
Connect to Existing Manhole	EACH	1	\$ 500.00	\$ 500.00
Concrete Collars	EACH	7	\$ 570.00	\$ 3,990.00
Flowable Mortar Backfill	CY	403	\$ 70.00	\$ 28,210.00
Seed, Fertilize, Mulch and Erosion Netting	LS	1	\$ 5,500.00	\$ 5,500.00
Construction Staking	no bid	no bid		
Rip Rap Erosion Protection	LS	1	\$ 2,500.00	\$ 2,500.00
Concrete Encasement	LF	45	\$ 50.00	\$ 2,250.00
Impervious Ditch Check	LS	1	\$ 750.00	\$ 750.00
Polyurethane Manhole Lining	LS	1	\$ 7,397.50	\$ 7,397.50

Sanitary Sewer Total: \$ 162,842.50

Storm Sewer	Unit	Quantity	Unit Cost	Total
15" HDPE	LF	38	\$ 23.75	\$ 902.50
15" Reinforced Concrete Pipe	LF	79	\$ 24.75	\$ 1,955.25
18" HDPE	LF	87	\$ 24.00	\$ 2,088.00
18" Reinforced Concrete Pipe	LF	76	\$ 25.00	\$ 1,900.00
24" HDPE	LF	706	\$ 30.00	\$ 21,180.00
24" Reinforced Concrete Pipe	LF	38	\$ 32.00	\$ 1,216.00
30" HDPE	LF	19	\$ 39.00	\$ 741.00
48" Reinforced Concrete Pipe	LF	103	\$ 105.00	\$ 10,815.00
15" RCP End Section	EACH	1	\$ 450.00	\$ 450.00
30" RCP End Section	EACH	1	\$ 450.00	\$ 450.00
48" RCP End Section	EACH	2	\$ 1,900.00	\$ 3,800.00
5'x4' Curb Inlet	EACH	6	\$ 2,025.00	\$ 12,150.00
10'x4' Curb Inlet	EACH	3	\$ 3,252.00	\$ 9,756.00
4'x4' Junction Box	EACH	1	\$ 2,185.00	\$ 2,185.00
18" NOM DIA Rip Rap	SY	84	\$ 25.00	\$ 2,100.00
Flowable fill	LS	1	\$ 11,000.00	\$ 11,000.00

Storm Sewer Total \$ 82,688.75

Parking Lot Lights	Unit	Quantity	Unit Cost	Total
LED - Dual Fixtures	LS	1	\$ 120,000.00	\$ 120,000.00
Pole Bases	LS	1	\$ 25,000.00	\$ 25,000.00
Conduit	LS	1	\$ 40,000.00	\$ 40,000.00
Conduit Westar	LS	1	\$ 25,000.00	\$ 25,000.00
Conduit for Fiber	LF	0	\$ -	\$ -
Electric Service - labor	LS	1	\$ 30,000.00	\$ 30,000.00

Parking Lot Lights Total: \$ 240,000.00

Landscaping	Unit	Quantity	Unit Cost	Total
Trees	EACH	450	\$ 425.00	\$ 191,250.00
Shrubs	EACH	710	\$ 60.00	\$ 42,600.00
Site Entry signs	LS	1	\$ 150,000.00	\$ 150,000.00
Irrigation	LS	1	\$ 100,000.00	\$ 100,000.00
Misc	LS	1	\$ 100,000.00	\$ 100,000.00

Landscaping Total: \$ 583,850.00

Rock Chalk Drive & George Williams	Unit	Quantity	Unit Cost	Total
Unclassified excavation	CY	15,934	\$ 5.00	\$ 79,670.00
Compacted fill	CY	1,790	\$ 1.00	\$ 1,790.00
Site restoration	LS	1	\$ 5,000.00	\$ 5,000.00
10" NRDJ Portland cement conc pave	SY	9,758	\$ 55.00	\$ 536,690.00
Type CG-1 Concrete curb & gutter	LF	6,257	\$ 16.00	\$ 100,112.00
4" x 5' Concrete sidewalk	SY	40	\$ 30.00	\$ 1,200.00
6" x 10' Fiber reinforced conc sdwk	SY	4,078	\$ 40.00	\$ 163,120.00
Access ramps	EACH	13	\$ 1,000.00	\$ 13,000.00
Compaction tests street	LS	5	\$ 100.00	\$ 500.00
Construction Staking	No Bid	No Bid	No Bid	No Bid
Seed, Fertilize & Mulch	LS	1	\$ 4,000.00	\$ 4,000.00
Clearing, Grubbing & Tree Removal	LS	1	\$ 1,250.00	\$ 1,250.00
Treatment of subgrade 12" fly ash & 4"AB3	SY	11,825	\$ 9.33	\$ 110,327.25
Erosion Control	LS	1	\$ 2,670.00	\$ 2,670.00
Section Corner Monument Box	LS	1	\$ 1,000.00	\$ 1,000.00
2" Conduit	LF	1,701	\$ 2.00	\$ 3,402.00
4" Conduit	LF	997	\$ 2.00	\$ 1,994.00
Traffic Control Signage	LS	1	\$ 500.00	\$ 500.00

Rock Chalk Drive & George Williams Total: \$ 1,026,225.25

Overflow Parking Lot	Unit	Quantity	Unit Cost	Total
Concrete access ramps	SY	464	\$ 50.00	\$ 23,200.00
Lot Grading	LS	1	\$ 25,000.00	\$ 25,000.00
Temporary Gravel Laydown	LS	1	\$ 20,000.00	\$ 20,000.00

Overflow Parking Lot Total: \$ 68,200.00

Parking Lot / Access Drives	Unit	Quantity	Unit Cost	Total
Concrete parking lot	SY	44,356	\$ 44.00	\$ 1,951,664.00
CG-1 curb and gutter	LF	15,338	\$ 18.00	\$ 276,084.00
Concrete parking and Bus lane	SY	7,337	\$ 50.00	\$ 366,850.00
Fire lane / Access roads	SY	8,593	\$ 44.00	\$ 378,092.00
Storm Sewer	LS	1	\$ 157,000.00	\$ 157,000.00
Trim Subgrade	SY	65,393	\$ 1.25	\$ 81,741.25
Treatment of subgrade - 12" Fly ash & 4" AB3	SY	65,425	\$ 9.33	\$ 610,415.25

Parking Lot / Access Drives Total: \$ 3,821,846.50

Rock Chalk Lane and Rock Chalk Parkway	Unit	Quantity	Unit Cost	Total
Unclassified excavation	CY	3,017	\$ 5.00	\$ 15,085.00
Compacted fill	CY	2,920	\$ 1.00	\$ 2,920.00
Site restoration	LS	1	\$ 5,000.00	\$ 5,000.00
8" NRDJ Portland cement	SY	9,524	\$ 50.00	\$ 476,200.00
CG-1 curb and gutter	LF	5,109	\$ 16.00	\$ 81,744.00
6" x 10' Fiber rec path	SY	5,163	\$ 40.00	\$ 206,520.00
4" x 5' Sidewalk	SY	195	\$ 30.00	\$ 5,850.00
Access ramps	EACH	51	\$ 1,000.00	\$ 51,000.00
Treatment of subgrade - 12" fly ash & 4" AB3	SY	10,800	\$ 9.33	\$ 100,764.00

Rock Chalk Lane and Rock Chalk Parkway Total: \$ 945,083.00

Chip and Seal County Road	Unit	Quantity	Unit Cost	Total
Chip and Seal	SY	10,000	\$ 1.80	\$ 18,000.00

Chip and Seal County Road \$ 18,000.00

Rec Center Pad	Unit	Quantity	Unit cost	Total
Rock Excavation	CY	18,000	\$ 10.00	\$ 180,000.00
Dirt Excavation	CY	10,000	\$ 2.25	\$ 22,500.00
Compaction	CY	8,500	\$ 1.10	\$ 9,350.00
Fly Ash 18"	SY	12,000	\$ 8.00	\$ 96,000.00
AB3 Entire building Pad	SY	20,100	\$ 4.00	\$ 80,400.00
AB3 Additional depth rock area	SY	8,000	\$ 5.50	\$ 44,000.00

Rec Center Pad: \$ 432,250.00

Total: \$ 12,265,168.65

**EXHIBIT J**

**CERTIFICATE OF COMPLETION OF INFRASTRUCTURE IMPROVEMENTS**

The undersigned, Bliss Sports II, LLC ("Bliss Sports II"), pursuant to that certain Rock Chalk Park Development Agreement (the "Development Agreement") dated July 10, 2013, among the City of Lawrence, Kansas ("City"), RCP, LLC, Bliss Sports, LC and Bliss Sports II, hereby certifies to the City as follows:

1. That as of \_\_\_\_\_, 2014, the construction of the Infrastructure Improvements (as such term is defined in the Development Agreement) has been completed in accordance with the Development Agreement and the Infrastructure Improvements Construction Contract.

2. The Infrastructure Improvements have been completed in a good and workmanlike manner and in accordance with the Infrastructure Improvements Construction Documents (as defined in the Development Agreement).

3. Substantial Completion of the Infrastructure Improvements has occurred.

4. This Certificate of Completion of Infrastructure Improvements is being issued by Bliss Sports II to the City in accordance with the Development Agreement and the Infrastructure Improvements Construction Contract.

5. Attached hereto is a detailed, itemized cost spreadsheet of the total costs for Infrastructure Improvements and copies of all invoices related thereto.

6. There are no of any laborer's, materialman's, mechanic's or other liens ("**Lien**") on any part of the Recreation Center Site, or the Infrastructure Improvements and there no conditions exist that would allow for the filing of a Lien on the Recreation Center Site or the Infrastructure Improvements.

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Development Agreement.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**BLISS SPORTS II, LLC**

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

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

## **CITY ACCEPTANCE OF FINAL COMPLETION**

The City hereby accepts Final Completion of the Infrastructure Improvements in accordance with the Infrastructure Improvements Construction Contract in accordance with Section 10.01 of the Development Agreement.

Date: \_\_\_\_\_

**CITY OF LAWRENCE, KANSAS**

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

## **EXHIBIT K**

### **PROPERTY ACCESS AND MAINTENANCE AGREEMENT FOR THE TRAILS**

THIS PROPERTY ACCESS AND MAINTENANCE AGREEMENT FOR THE TRAILS (the "Agreement") is made as of July 10, 2013, by and among RCP, LLC, a Kansas limited liability company ("RCP"), the CITY OF LAWRENCE, KANSAS, a municipal corporation organized and existing under the laws of the State of Kansas (the "City") and BLISS SPORTS, LC, a Kansas limited liability company ("Bliss Sports") and KANSAS ATHLETICS, INC., a Kansas non-profit corporation ("KAI").

#### **WITNESSETH:**

WHEREAS, RCP, the City, Bliss Sports and Bliss Sports II, LC, a Kansas limited liability company (the "Bliss Sports II") are parties to a certain Rock Chalk Park Development Agreement dated July 10, 2013 (the "Development Agreement") concerning the development of certain improvements on a tract of approximately eighty-nine (89) acres of real property located at the northwest intersection of Rock Chalk Drive and George Williams Way which is more fully described on Exhibit A attached hereto (which is referred to herein and in the Development Agreement as the "Property");

WHEREAS, contemporaneously with the execution hereof, pursuant to a certain Purchase Agreement the City is, acquiring from RCP approximately twenty-six (26) acres of the Property which is more fully described on Exhibit B attached hereto (the "Recreation Center Site") on which the City intends to construct a "Recreation Center" (as such term is defined in the Development Agreement and used herein) and related facilities for public use;

WHEREAS, RCP and Bliss Sports have entered into a certain Ground Lease dated as of February 12, 2013 (the "Ground Lease") concerning the portion of the Property which is more fully described on Exhibit C attached hereto (the "Stadium Site") on which under the Ground Lease Bliss Sports is permitted to build certain improvements more fully described in the Ground Lease which include a track and field stadium, soccer stadium, and softball complex (which are referred to in the Development Agreement as the "Stadium Facilities" and in the Ground Lease as the "Initial KU Improvements");

WHEREAS, as permitted in the Ground Lease, Bliss Sports and KAI have entered into a certain Amended and Restated Lease Agreement dated as of February 12, 2013 pursuant to which KAI has certain rights to use the Stadium Site and the Stadium Facilities on the terms set forth therein but subject to the terms and conditions of the Ground Lease;

WHEREAS, City owns certain adjacent property which is more fully described on Exhibit D (the "Existing City Tract");

WHEREAS, pursuant to the Development Agreement, approximately five (5) linear miles of running and walking trails (the “Trails”) which collectively constitute a portion of the “Infrastructure Improvements” (as that term is defined in the Development Agreement) will be constructed on the Recreation Center Site, the Stadium Site and the Existing City Tract (collectively, the “Trails”);

WHEREAS, the parties hereto desire to set forth the respective responsibilities of the parties to provide access to the Trails and to maintain the Trails during the Easement Term (as herein defined);

NOW, THEREFORE, in consideration of the mutual grants, covenants and promises contained herein, and of the mutual benefits accruing to each of the parties hereto, their respective heirs, successors, legal representatives and assigns, the parties hereto hereby declare and agree as follows:

1. Access. During the Easement Term the parties hereby grant to each other and to the public a non-exclusive easement to the Trails in order to allow the public and each of the parties and their tenants, subtenants, contractors, vendors, invitees, employees and licensees to have rights of ingress, egress and use on, over and across the Trails during the Easement Term for customary use as a walking and running trail.

2. Routine Maintenance. During the Easement Term, once the Trails are installed, KAI shall cause the Trails to be repaired and maintained, including without limitation the making of all surface and subsurface repairs and maintenance, seal coating and removal of trash, rubbish and other refuse, if any, so as to maintain such Trails in good condition, reasonable wear and tear excepted, in a professional manner that is reasonably acceptable to each of the parties. The cost of the maintenance shall be split evenly between the City and KAI.

3. Reconstruction. If during the Easement Term, the party designated in Section 2 as being responsible for performing the routine repairs and maintenance of the Trails shall reasonably determine that some or all of such Trails need to be completely replaced, or need repairs beyond normal repairs, then such party will notify the other parties to this Agreement and shall provide a written estimate of the costs of such reconstruction or major repairs. Unless the parties otherwise agree in writing, KAI shall complete or cause such replacement or major repairs in a timely manner and the costs of such major replacement or renovation shall be split evenly between the City and KAI.

4. Intentional or Negligent Acts. Notwithstanding anything to the contrary in this Agreement, but subject to Section 10, each party hereto shall be solely responsible for the repair of any and all damage to the Trails caused by any intentional or negligent act or omission of its subtenants, agents, employees, business invitees and licensees.

5. Defaults. An “Event of Default” or “default” shall mean, wherever used in this Agreement, any failure by one or more of the parties hereto to observe and perform any covenant, condition or agreement in this Agreement on its part to be observed or performed and the lapse of a period of 60 days after written notice, specifying such failure and requesting that it be remedied, given to such party by the other party, provided, that if such default cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied, such default shall not constitute an Event of Default if the defaulting party shall within a reasonable period of receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch.

6. Remedies. If there is an Event of Default by a party, the other non-defaulting parties hereunder shall each be entitled to all rights and remedies at law or in equity, including specific performance and injunctive or other equitable relief, notwithstanding availability of an adequate remedy

at law. The prevailing party in any action to enforce this Agreement shall recover as part of its costs, reasonable attorneys' fees and court costs and interest on funds expended by the prevailing party to cure such default by another party.

7. Self-Help. If there is an Event of Default by a party and after written notice to the parties to this Agreement, any or all of the other non-defaulting parties hereunder may, but shall have no obligation to, perform such actions as may be necessary to correct or remedy the default, and any monies expended shall be reimbursed by the defaulting party upon written notice from the party(ies) which cause such correction or remedy. Nothing in this Section is intended to imply that a party must take any action unless specifically required to do so by this Agreement.

8. Easement Term. For purposes of this Agreement "Easement Term" shall mean the period from the date hereof until the soonest to occur of: (a) the expiration or sooner termination of the Ground Lease; (b) the sooner to occur of (i) City failing to build a Recreation Center on the Recreation Center Site within two (2) years of the date of this Agreement or, if the City causes one to be built but fails to operate the same or any other improvements thereon primarily as a recreational facility open to the general public for a period of twelve (12) consecutive months (exclusive of up to six (6) months following a casualty event affecting a substantial portion of any such Recreation Center); or (c) the execution by the parties hereto or their respective successors and assigns and recording in the office of the Register of Deeds of Douglas County, Kansas of an agreement terminating this Agreement. Once the Easement Term has expired under the preceding sentence any party to this Agreement may execute and record a notice that the Easement Term has expired and thereafter this Agreement will have no further force or effect.

9. Covenant Running with Land. The covenants and agreements granted herein are and shall be deemed to be covenants running with the land and shall be binding upon the parties hereto and upon their successors and assigns until the expiration of the Easement Term.

10. Not an Agent of RCP. None of the City, Bliss Sports, KAI or their respective designees, contractors, employees or agents will be an agent of RCP for the purpose of making any improvements on the portions of the Property owned by RCP and the terms and provisions of the Ground Lease shall supersede and be binding upon Bliss Sports and its successors, assigns, tenants, subtenants, designees, contractors employees and agents notwithstanding anything that could be construed to the contrary in this Agreement. Notwithstanding anything to the contrary in this Agreement, including without limitation Section 4, unless hereafter agreed in writing by RCP, neither RCP nor any real or personal property of RCP will be liable for any of the costs and expenses of performing any of the maintenance, repair, reconstruction, installation and other services and materials provided for in this Agreement.

11. Miscellaneous.

(a) Notices. Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.



To Bliss Sports:

President  
Bliss Sports, LC  
Bliss Sports II, LC  
209 Fallcreek Road  
Lawrence, KS 66049

To the City:

City Manager  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

With copies to:

Trip Frizell  
Polsinelli Shughart PC  
700 W. 47<sup>th</sup> Street, Suite 1000  
Kansas City, MO 64112

With copies to:

City Attorney  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

and

To KAI:

Director of Athletics  
Kansas Athletics, Inc.  
1651 Naismith Drive  
Lawrence, KS 66049

Gary Anderson  
Gilmore & Bell, P.C.  
2405 Grand Blvd., Suite 1100  
Kansas City, MO 64108

To RCP:

RCP, LLC  
Attention: Monte Soukup  
1891 Constant Avenue  
Lawrence, KS 66047-3743

With copies to:

Harry Wigner  
Lathrop & Gage LLP  
10851 Mastin, Suite 1000  
Overland Park, KS 66210

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

(b) Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, their respective successors and assigns, and the other Benefitted Parties.

(c) Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(d) Amendments, Changes and Modifications. This Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of the parties hereto and their successors or assigns.

(e) Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(f) Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

(g) Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in its name and attested by its duly authorized officers all as of the date first above written.

**RCP, LLC**, a Kansas limited liability company

By: The Kansas University Endowment Association, its  
sole member

By: \_\_\_\_\_  
Dale Seufferling, President

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seufferling as the President of The Kansas University Endowment Association, a Kansas non profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**CITY OF LAWRENCE, KANSAS**  
a municipal corporation

(Seal)

By: \_\_\_\_\_  
Name: Michael Dever  
Title: Mayor

ATTEST:

\_\_\_\_\_  
Name: Jonathan M. Douglass  
Title: City Clerk

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED that on this \_\_\_\_ day of July, 2013, before me, a notary public in and for said county and state, came Michael Dever, Mayor of the City of Lawrence, Kansas, a municipal corporation duly authorized, incorporated and existing under and by virtue of the Constitution and laws of the State of Kansas, and Jonathan M. Douglass, City Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**BLISS SPORTS, LC,**  
a Kansas limited liability company

By: \_\_\_\_\_  
Name: Thomas S. Fritzel  
Title: Manager

ACKNOWLEDGMENT

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Fritzel, the Manager of Bliss Sports, LC, a Kansas limited liability company, who are personally known to me to be such Manager, and who are personally known to me to be the same persons who executed the within instrument on behalf of said limited liability company, and such Manager duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**KANSAS ATHLETICS, INC.**  
a Kansas non-profit corporation

By: \_\_\_\_\_  
Name: Sheahon Zenger  
Title: Director of Athletics

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sheahon Zenger, the Director of Athletics of Kansas Athletics, Inc., a Kansas non-profit corporation, who are personally known to me to be such Director of Athletics, and who are personally known to me to be the same persons who executed the within instrument on behalf of said corporation, and such Director of Athletics duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

## EXHIBIT A

### LEGAL DESCRIPTION OF ROCK CHALK PARK

Lots 1 and 2, Rock Chalk Park Addition No. 1, in the City of Lawrence,  
Douglas County, Kansas.

## EXHIBIT B

### LEGAL DESCRIPTION OF RECREATION CENTER SITE

Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas.



## EXHIBIT C

### LEGAL DESCRIPTION OF STADIUM SITE

Lot 1, Rock Chalk Park Addition No. 1, in the City of Lawrence,  
Douglas County, Kansas.

## EXHIBIT D

### LEGAL DESCRIPTION OF EXISTING CITY TRACT

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29;  
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29S. 2°01'10"E. (BEING AND ASSUMED BEARING) 377.18 FEET;  
THENCE S. 66°27'53"W. 735.30 FEET;  
THENCE N. 79°27'52"W. 120.73 FEET;  
THENCE ON A (NON-TANGENT) CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET AN ARC LENGTH OF 606.36 FEET (CHORD OF SAID CURVE BEARS: S. 42°26'34"W. 468.29 FEET);  
THENCE S. 5°32'15"W. 56.74 FEET;  
THENCE S. 36°50'52"W. 105.91 FEET;  
THENCE N. 34°08'16"W. 136.57 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET AN ARC LENGTH OF 462.36 FEET (CHORD OF SAID CURVE BEARS: N. 81°26'37"W. 411.59 FEET);  
THENCE S. 51°15'03"W. 122.85 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AN ARC LENGTH OF 376.43 FEET (CHORD OF SAID CURVE BEARS: S. 22°52'20"W. 361.22 FEET);  
THENCE S. 5°30'23"E. 284.93 FEET;  
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AN ARC LENGTH OF 66.68 FEET (CHORD OF SAID CURVE BEARS: S. 5°43'52"W. 66.26 FEET);  
THENCE S. 16°58'06"W. 93.80 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AN ARC LENGTH OF 563.28 FEET (CHORD OF SAID CURVE BEARS: S. 25°29'49"E. 513.11 FEET);  
THENCE S. 22°02'16"W. 30.33 FEET;  
THENCE N. 65°51'23"W. 378.00 FEET;  
THENCE S. 46°11'49"W. 319.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10;  
THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10 THE FOLLOWING TWO COURSES (1) N. 0°20'30"E. 263.98 FEET; THENCE (2) N. 33°18'53"W. 267.75 FEET;  
THENCE N. 36°58'42"E. 111.44 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET AN ARC LENGTH OF 358.69 FEET (CHORD OF SAID CURVE BEARS: N. 20°16'45"E. 334.66 FEET);  
THENCE N. 16°25'12"W. 229.08 FEET;  
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET AN ARC LENGTH OF 30.99 FEET (CHORD OF SAID CURVE BEARS: N. 9°01'15"W. 30.91 FEET);  
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THENCE N. 15°06'45"E. 83.31 FEET;  
THENCE N. 61°56'31"E. 113.77 FEET;  
THENCE N. 46°35'43"E. 494.32 FEET;  
THENCE N. 41°23'13"W. 382.92 FEET;  
THENCE N. 1°20'42"W. 28.41 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29;  
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 N. 88°08'58"E. 2048.06 FEET TO THE POINT OF BEGINNING, CONTAINING 45.695 ACRES.

## **EXHIBIT L**

### **MUTUAL NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT**

THIS MUTUAL NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT (“**Agreement**”) dated as of July 10, 2013, by and among **RCP, LLC**, a Kansas limited liability company ( “**RCP**”), the **CITY OF LAWRENCE, KANSAS**, a municipal corporation organized and existing under the laws of the State of Kansas (the “**City**”), **BLISS SPORTS, LC**, a Kansas limited liability company (“**Bliss Sports**”) and **KANSAS ATHLETICS, INC.**, a Kansas non-profit corporation (“**KAI**”).

#### **WITNESSETH:**

WHEREAS, RCP, the City, Bliss Sports and Bliss Sports II, LC, a Kansas limited liability company (the “**Bliss Sports II**”) are parties to a certain Rock Chalk Park Development Agreement dated July 10, 2013 (the “**Development Agreement**”) concerning the development of certain improvements on a tract of approximately eighty-nine (89) acres of real property located at the northwest intersection of Rock Chalk Drive and George Williams Way which is more fully described on **Exhibit A** attached hereto (which is referred to herein and in the Development Agreement as the “**Property**”);

WHEREAS, contemporaneously with the execution hereof, pursuant to a certain Purchase Agreement, the City is, acquiring from RCP approximately twenty-six (26) acres of the Property which is more fully described on **Exhibit B** attached hereto (the “**Recreation Center Site**”) on which the City intends to construct a “Recreation Center” (as such term is defined in the Development Agreement and used herein) and related facilities for public use;

WHEREAS, RCP and Bliss Sports have entered into a certain Ground Lease dated as of February 12, 2013 (the “**Ground Lease**”) concerning the portion of the Property which is more fully described on **Exhibit C** attached hereto (the “**Stadium Site**”) on which under the Ground Lease, Bliss Sports is permitted to build certain improvements more fully described in the Ground Lease which include a track and field stadium, soccer stadium, and softball complex (which are referred to in the Development Agreement as the “Stadium Facilities” and in the Ground Lease as the “Initial KU Improvements”);

WHEREAS, as permitted in the Ground Lease, Bliss Sports and KAI have entered into a certain Amended and Restated Lease Agreement dated as of February 12, 2013 pursuant to which KAI has certain rights to use the Stadium Site and the Stadium Facilities on the terms set forth therein but subject to the terms and conditions of the Ground Lease;

WHEREAS, City owns certain adjacent property which is more fully described on **Exhibit D** (the “**Existing City Tract**”);

WHEREAS, pursuant to the Development Agreement, certain (a) paved and striped parking lots, (b) access drives to adjacent public streets and roads, and (c) running and walking trails which constitute a portion of the “Infrastructure Improvements” (as that term is defined in the Development Agreement) will be constructed on the Recreation Center Site, the Stadium Site and the Existing City Tract, which are depicted on the site plan attached hereto as Exhibit E (collectively, the “Access and Parking Areas”); and

WHEREAS, the parties by this instrument intend to create a mutual non-exclusive easement for ingress, egress and parking on and over the Access and Parking Areas during the Easement Term (as hereinafter defined).

NOW, THEREFORE, in consideration of the mutual grants, covenants and promises contained herein, and of the mutual benefits accruing to each of the parties hereto, their respective heirs, successors, legal representatives and assigns, the parties hereto hereby declare and agree as follows:

1. **Easement Grants.**

(a) RCP, Bliss Sports and KAI hereby grant to the City a non-exclusive easement in such grantor’s respective interests in the Access and Parking Areas in order for the City and those of its tenants, subtenants, contractors, vendors, invitees, employees and licensees designated by the City from time to time (the “City Benefitted Parties”) to have rights of ingress, egress and parking on, over and across the Access and Parking Areas during the Easement Term.

(b) City hereby grants to RCP, Bliss Sports and KAI a non-exclusive easement in the City’s interests in the Access and Parking Areas in order for RCP, Bliss Sports and KAI and those of their respective tenants, subtenants, contractors, vendors, invitees, employees and licensees designated by RCP, Bliss Sports and KAI, respectively, from time to time (the “Stadium Site Benefitted Parties”) to have rights of ingress, egress and parking on, over and across the Access and Parking Areas during the Easement Term.

(c) No person or entity other than a party to this Agreement or their respective successor or assign shall have the right to enforce the provisions of this Agreement.

2. **Maintenance of Access and Parking Areas.**

(a) Snow Removal. During the Easement Term the City shall cause, and shall pay or cause a third party other than KAI, RCP or Bliss Sports to pay the costs and expenses of, plowing snow from the parking lots and access drives included in the Access and Parking Areas as reasonably determined by the City for the use of the Property.

(b) Routine Maintenance. During the Easement Term, once they are installed, the City as to the Recreation Center Site and KAI as to the Stadium Site, shall at their respective expense cause the curbs and paving in the parking lots and access drives included in the Access and Parking Areas to be repaired and maintained, including without limitation the making of all surface and subsurface repairs and maintenance, line painting, seal coating and removal of trash, rubbish and other refuse, if any, so as to maintain such parking lots and access drives in good condition, reasonable wear and tear excepted, in a professional manner.

(c) Reconstruction. If during the Easement Term, such curbs and paving need to be completely replaced, or need repairs beyond normal repairs, then the City as to the curbs and paving on the Recreation Center Site and KAI as to the curbs and paving on the Stadium Site, shall complete such repairs in a timely manner at their respective expense.

3. **Landscape Areas.**

(a) **Routine Maintenance.** During the Easement Term KAI shall cause, and shall pay or cause a third party other than RCP or the City to pay the costs and expenses of, the maintenance of all landscaping on the Property (the "Landscape Areas") in a professional manner including proper mowing, trimming and edging appropriate for the area, and reasonably acceptable to the City and RCP.

(b) **Replacement.** If during the Easement Term, any landscaping needs to be replaced, then the City as to the landscaping where such replacement is necessary on the Recreation Center Site and KAI as to the landscaping where such replacement is necessary on the Stadium Site, shall complete such replacement in a timely manner at their respective expense.

(c) **Water for Landscaping Maintenance.** During the Easement Term the City shall, at its sole costs and expense, provide or be responsible for all costs of providing all water used by KAI or its third party designee in performing the maintenance of landscaping in the Landscape Areas. KAI shall at its expense maintain or caused to be maintained any irrigation systems for the Landscape Areas in a professional manner during the Easement Term. If any portion of the irrigation system needs to be replaced, then the City as to irrigation systems on the Recreation Center Site and KAI as to the irrigation systems on the Stadium Site shall complete such replacement in a timely manner at their expense.

4. **Easement Term.** For purposes of this Agreement "Easement Term" shall mean the period from the date hereof until the soonest to occur of: (a) the expiration or sooner termination of the Ground Lease; (b) the sooner to occur of (i) City failing to build a Recreation Center on the Recreation Center Site within two (2) years of the date of this Agreement or, if the City causes one to be built but fails to operate the same or any other improvements thereon primarily as a recreational facility open to the general public for a period of twelve (12) consecutive months (exclusive of up to six (6) months following a casualty event affecting a substantial portion of any such Recreation Center); or (c) the execution by the parties hereto or their respective successors and assigns and recording in the office of the Register of Deeds of Douglas County, Kansas of an agreement terminating this Agreement. Once the Easement Term has expired under the preceding sentence any party to this Agreement may execute and record a notice that the Easement Term has expired and thereafter this Agreement will have no further force or effect.

5. **Covenant Running with Land.** The Access and Parking Easement granted herein is and shall be deemed to be a covenant running with the land and shall be binding upon the parties hereto and upon their successors and assigns until the expiration of the Easement Term.

6. **Parking Charges; Periods of Exclusive Use.**

(a) No party to this Agreement, City Benefitted Parties, Stadium Site Benefitted Parties or their respective successors or assigns may charge any of the City Benefitted Parties or Stadium Site Benefitted Parties for use of the Access and Parking Areas without the prior written approval of all of the parties to this Agreement or their respective successors and assigns.

(b) No party to this Agreement, City Benefitted Parties, Stadium Site Benefitted Parties or their respective successors or assigns may exclude any of the other parties hereto or their respective benefitted parties from using a portion of the Access and Parking Areas without the prior written approval of all of the parties to this Agreement or their respective successors and assigns. The parties agree that there will be certain major events on the Recreation Site and the Stadium Site that will necessitate usage of the Access and Parking Areas for such major events. The parties agree to coordinate use of the Access and Parking Areas to accommodate such major events and to cooperate for the efficient use of the Access

and Parking Areas during such major events. The parties agree and acknowledge that the City will need to retain certain designated parking adjacent to the Recreation Center for its employees and the patrons of the Recreation Center even during major events at the Stadium Site, but the City agrees to coordinate with the Stadium Benefitted Parties.

7. **Defaults.** An “Event of Default” or “default” shall mean, wherever used in this Agreement, any failure by one or more of the parties hereto to observe and perform any covenant, condition or agreement in this Agreement on its part to be observed or performed and the lapse of a period of 60 days after written notice, specifying such failure and requesting that it be remedied, given to such party by the other party, provided, that if such default cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied, such default shall not constitute an Event of Default if the defaulting party shall within a reasonable period of receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch.

6. **Remedies.** If there is an Event of Default by a party, the other non-defaulting parties hereunder shall each be entitled to all rights and remedies at law or in equity, including specific performance and injunctive or other equitable relief, notwithstanding availability of an adequate remedy at law. The prevailing party in any action to enforce this Agreement shall recover as part of its costs, reasonable attorneys’ fees and court costs and interest on funds expended by the prevailing party to cure such default by another party.

7. **Self-Help.** If there is an Event of Default by a party, any or all of the other non-defaulting parties hereunder may, but shall have no obligation to, perform such actions as may be necessary to correct or remedy the default, and any monies expended shall be reimbursed by the defaulting party upon written notice from the party(ies) which cause such correction or remedy. Nothing in this Section is intended to imply that a party must take any action unless specifically required to do so by this Agreement.

8. **Not a Public Dedication.** Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Access and Parking Facilities to the general public, it being this intention of the parties that the Access and Parking Easement be limited to the purposes expressed in this Agreement.

9. **Not an Agent of RCP.** None of the City, Bliss Sports, KAI or their respective designees, contractors, employees or agents will be an agent of RCP for the purpose of making any improvements on the portions of the Property owned by RCP and the terms and provisions of the Ground Lease shall supersede and be binding upon Bliss Sports and its successors, assigns, tenants, subtenants, designees, contractors employees and agents notwithstanding anything that could be construed to the contrary in this Agreement. Notwithstanding anything to the contrary in this Agreement, unless hereafter agreed in writing by RCP, neither RCP nor any real or personal property of RCP will be liable for any of the costs and expenses of performing any of the maintenance, repair, reconstruction, installation and other services and materials provided for in this Agreement.

10. **Miscellaneous.**

(a) **Notices.** Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.

To Bliss Sports:

President  
Bliss Sports, LC  
Bliss Sports II, LC  
209 Fallcreek Road  
Lawrence, KS 66049

To the City:

City Manager  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

With copies to:

Trip Frizell  
Polsinelli Shughart PC  
700 W. 47<sup>th</sup> Street, Suite 1000  
Kansas City, MO 64112

With copies to:

City Attorney  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

and

To KAI:

Director of Athletics  
Kansas Athletics, Inc.  
1651 Naismith Drive  
Lawrence, KS 66049

Gary Anderson  
Gilmore & Bell, P.C.  
2405 Grand Blvd., Suite 1100  
Kansas City, MO 64108

To RCP:

RCP, LLC  
Attention: Monte Soukup  
1891 Constant Avenue  
Lawrence, KS 66047-3743

With copies to:

Harry Wagner  
Lathrop & Gage LLP  
10851 Mastin, Suite 1000  
Overland Park, KS 66210

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

(b) **Binding Effect.** This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, their respective successors and assigns, and the other Benefitted Parties.

(c) **Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(d) **Amendments, Changes and Modifications.** This Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of the parties hereto and their successors or assigns.

(e) **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(f) **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

(g) **Captions.** The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]



**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed in its name and attested by its duly authorized officers all as of the date first above written.

**RCP, LLC**, a Kansas limited liability company

By: The Kansas University Endowment Association, its  
sole member

By: \_\_\_\_\_  
Dale Seufferling, President

**ACKNOWLEDGMENT**

STATE OF KANSAS                )  
  ) SS.  
COUNTY OF DOUGLAS        )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seufferling as the President of The Kansas University Endowment Association, a Kansas non profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**CITY OF LAWRENCE, KANSAS**  
a municipal corporation

(Seal)

By: \_\_\_\_\_  
Name: Michael Dever  
Title: Mayor

ATTEST:

\_\_\_\_\_  
Name: Jonathan M. Douglass  
Title: City Clerk

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED that on this \_\_\_\_ day of July, 2013, before me, a notary public in and for said county and state, came Michael Dever, Mayor of the City of Lawrence, Kansas, a municipal corporation duly authorized, incorporated and existing under and by virtue of the Constitution and laws of the State of Kansas, and Jonathan M. Douglass, City Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**BLISS SPORTS, LC,**  
a Kansas limited liability company

By: \_\_\_\_\_  
Name: Thomas S. Fritzel  
Title: Manager

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Fritzel, the Manager of Bliss Sports, LC, a Kansas limited liability company, who are personally known to me to be such Manager, and who are personally known to me to be the same persons who executed the within instrument on behalf of said limited liability company, and such Manager duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**KANSAS ATHLETICS, INC.**  
a Kansas non-profit corporation

By: \_\_\_\_\_  
Name: Sheahon Zenger  
Title: Director of Athletics

**ACKNOWLEDGMENT**

STATE OF KANSAS                    )  
  ) SS.  
COUNTY OF DOUGLAS            )

BE IT REMEMBERED, that on this \_\_\_\_ day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sheahon Zenger, the Director of Athletics of Kansas Athletics, Inc., a Kansas non-profit corporation, who are personally known to me to be such Director of Athletics, and who are personally known to me to be the same persons who executed the within instrument on behalf of said corporation, and such Director of Athletics duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

## EXHIBIT A

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## EXHIBIT B

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## EXHIBIT C

### LEGAL DESCRIPTION OF STADIUM SITE

Lot 1, Rock Chalk Park Addition No. 1, in the City of Lawrence,  
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## EXHIBIT D

### LEGAL DESCRIPTION OF EXISTING CITY TRACT

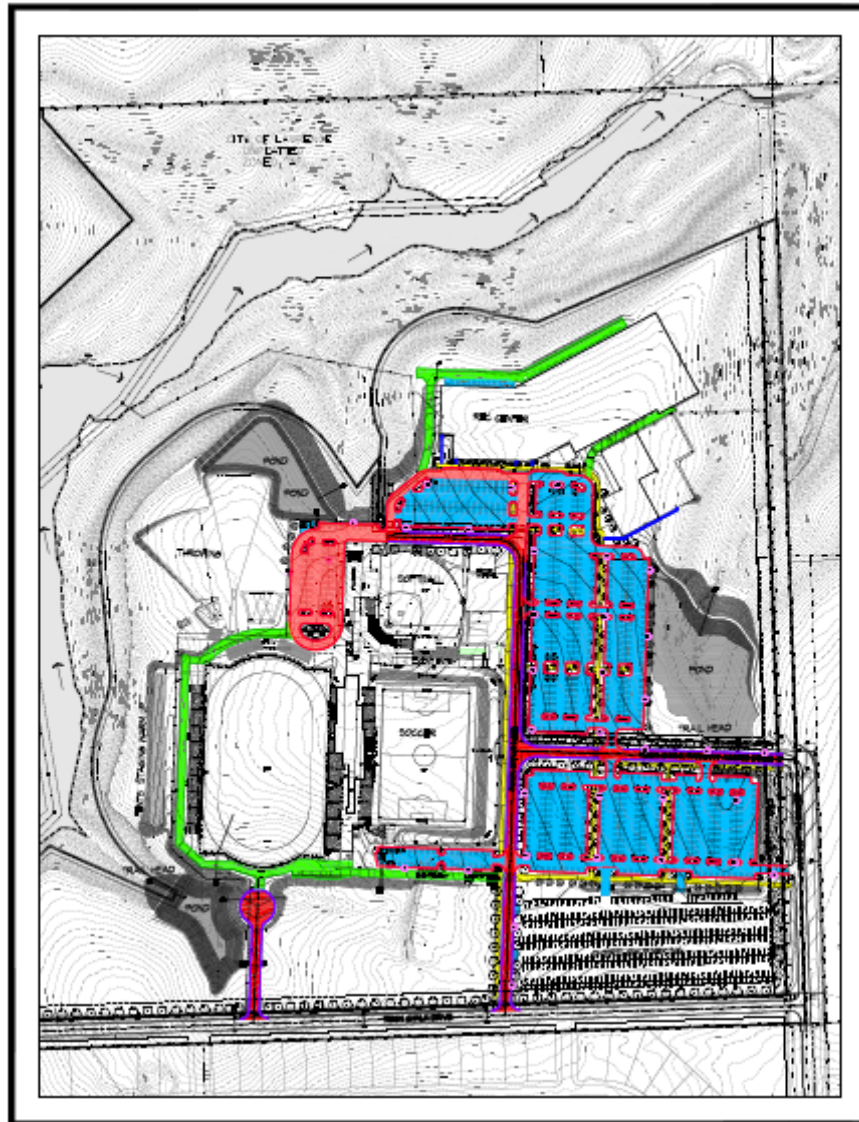
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THENCE S. 36°50'52"W. 105.91 FEET;  
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THENCE S. 16°58'06"W. 93.80 FEET;  
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THENCE S. 46°11'49"W. 319.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10;  
THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10 THE FOLLOWING TWO COURSES (1) N. 0°20'30"E. 263.98 FEET; THENCE (2) N. 33°18'53"W. 267.75 FEET;  
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THENCE N. 16°25'12"W. 229.08 FEET;  
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## EXHIBIT E

### ACCESS AND PARKING AREAS



## LEGEND:

---



8" CONCRETE - ROCK CHALK LANE, ROCK CHALK PARKWAY,  
CUL-DE-SAC - 9,524 S.Y.



8" CONCRETE - BUS LANE AND PARKING LOT - 7,337 S.Y.



6" PARKING LOT - 44,356 S.Y.  
CONCRETE ACCESS RAMPS - 464 S.Y.



ACCESS DRIVE - 8,593 S.Y.



10' WIDE SIDEWALK - 5,163 S.Y.



5' WIDE SIDEWALK - 195 S.Y.



CURB AND GUTTER - ROCK CHALK LANE, ROCK CHALK PARKWAY  
AND CUL-DE-SAC - 5,109 L.F.



CURB AND GUTTER - PARKING LOT - 15,338 L.F.



SITE LIGHTS  
23 POLES - DOUBLE MOUNTED  
13 POLES - SINGLE MOUNTED