



**CITY OF LEON VALLEY
ECONOMIC DEVELOPMENT CORPORATION (LVEDC)
BOARD OF DIRECTORS REGULAR MEETING
Leon Valley City Hall-Council Chamber
6400 El Verde Road, Leon Valley, Texas 78238
Wednesday, November 16, 2016 at 6:00 p.m.**

AGENDA

1. **6:00 P.M.** - Call to Order and Determine if Quorum is Present.

2. **Citizens to be Heard** "Citizens to be heard" is for the LVEDC to receive information on issues that may be of concern to the public. The purpose of this provision of the Open Meetings Act is to ensure that the public is always given appropriate notice of the items that will be discussed by the LVEDC. Should a member of the public bring an item to the LVEDC, for which the subject was not posted on the agenda of that meeting, the LVEDC may receive the information but cannot act upon it during the meeting. LVEDC may direct staff to contact the requestor or ask that the issue be placed on a future agenda for discussion by the LVEDC.

Note: The LVEDC may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however the LVEDC may present any factual response to items brought up by citizens. [Attorney General Opinion- JC 01691].

3. Consider, discuss and take possible action on Personnel Matters involving newly hired LVEDC Director, Amber Anthony. **(K. Kuenstler)**

4. Presentation, discussion and take possible action on classification commercial properties. **(J. Nazaroff and Rebecca Kary, Linary Commercial Group)**

5. Consider, discuss and take possible action on the function of the LVEDC under the new structure pending the November election. **(L. Proffitt and J. Nazaroff)**

6. The Leon Valley Economic Development Corporation shall meet in Executive Session under Texas Government Code to discuss the following: Texas Local Government Code...

§551.071 Consultation with Attorney in order to meet with its City Attorney regarding the Leon Valley Area Chamber of Commerce, which the duty of the Attorney to the board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act. **(City/Board Attorney D. Frederick)**

7. Reconvene into Regular Session and take action on issues discussed in Executive Session if necessary. **(J. Nazaroff)**

8. Consider, discuss and take possible action to begin using 'Consent Agenda' on future LVEDC Regular Meeting agendas. **(A. Federico)**

9. Consider, discuss and take action to approve LVEDC Minutes. **(L. Proffitt)**
 - a) October 26, 2016 Regular LVEDC Meeting

10. Consider, discuss and take possible action to elect new board Vice President. **(J. Nazaroff)**
11. Presentation, discussion and possible action to approve reimbursement under the Façade and Signage Program for Sydney Onuagu, Owner of *The Precinct Academy and Daycare*. **(A. Federico)**
12. Presentation, discussion and possible action to approve expenditures for Facebook Boosting to reach more people on social media. **(A. Federico)**
13. Presentation, discussion and possible action to approve expenditures for EDsuite. **(A. Federico)**
 - Proposal Suite: Account activation AND License for leonvalleyedc.com
 - Additional tools for leonvalleyedc.com website: “Job Postings” AND “Business Directory”
14. Consider, discuss and take possible action to approve and assign board member to transfer money to cover for November 2016 expenditures and review update on LVEDC Financial Report (as of October 31, 2016). **(Finance Work Group)**
15. Announcements
 - a) Upcoming conferences/workshops:
 - TEDC Sales Tax Training-Austin, TX 12/09/2016: Attendee, Board Director Gayle Monnig
 - Public Funds Investment Act Workshop-San Antonio, TX 12/08/2016 through 12/09/2016: Attendee, Board President Joseph Nazaroff
 - b) There was no LVEDC Finance Work Group Meeting this month. The November 2016 accounts payable was presented today 11-16-2016 for the board to review and approve expenses.
 - c) Next Finance Work Group Meeting Wednesday, December 21, 2016 at 10:00 a.m.
 - d) Due to all December 2016 Holidays, the LVEDC board next regular meeting will be Wednesday, December 21, 2016 at 6:00 p.m.
 - e) Other announcements by LVEDC Board members.
16. Adjournment.

The public is hereby notified that notices for all regular and special meetings of the City of Leon Valley Economic Development Corporation (“LVEDC”) will no longer distinguish between matters to be discussed in open or closed session of the meeting. The practice in accordance with rulings of the Texas Attorney General allows the LVEDC to convene in closed session to discuss any matter listed on the agenda so authorized by the Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding prospective gift), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), 551.087 (economic development), and 551.088 (deliberation regarding test item). **THE LVEDC MAY TAKE APPROPRIATE OFFICIAL ACTION ON ANY AGENDA ITEM.**

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or any other City boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of City Council and any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These City Council members and members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above NOTICE OF PUBLIC MEETING(S) AND AGENDA OF CITY OF LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION was posted on the Bulletin Board, at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, on the _____ of November 2016 at _____ and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391.

CRYSTAL CALDERA
Human Resources/Assistant City Manager



**ECONOMIC DEVELOPMENT CORPORATION (LVEDC)
BOARD OF DIRECTORS REGULAR MEETING**
Leon Valley City Hall - Council Chamber
6400 El Verde Road, Leon Valley, Texas 78238
Wednesday, October 26, 2016 at 6:00 p.m.

MINUTES

The Leon Valley Economic Development Corporation met on the 26th day of October, 2016 at the Leon Valley City Hall Council Chamber located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business:

1. Call to Order and Determine if Quorum is Present.

The meeting was called to order by President Joseph Nazaroff at 6:01 p.m. on October 26, 2016. A quorum was declared to be in attendance. Those Directors in attendance were: Secretary Larry Proffitt, Director David Jordan, Director Monica Alcocer, Director Gayle Monnig and Director Patricia Manea. Treasurer Michael McCarley was absent.

Also in attendance were:

City Manager Kelly Kuenstler and Economic Development Administrative Assistant Ana Federico.

2. Citizens to be Heard.

None

3. The Leon Valley Economic Development Corporation shall meet in Executive Session under Texas Government Code §551.074 *Personnel Matters* to deliberate the appointment of the Leon Valley Economic Development Director. (J. Nazaroff)

The LVEDC Board of Directors went into closed executive session at 6:03 p.m.

4. Reconvene into Regular Session and take action on issues discussed in Executive Session if necessary.

The LVEDC Board reconvened into regular session at 6:32 p.m.

A motion was made by Director Monica Alcocer and seconded by Director Patricia Manea to instruct City Manager Kuenstler to hire the Economic Development Director on a 2-week contract from 10-31-2016 until 11-11-2016. Upon a unanimous vote, President Joseph Nazaroff announced the motioned carried.

5. Update presentation on proposed repayment plan dated 10-18-2016 for the Leon Valley Area Chamber of Commerce. (L. Proffitt)

No action was taken.

6. Consider, discuss and take possible action to elect new Board Vice President. (J. Nazaroff)

There was a consensus amongst the Board to table this item and add it again to the 11-16-2016 Regular LVEDC meeting agenda.

7. Consider, discuss the function of the LVEDC under the new structure pending the November election (L. Proffitt and J. Nazaroff)

There was a consensus amongst the Board to table this item and add it again to the 11-16-2016 Regular LVEDC meeting agenda.

8. Presentation, discussion and possible action on report from the ICSC Texas Conference. (P. Manea)

There was a consensus amongst the Board to table this item and add it again to the 11-16-2016 Regular LVEDC meeting agenda.

9. Consider and discuss report on TEDC Annual Conference in San Antonio, TX. (J. Nazaroff and P. Manea)

No action was taken.

10. Presentation, discussion and possible action on website and website content (A. Federico)

No action was taken.

11. Consider, discuss and take action to approve LVEDC Minutes. (L. Proffitt)

a) September 28, 2016 Regular LVEDC Meeting

A motion was made by Director Gayle Monnig and seconded by Director Monica Alcocer to approve LVEDC Regular Minutes for September 28, 2016. Upon a unanimous vote, President Joseph Nazaroff announced the motioned carried.

12. Consider, discuss and take possible action to approve and assign Board member to transfer money to cover October 2016 expenditures and review update on LVEDC Financial Report (as of September 30, 2016). (Finance Work Group)

Economic Development Administrative Assistant Ana Federico informed the board about its October 2016 expenses.

A motion was made by Secretary Larry Proffitt and seconded by Director Patricia Manea to approve October 2016 expenditures. Following a unanimous vote, President Joseph Nazaroff announced the motioned carried.

13. Announcements

a) Upcoming conferences/workshops:

- TEDC Sales Tax Training-Austin, TX 12/09/2016: Attendee, Board Director Gayle Monnig
- Public Funds Investment Act Workshop-San Antonio, TX 12/08/2016 through 12/09/2016: Attendee, Board President Joseph Nazaroff

b) There was no LVEDC Finance Work Group Meeting in October. The October 2016 accounts payable was presented today 10-26-2016 for the board to review and approve expenses.

- c) **Next Finance Work Group Meeting Wednesday, November 16, 2016 at 10:00 a.m.**
- d) **For Thanksgiving Day purposes and consideration to the board, the next regular LVEDC Meeting will be Wednesday, November 16, 2016 at 6:00 p.m.**
- e) **Other announcements by LVEDC Board members.**

Economic Development Administrative Assistant Ana Federico informed the Board that letters were being sent to those candidates who interviewed for the Economic Development Director position, but were not selected. Ms. Federico also informed the Board that Mr. Onuagu, co-owner of *The Precinct Academy and Daycare*, has submitted all the paperwork required of him by the signed Performance Agreement for the Façade and Signage program. Ms. Federico included on her report that she will provide the submitted information to the LVEDC's Finance Work Group at their next meeting. The Group will review and recommend, or not recommend, approval for reimbursement. No reimbursements will be made without final approval by the Board.

7. Adjournment

President Joseph Nazaroff announced the meeting adjourned at 8:09 p.m.

These minutes approved by the Leon Valley Economic Development Corporation on the 16th of November, 2016.

APPROVED

JOSEPH NAZAROFF
LVEDC PRESIDENT

ATTEST:

LARRY PROFFITT
LVEDC SECRETARY

This agreement is entered into the 27th day of April, 2016, ("effective date") by and between the City of Leon Valley Economic Development Corporation ("LVEDC"), a 4B Corporation, and **Sydney Onuagu and Blessing Maduka for The Precinct Academy & Daycare** ("Grantee"), a limited liability corporation ("Agreement"), referred to as the "Parties", acting by and through their respective boards of directors and officers.

WHEREAS, Article III, Section 52-a of the Texas Constitution gives the Texas Legislature the authority to provide for public money grants to develop and diversify the State's economy and eliminate unemployment or underemployment; and

WHEREAS, pursuant to Chapters 501 and 505 of the Texas Local Government Code, the City has created the LVEDC to implement its programs to promote economic development within the City; and

WHEREAS, LVEDC's mission is to promote, encourage, enhance, and create jobs, expand the local tax base and the quality of life for Leon Valley's residents through projects that assist to retain and expand existing employers, attract new employers, and improve local economic development and growth.

WHEREAS, LVEDC agrees to provide a grant to reimburse up to Four Thousand Dollars and no cents (\$4,000.00) to Grantee for the LVEDC Façade and Signage program for the Precinct Academy and Daycare located at 7500 Eckert Road, Suite 140, San Antonio, Texas 78240.

WHEREAS, this is a performance agreement to be complied with pursuant to Section 501.158 of the Texas Loc. Gov't Code. Now, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

	SUBJECT	TERMS
1	Agreement Purpose	This agreement's purpose is to provide reimbursable grant funds to Grantee for a Façade & Signage Program that will provide new or expanded business opportunities in the City of Leon Valley, Texas . This purpose promotes, encourages, and enhances job creation, local tax base expansion and quality of life for Leon Valley residents.
2	Effective Date	April 27, 2016
3	Grant Term	This agreement term shall be from agreement's effective date through project completion which shall be on or before November 1, 2016 .
4	Grant Payments	This is a reimbursement one-time grant . LVEDC will issue grant monies to Grantee within 60 calendar days of its review and approval of Grantee's documentation for eligible costs and compliance with the terms of this Performance Agreement.
5	Grant Limitations & Funding Source	The LVEDC shall not be obligated to pay any monies beyond the grant amount and is only obligated to make grants from approved sources budgeted and approved by the LVEDC and the Leon Valley City Council. Grantee understands that any expenditures in anticipation of reimbursement shall not be LVEDC's obligations. Grant monies shall be paid solely from 4B economic development funds lawfully available and approved by the LVEDC and the Leon Valley City Council for use.
6	Project Completion Date	Grantee shall have till on or before November 1, 2016 to complete this Project and submit its documentation to LVEDC. A majority vote of the LVEDC may grant additional days for compliance upon showing of a hardship to meet the deadline. LVEDC shall have sole discretion to grant the extension.
7	LVEDC Representations	<ol style="list-style-type: none"> (1) LVEDC represents that it is a Chapter 501 and 505 Type B Economic Development Corporation under the Texas Local Government Code ("Act") and further represents that the costs applied toward Grantee's Project as stated in this Agreement have been found by the LVEDC Board of Directors to be in compliance with the requirements and purposes of the Act. (2) LVEDC represents that this is not binding Agreement until final approval and adoption by the City of Leon Valley City Council. (3) In no event shall LVEDC be liable for any expenses of Grantee not eligible or allowable for reimbursement by the Grant.

8	Grantee Representations	<ol style="list-style-type: none"> (1) Grantee represents that it is registered to do business in Bexar County, State of Texas and has authorization to enter into this Agreement. (2) Grantee represents that it has conferred with attorneys of its own choosing and fully knowledgeable of the terms of the Act and understands the reporting requirements for the Act, as well as all conditions precedent and subsequent as required to be eligible for the incentives offered by the LVEDC. (3) Grantee understands and agrees that any variations as to any term of this Agreement or any terms or conditions of the incentives stated must be mutually agreed to in written supplement or addenda since no oral agreements, amendments, or representations will be binding on either party. (4) Grantee is authorized and in good standing to conduct business and shall remain in good standing in the City, State of Texas and the United States of America during the term of this Agreement. (5) Grantee is not a party to any legal proceedings. (6) Grantee, by signing this Agreement, certifies that Grantee does not and will not willingly employ any undocumented workers and had read and agrees to comply with the provisions of §2264.001 of Texas Government Code. (7) Grantee agrees to comply with all applicable federal, state and city laws and regulations as amended. (8) Grantee represents that the individual signing this Agreement has the corporate authority to execute this Agreement on Grantee's behalf. (9) Grantee represents that signing this Agreement does not contravene any law, rule, regulation, or other agreement by which Grantee is bound. (10) Grantee understands that this is not a binding Agreement until final approval and adoption by the City of Leon Valley City Council. (11) Grantee represents and warrants that the documentation verifying the Eligible Costs submitted to LVEDC for reimbursement by grant funds are true and correct. Grantee's submission of falsified information or the failure to timely submit all information by the Grantee as requested by LVEDC is breach of this Agreement and grounds for termination of this Agreement. (12) Grantee shall use generally accepted accounting principles and establish and use internal administrative controls to preclude theft, embezzlement, improper, inducement and obstruction of investigation or other criminal action and to prevent fraud and program abuse.
9	Grantee Performance Requirements	<ol style="list-style-type: none"> (1) Procure and install a permanent sign depicting "The Precinct Academy & Daycare" on the front of the building in compliance with all federal, state and local laws on or before November 1, 2016; (2) Hire or retain 7 full-time equivalent jobs and 2 part-time equivalent jobs during the term of this Agreement and provide proof thereof; (3) Expend Ten Thousand Dollars (\$10,000) or more in total capital expenditures, which may not include eligible reimbursable grant expenditures at Project location on or before November 1, 2016 and provide proof thereof; (4) Copy of five (5) year lease for Project location; (5) Copy of approval from building/property owner(s) to install approved façade and/or sign at Project location; (6) Submit invoices for reimbursement on eligible façade and signage costs in an amount up to Four Thousand Dollars (\$4,000); (7) Obtain city-approved permit for façade and sign at Project location; (8) Obtain any necessary legal approvals for Project operations; and (9) Complete the Project and Grantee performance requirements on or before November 1, 2016.
10	Default	In the event that Grantee defaults under this Agreement, the LVEDC will provide written notice to Grantee. Grantee will have thirty (30) calendar days from receipt of notice to cure the default. Failure to cure the default will terminate this Agreement.
11	Termination	This Agreement shall terminate if one or more of the following occur:

		<p>a. Construction of the project is completed and Grantee's eligible costs have been reviewed, approved and reimbursed by LVEDC up to the amount of the Grant; or</p> <p>b. The execution by all Parties of a written agreement terminating this Agreement.</p> <p>LVEDC shall have the sole discretion and option to terminate this Agreement if:</p> <p>a. Grantee breaches any terms or conditions of this Agreement and the breach is not cured within thirty (30) of calendar days after written notice;</p> <p>b. Grantee ceases its business operations in the City of Leon Valley;</p> <p>c. Grantee is a party to voluntary or involuntary bankruptcy proceeding; or</p> <p>d. LVEDC lacks funding at any time during the term of this Agreement to proceed with Project.</p>
12	Grant Repayment	If the Agreement is terminated, then Grantee shall immediately refund to LVEDC an amount equal to the sum of the Grant monies paid by LVEDC to Grantee pursuant to this Agreement. Grantee will not be required to repay the Grant, if the Agreement is terminated for project completion.
13	Insurance	Grantee shall maintain, at its own expense, such usual, customary, and appropriate insurance protecting Grantee and LVEDC from all claims for damages to persons or to property which may arise from any operations under this Agreement, or any of its amendments. All policies shall name the LVEDC as an additional insured and include a blanket waiver of subrogation as to the LVEDC. The failure of Grantee at any time to provide the insurance required herein shall be considered a material breach of this Agreement under which LVEDC shall be entitled to damages, including termination of the Agreement for an uncured breach.
14	Notices	<p>For purpose of any notice to be given pursuant to the terms of this Agreement, the Parties shall use the following addresses or any other address as may be changed by the Parties, upon written notice to the other party, as follows:</p> <p>(1) Patricia Manea, President City of Leon Valley Economic Development Corporation 6400 El Verde Rd. Leon Valley, Texas 78238</p> <p>(2) Sydney Onuagu, Co-owner Blessing Maduka, Co-owner The Precinct Academy & Daycare 7500 Eckert Rd., Suite #140 San Antonio, Texas 78240 (210) 272-0376 (210) 775-8018</p> <p>Notices shall be deemed to be given upon the placing in the United States Mail, Certified Mail, Return Receipt Requested, to the above-described addresses or as may be changed, pursuant to the terms and conditions hereof.</p>
15	No Joint Venture	Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties. No agency relationship or fiduciary relationship is intended to be created by this Agreement and no such relationship shall be determined to exist.
16	No Assignment	This Agreement shall not be assignable, either in whole or in part.
17	Venue	The obligations of the parties to this Agreement are performable in Bexar County, Texas, and if legal action is necessary to enforce same, exclusive venue shall lie in Bexar County, Texas.
18	INDEMNIFICATION	THE GRANTEE COVENANTS AND AGREES TO FULLY INDMNIFY AND HOLD HARMLESS THE LVEDC AND THE OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS AND REPRESENTATIVES OF THE LVEDC INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AN ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANGES, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND OR NATURE, INCLUDING BUT NOT LIMITED TO PERSONAL OR BODILY INJURY, DEATH OR PROPERTY DAMAGE, MADE UPON THE LOVEDC DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO THE GRANTEE'S ACTIVIEIS UNDER THIS CONTRACT, INCLUDING ANY ACTS OR OMISSIONS OF THE GRANTEE, ANY AGENT, OFFICIER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, CONTRACTOR OR SUBCONTRACTOR OF THE GRANTEE, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS CONTRACT, ALL ITHOUT, HOWEVCER

WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO LVEDC UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES TO THE PARTIES UNDER TEXAS LAW. THE PROVISION OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE LVEDC AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. THE GRANTEE SHALL PROMPTLY ADVISE THE LVEDC IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE LVEDC OR THE GRANTEE KNOWN TO THE GRANTEE RELATED TO OR ARISING OUT OF THE GRANTEE'S ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT GRANTEE'S COST. THE LVEDC SHALL HAVE THE RIGHT, AT ITS OPTION AND ITS OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING THE GRANTEE OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

IT IS THE EXPRESS INTENT OF THE PARTIES TO THIS AGREEMENT, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH, IS AN INDEMNITY EXTENDED BY GRANTEE TO INDEMNIFY, PROTECT AND HOLD HARMLESS LVEDC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE; PROVIDED HOWEVER, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL APPLY ONLY WHEN THE NEGLIGENCE ACT OR LVEDC IS A CONTRIBUTORY CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE, AND IT SHALL HAVE NO APPLICATION WHEN THE NEGLIGENT ACT OR LVEDC IS THE SOLE CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE AND ON BEHALF OF AND IN THE NAME OF LVEDC ANY CLAIM OR LITIGATION BROUGHT AGAINST THE LVEDC AND ITS OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS AND REPRESENTATIVES, IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR PROPERTY DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE.

GRANTEE SHALL ALSO INDEMNIFY, SAVE AND HOLD HARMLESS LVEDC AND ITS RESPECTIVE OFFICIALS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS AND LIABILITY, ARISING OUT OF GRANTEE AND GRANTEE'S GENERAL CONTRACTOR'S ACTIONS RELATED TO THE CONSTRUCTION OF THE PROJECT.

IT IS THE EXPRESS INTENT OF THIS SECTION THAT THE INDEMNITY PROVIDED TO THE LVEDC SHALL SURVIVE THE TERMINATION AND/OR EXPIRATION OF THIS AGREEMENT FOR THE APPLICABLE PERIOD OF LIMITATION AND SHALL BE BROADLY INTERPRETED AT ALL TIMES TO PROVIDE THE MAXIMUM INDEMNIFICATION OF THE LVEDC PROVIDED BY LAW.

EXECUTED ON June 15, 2016

City of Leon Valley Economic Development Corporation

Patricia Manea

Patricia Manea, President



State of Texas §

County of Bexar §

The instrument was acknowledged before me on 6-15-2016, by Patricia Manea, President of the City of Leon Valley Economic Development Corporation.

Saundra Passalacqua

NOTARY PUBLIC OF TEXAS

The Precinct Academy & Daycare, LLC

Sydney Onuagu

Sydney Onuagu, Co-owner



State of Texas §

County of Bexar §

The instrument was acknowledged before me on 14th day of June 2016, by Syney Onuagu, Co-owner of the Precinct Academy & Daycare, LLC.

Sandra Passalacqua

NOTARY PUBLIC OF TEXAS



Blessing Maduka

Blessing Maduka, Co-owner

State of Texas §

County of Bexar §

The instrument was acknowledged before me on 14th day of June 2016, by Blessing Maduka, Co-owner of the Precinct Academy & Daycare, LLC.

Sandra Passalacqua

NOTARY PUBLIC OF TEXAS

Permanent Sign Estimate

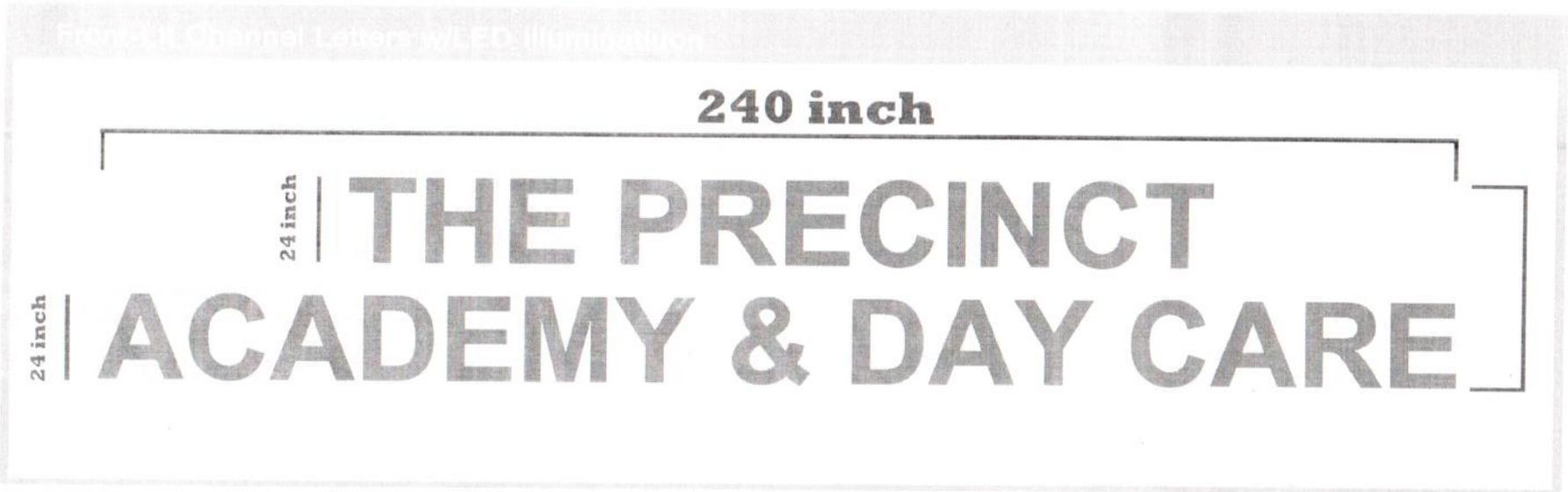
REQUIREMENT #1

Date: 07/06/16
Last Revision: 07/07/16
Project # 76



3656 Culebra Rd
San Antonio, TX 78228
210-779-7374

Client Name: THE PRECINCT ACADEMY & DAYCARE
Location: 7500 Eckhart Rd Suite 140



Front-Lit, Plex - Face Channel Letters, Raceway Mounted • Front View
Scale: 1/2" = 1' 0" • For Production / For Presentation

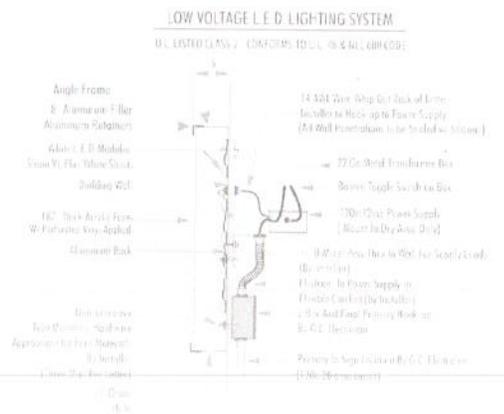
QTY: 1
Total Height: 48"
Total Length: 240"
Total Sq. Ft.: 80
Returns: Stock Black Precoat
Trimcap: 1" Black
Face: Red Acrylic
Raceway: To Match Back Wall
Illumination: Red LED

The Total Amount Includes
Channel Letters
Permit & Installation
1 Photocell

(customer is responsible to provide electrical power)

Sub Total \$8,000
Tax \$660
Total \$8,660

Estimate



SECTION DETAIL - LED ILLUMINATED TAGLINE CABINET
U.T.S.

RECEIVED OCT 20 2016
Ana Fedencio
1:47 p.m.

REQUIREMENT #2

New Friends Learning Center
7500 Eckhart Road #140 210-272-0376
San Antonio Texas 78240



Today Date: 3/22/16

Employment Application

Applicant Information

Full Name: Goodsell Gloria C DOB: 3/9/63
Last First M.I.

Address: 2627 Obera way
Street Address
San Antonio TX 78228
City State ZIP Code

4/28/16

Phone: 210 842 8695 Email: Emeril38@gmail.com

Date Available: ASAP Social Security No.: [REDACTED] Desired Salary: \$ Neg.

Position Applied for: Director

Hours of availability: 8:30 - 5:30

Are you a citizen of the United States? YES NO
If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO
If yes, when and where? (Recent) Apr '94 - Oct '15
Castle Hills Learning Center #1

Education

High School: Thomas Jefferson Address: Donaldson

From: '78 To: '81 Did you graduate? YES NO Diploma: yes

College: _____ Address: _____

From: _____ To: _____ Did you graduate? YES NO Degree: _____

Other: _____ Address: _____

RECEIVED OCT 20 2016
Ana Federico
1:47 p.m.

W Friends Learning Center
7500 Eckhart Road #140 210-272-0376
San Antonio Texas 78240



Today Date: _____

Employment Application

Applicant Information

Full Name: Miller Robyn A DOB: 3-26-84
Last First M.I.

Address: 6818 Canary Meadow Dr Apartment/Unit # _____
Street Address
Converse Tx 78109
City State ZIP Code

Phone: 940-297-7722 Email _____

Date Available: now Social Security No.: [REDACTED] Desired Salary: \$ 8.75

Position Applied for: any that is open

Hours of availability: part time to full time

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) _____

Education

High School: Roosevelt Address: Wolfram Rd

From: 2001 To: 2003 Did you graduate? YES NO Diploma: _____

College: Devry Un. Address: 4110

From: Jan To: now Did you graduate? YES NO Degree: _____

Other: _____ Address: _____

The Precinct Academy and Daycare
7500 Eckhert Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: 5-24-16

Applicant Information

Full Name: Jenkins Alexis V DOB: 12/18/96
Last First M.I.

Address: PO BOX 690365
Street Address

5-24-16 San Antonio TX 78269
City State ZIP Code

Phone: 919-798-5928 Email: alexisjenkins2015@gmail.com

Date Available: 6/5 Social Security No. [REDACTED] Desired Salary: \$ 8

Position Applied for: child caregiver

Hours of availability:

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) _____

Education

High School: John Marshall HS Address: 8000 Lobo Ln.

From: Aug 11 To: June 15 Did you graduate? YES NO Diploma: yes

College: UTSA Address: 1 UTSA circle

From: Aug 15 To: Present Did you graduate? YES NO Degree: Biology Bachelor of Science

Other: _____ Address: _____

The Precinct Academy and Daycare
7500 Eckhert Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: Aug 24, 2016

Applicant Information

Full Name: Long Mia J. DOB: 04/30/1989
Last First M.I.

Address: 4900 USAA Blvd. #1121
Street Address Apartment/Unit #

San Antonio TX 78240
City State ZIP Code

Phone: (210) 334-5717 Email: ~~mstaples11@gmail.com~~ mstaples11@gmail.com
Edw

Date Available: 08/24 Social Security No. [REDACTED] Desired Salary: \$

Position Applied for:

Hours of availability: 40 /WK

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) _____

Education

High School: Heidelberg High Address: Heidelberg, Germany

From: 2004 To: 2007 Did you graduate? YES NO Diploma: _____

College: UTSA Address: One UTSA Circle, SA, TX

From: 2010 To: 2014 Did you graduate? YES NO Degree: Bachelor's

Other: _____ Address: _____

The Precinct Academy and Daycare
7500 Eckhart Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: 05/24/16

Applicant Information

Full Name: Bailey Brittney E DOB: 11/09/1994
Last First M.I.

Address: 827 Antier post Apartment/Unit #
Street Address
San Antonio TX 78245
City State ZIP Code

Phone: 210-706-0259 Email: brittney.bailey94@gmail.com

Date Available: 05/25/16 Social Security No.: [REDACTED] Desired Salary: \$ Any

Position Applied for:

Hours of availability: Mon-Fri

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) _____

Education

High School: John Paul Stevens Address: 600 N. Ellison Dr.

From: 2009 To: 2013 Did you graduate? YES NO Diploma: _____

College: Northwest Vista College Address: 3535 N. Ellison Dr.

From: 2016 To: 2018 Did you graduate? YES NO Degree: _____

Other: _____ Address: _____

The Precinet Academy & Daycare
New Friends Learning Center
7500 Eckhert Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: _____

Applicant Information

Full Name: OKOYE NGOLIKA THEODORA DOB: 27 DECEMBER 1984
Last First M.I.

Address: 10800 State Highway 151 Apartment 124
Street Address Apartment/Unit #
San Antonio Texas 78251
City State ZIP Code

Phone: 210-209-1495 Email ngoli.okoye@gmail.com

Date Available: 03/14/2016 Social Security No.: [REDACTED] Desired Salary: \$ _____

Position Applied for: Volunteer

Hours of availability: 8-10 hours

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) _____

Describe the duties of each position listed above that were in the areas of childcare services, childcare personnel supervision, skill-based instruction, recreational or youth development program, and program management or administration.

Have you ever been convicted of a Misdemeanor or Felony? YES NO Are you CPR & First Aid Certified: _____

Explain: _____

Please describe any other experience you have had which you feel is pertinent. Include volunteer work in the description.

List any professional licenses, certifications, or credentials you hold.

~~The Precinct Academy - Daycare~~
7500 Eckner RD Ste# 140
(210)272-0376



Employment Application

Applicant Information

Full Name: Varquez Jukicy A DOB: 09-20-91
Last First M.I.

Address: 7820 Woodchase Drive 1032
Street Address Apartment/Unit #

San Antonio TX 78240
City State ZIP Code

Phone: 239-258-4491 Email: Jukicy@gmail.com

Date Available: any day Social Security No: [REDACTED] Desired Salary: \$ 825

Stand
1-29-16

Position Applied for: any position Available

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? A year ago

Have you ever been convicted of a Misdemeanor or Felony? YES NO Are you CPR & First Aid Certified NO

If yes, explain: _____

Education

High School: Palmetto High Address: 900 Larrimere Rd, Palmetto FL 33
From: 2010 To: 2014 Did you graduate? YES NO Diploma: yes

College: _____ Address: _____
From: _____ To: _____ Did you graduate? YES NO Degree: _____

Other: _____ Address: _____
From: _____ To: _____ Did you graduate? YES NO Degree: _____

References

Please list three professional references.

Full Name: Liliana Diaz Relationship: friend

The Precine Academy and Daycare
7500 Echbert Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: 09/20/16

Applicant Information

Full Name: OLACK Cara E DOB: 08/16/1996
Last First M.I.

Address: 7626 Callaghan Rd #2906
Street Address Apartment/Unit #

San Antonio Tx 78229
City State ZIP Code

Phone: 210-827-5147 Email Caramia11@sbcglobal.net

Date Available: 09/23/16 Social Security No.: [REDACTED] Desired Salary: \$ 10 hr.

Position Applied for: Front Desk, ~~Administrative~~ Teacher Asst.

Hours of availability: m-f open- 5 or after school care

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? _____ (Recent) _____

Education

High School: John Marshall Address: 8000 Robo lane

From: 2011 To: 2015 Did you graduate? YES NO Diploma: _____

College: _____ Address: _____

From: _____ To: _____ Did you graduate? YES NO Degree: _____

Other: _____ Address: _____

New Friends Learning Center
7500 E. Hart Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: 09/07/2016

Applicant Information

Full Name: Mercado Ramos Camille Omara DOB: 11/07/1987
Last First M.I.

Address: 7820 Woodchase Dr #313
Street Address Apartment/Unit #

San Antonio TX 78240
City State ZIP Code

Phone: 210-792-4121 Email camillemercado87@gmail.com

Date Available: 09/07/2016 Social Security No.: [REDACTED] Desired Salary: \$ 8.50

Position Applied for: Any available

Hours of availability: Preferb mornings

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) 2015 summer camp of my church (PR) and during the year helping and teaching kids from 3 to 12 years old.

Education

High School: Superior Urbana Address: Patillas, P.R.

From: 2003 To: 2005 Did you graduate? YES NO Diploma: _____

College: Univ Interamericana Address: Guayama, P.R. 00785

From: 2013 To: 2015 Did you graduate? YES NO Degree: Associates Adm. Assist

Other: Univ Interamericana Address: Ponce, P.R.
2015 to present studying for a Bachelors Degree Bussiness Administration and Human Resources.

The Precinct Academy and Daycare
7500 Eckhert Road #140 210-272-0376
San Antonio Texas 78240



Employment Application

Today Date: 06-20-16

Applicant Information

Full Name: Villarreal Jenevieve J DOB: 03-25-97
Last First M.I.

Address: 6815 John Marshall
Street Address Apartment/Unit #

San Antonio TX 78240
City State ZIP Code

Phone: (210) 324-5700 Email jenavillarreal2125@yahoo

Date Available: whenever Social Security No.: [REDACTED] Desired Salary: \$ _____

Position Applied for: Care taker

Hours of availability: Anytime

Are you a citizen of the United States? YES NO If no, are you authorized to work in the U.S.? YES NO

Have you worked in Education or Childcare? YES NO If yes, when and where? (Recent) Learning Tree

Education

High School: John Marshall Address: 68000 Lobo Lane

From: 2011 To: 2015 Did you graduate? YES NO Diploma: _____

College: _____ Address: _____

From: _____ To: _____ Did you graduate? YES NO Degree: _____

Other: _____ Address: _____

Van purchase

REQUIREMENT #3

BUYER'S ORDER

Buyer: **SC NIVALIA LLC**
 Co-Buyer:
 Address: **10800 STATE HIGHWAY 151 #124**
 City, St, Zip: **San Antonio TX 78251**
 Phone: **(210)775-8018** Cell: **(210)775-8018**
 Work: Email:

Date: **09/05/2016** Stock No.: **P2637**
 Seller: **Magic Time Motors Corp.**
 Address: **1244 Santa Barbara**
 City, St, Zip: **San Antonio TX 78201**
 Phone: **(210)734-3333** Fax: **(210)734-3336**
 Salesperson:

VEHICLE BEING SOLD: I/We hereby purchase from you, under the terms and conditions specified, the following:					
Stock No.:	Year:	Make:	Model:	Color:	
P2637	2006	Chrysler	Town & Country	Base	White
V.I.N.:	Mileage:	License (St. & No.):	VEHICLE PRICE \$ 4,195.00		
1A4GP45R36B551717	124070				

Options, Accessories, and Services

Air Conditioning, AM/FM Radio, Automatic Headlights, Cargo Net, CD Player, Cruise Control, Deep Tinted Glass, Driver Airbag, Front Air Dam, Interval Wipers, Keyless Entry, Passenger Airbag, Power Door Locks, Power Windows, Rear Window Defogger, Rear Wiper, Second Row Removable Seat, Steel Wheels, Tachometer, Third Row Removable Seat, Tilt Steering, Tilt Steering Column, Vehicle Anti-Theft

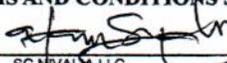
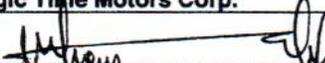
Show Lien To:	Phone:	TOTAL CASH PRICE	\$ 4,195.00
Address:		Gross Trade-in Allowance	\$ 0.00
		Net Trade-in Payoff	\$ 0.00
Quoted By:	Dated:	Lien Amount:	Unpaid Balance of Cash Price
		\$	\$ 4,195.00
TRADE-IN INFORMATION		Stock No.:	Dealer's Inventory Tax
Year:	Make:	Model:	Color:
			State Sales Tax
V.I.N.:	Mileage:	License (St. & No.):	License and Registration Fees
Payoff To: N/A	Phone:		Certificate of Title Fee
N/A			** Documentary Fee
Address: N/A			\$ 100.00
N/A	N/A N/A		Inspection Fee
N/A	N/A N/A		\$ 14.50
Good Until:	Quoted By:	Add-On Products (Warranty, GAP, Credit Life, etc.)	\$ 0.00
		Property Insurance	\$ 0.00
Purchaser represents and warrants with regard to any trade in:		SUB-TOTAL	\$ 4,694.42
____ 1. The true and actual mileage is as stated above. The odometer is working at this time and has not been repaired or replaced.		Cash Tended	\$ 4,694.42
____ 2. The vehicle has not been rendered a total loss or unrepairable by an insurance company and has not been issued a salvage, rebuilt/or reconditioned title, and has not been exposed to flood damage.		Manuf. Rebate	\$ 0.00
** Documentary Fee: A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law. Un honorario de documentación no es un honorario oficial. Un honorario de documentación no es requerido por la ley, pero puede ser cargada al comprador como gastos de manejo de documentos relacionados con una venta. Un honorario de documentación no puede exceder una cantidad razonable acordada por las partes. Esta notificación es requerida por la ley.		TOTAL DUE	\$ 0.00

CASH SALE FINANCED
 Deferred Downs

The Dealer's inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on it's motor vehicle inventory. The charge, which is paid by the dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.

SELLER'S DISCLAIMER OF WARRANTIES: Unless the seller makes a written warranty, or enters into a service contract within 90 days from the date of this contract, the seller makes no warranties, express or implied, on the motor vehicle, and there will be no implied warranties of merchantability or of fitness for a particular purpose. This provision does not affect any warranties covering the motor vehicle that the motor vehicle manufacturer may provide. In disclosing the mileage and/or odometer reading of this vehicle to the buyer, the seller has relied in good faith on written information as to the mileage and/or odometer reading of the vehicle supplied by the prior owner of the vehicle and/or a statement of mileage that appears on the title certificate of the vehicle which was issued by the state in which the vehicle was last registered.

I/WE HAVE READ, UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ON THIS BUYER'S ORDER.

Seller: **Magic Time Motors Corp.** Buyer:  Date: **09/05/2016**
 Officer:  Co-Buyer: _____ Date: **09/05/2016**

THIS CONTRACT ORDER IS NOT BINDING ON DEALER UNTIL APPROVED BY AN OFFICER OF THE DEALER, AT THE DEALER'S OFFICE.

RECEIVED OCT 20 2016
 Ana Federico
 1:47 P.M.

Refridgerator purchase

sears®

SEARS

SAN ANTONIO - OUTLET 07487
6157 NW LOOP 410
SAN ANTONIO, TX 78238-0000
210-684-1330



sears®

SALES CHECK # 074873047299

DELIVER TO:
DISTRIBUTION CENTER 8747

PURCHASER: SYDNEY AFAMEFUNA
CUSTOMER: SYDNEY AFAMEFUNA
ADDRESS: 10800 STATE HIGHWAY 151 A
CITY/STATE: SAN ANTONIO, TX
ZIP CODE: 78251
PHONE: 210-775-8018

DELIV DATE: 08/06/16

DELIV INSTR:
11109 LANDMARK SAN ANTONIO, TX 78213
210-967-6720 SAT HOURS 7-11 M-F
8-5

TRAN# PG/STORE REG# ASSOC#
7299 10 07487 304 4101

DISTRIBUTION CENTER
CUSTOMER PICKUP

45 60412 RM 18CF TM SAL 449.99T
ORDERED

LEAVE IN CARTON (NO HOOKUP)
SUBTOTAL 449.99
TAX 08.250% 57.12

ACCT # C1003/0

AUTH CODE 8153827E

ID 0000025010801

APPL PRG NAME AMERICAN EXPRESS

VM VERIFIED BY SIG

08/05/16 AMEX TOTAL 487.11

sears®

sears®

sears®

sears®

sears®

sears®



Quote for access control software



procure
SOFTWARE®

1 West Main, Suite 201 • Medford, Oregon 97501
Phone: (800) 338-3884 • Fax: (541) 858-7008

Price Quote

New Friends Learning Center
7500 Eekhart Rd Ste 140
San Antonio, TX 78240-3067

Order Date	Order Time	Customer Name
May 03, 2016	10:22 am	32539003
Software Consultant: Shelley A. Spliethof		

Products & Services

	Unit Price	Quantity	Product Total
Keyless Entry System			
KES Unit w/ 100' Cable	695.00	1	695.00
Procure Services			
Administrative Fee	125.00	1	125.00
Tax Tables	45.00	1	45.00
Procure Update v10			
1-3 Sites	110.00	1	110.00
Manuals & Mousepads			
Procure Manual N C	0.00	1	0.00
Procure Mouse Pad N C	0.00	1	0.00

Purchase Summary

Software Total	975.00
Shipping & Handling UPS 2nd Day Air	59.00
	<u>1,034.00</u>

Payment Terms

Credit Card - 2 CC Payments	
Credit Card Amount:	384.00
2nd CC Payment:	325.00
3rd CC Payment:	325.00

Notes and Comments

Mini Procure handles up to 60 active Ledger Cards. In the event that your center grows in the future, you may upgrade to the Full version. Your initial investment in the Mini version will apply toward the upgrade. All modules are upgraded simultaneously, and upgrading will not affect any of your previously entered data.

Price quote valid for 30 days unless specified otherwise. Shipping and Handling charges subject to change.

All sales are final; no returns, exchanges or cancellations on software or hardware. Recurring monthly services are subject to the terms of each service.

Printed By: Shelley A. Spliethof

Express Locksmith
 B12835
 P.O. Box 2075
 San Antonio, TX 78297
 (210) 862-5397

ACCESS Control installation receipt

CUSTOMER'S ORDER NO. _____ PHONE _____ DATE 5/20/14
 NAME _____
 ADDRESS The Precinct Daycare
7500 Eckhart Rd

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT
---------	------	--------	--------	----------	--------------	----------

QTY.	DESCRIPTION	PRICE	AMOUNT
1	Mag Lock		200 --
1	Push Button	125.00	125.00
1	Power Supply		480.00
1	Battery Backup		145.00
1	Mounting plate		25.00
1	Labor		500.00
			1043.00
1	Custom Discount		<43.00>
			1000.00
			825.00
			1082.50
		TAX	
RECEIVED BY		TOTAL	1082.50

SK 1003

9242

All claims and returned goods MUST be accompanied by this bill.

THANK YOU

Express Locksmith
 B12835
 P.O. Box 2075
 San Antonio, TX 78297
 (210) 862-5397

CUSTOMER'S ORDER NO. _____ PHONE _____ DATE 5/24/14
 NAME _____
 ADDRESS PRECINCT DAY CARE
7500 ECKHART

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT
---------	------	--------	--------	----------	--------------	----------

QTY.	DESCRIPTION	PRICE	AMOUNT
1	BEA RELIEVER	*	120.00
1	BEA TRANSMITTER		75.00
1	Instal		55.00
1	TRIP charge		50.00
1	Customer DISCOUNT		<50.00>
			256.00
			260.00
			20.63
			270.63

CK 100.00

~~260.00~~

RECEIVED BY _____ TAX 20.63
 TOTAL 270.63

9247

All claims and returned goods MUST be accompanied by this bill.

THANK YOU

REQUIREMENT #4

Addendum One

This addendum is attached and made a part of the Lease entered into by Chinenye Blessing Maduka & Sydney Afamefuna Onuagu dba New Friends Learning Center and C. Rios Enterprise, Inc. dated February 1, 2016, for the space located at 7500 Eckhert Road, Suite # 140, San Antonio, Texas 78240.

Lessor: Chinenye Blessing Maduka & Sydney Afamefuna Onuagu

Lessee: C. Rios Enterprise, Inc.

Address: 7500 Eckhert Road, Suite 140, San Antonio, Texas 78240

Square Footage: 8160 Square Feet

Term: 60 Months February 1, 2016- Jan 31, 2021

Rent Schedule:

<u>Dates:</u>	<u>Rent</u>	<u>Security Deposit</u>	<u>Total Payment</u>
2/1/16- 2/28/16	\$ 3000	\$ 1000	\$ 4000.00
3/1/16- 3/31/16	\$ 3000	\$ 1000	\$ 4000.00
4/1/16- 7/31/16	\$ 3000		\$ 3000.00
8/1/16- 1/31/17	\$ 3500		\$ 3500.00
2/1/17- 1/31/21	\$ 4000		\$ 4000.00

Option to Renew: Providing lease is not in default of any of the covenants or conditions herein at the end of the lease, the lessee shall have the right and option to renew for an additional three (3) years at terms and conditions mutually agreed upon and at the current market rate at the time. Lessee may exercise their right and option to renew by giving ninety (90) days advance written notice of their intent to do so.

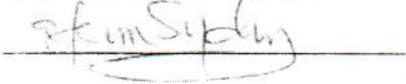
Chinenye Blessing Maduka



Eric C. Rios



Sydney Afamefuna Onuagu



RECEIVED APR 28 2016
Ana Federico
2:41 P.M.

STANDARD SHOPPING CENTER LEASE AGREEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THIS AGREEMENT entered into this 1st day of February, 2016

1. LANDLORD

C. Rios Enterprise, Inc.
herein designated as Landlord, and

2. TENANT

Chinenye Blessing Maduka & Sydney Afamefuna Onuagu
herein designated as Tenant. Tenant's trade name is New Friends Learning Center

and shall be the only trade name used in the transaction of Tenant's business in the Leased Premises.

3. LEASED PREMISES

Landlord, in consideration of covenants and agreements to be performed by Tenant and upon terms and conditions hereinafter stated, does hereby lease to Tenant suite number(s) #140 of the Shopping Center known as 7500 Eckhert Center located at 7500 Eckhert Rd., San Antonio, Texas 78240

hereinafter called the "Leased Premises") on a tract of land situated in the City of LEON VALLEY, State of TEXAS, as described in Exhibit N/A attached hereto (The "Shopping Center"). The number of square feet contained in the Leased Premises is approximately 8160 square feet.

This Lease is conditioned upon faithful performance by Tenant of the following agreements, covenants, rules and regulations, herein set out and agreed to by Tenant.

4. TERM

This Lease shall be for a term of 60 Months, beginning on February 1, 2016 and ending on January 31, 2021, to be continuously used and occupied during term of this Lease by the Tenant for no other purpose than:

5. USE

Daycare Center

6. BASE RENTAL

In consideration of this Lease, Tenant promises to pay Landlord at the office of Landlord, in 121 N. PARK BLVD., SAT 78204, Texas:

- | | |
|------------------------------------|---------------------------------------|
| (a) Minimum Guaranteed Rental | (\$ _____) |
| (b) Common Area Maintenance Charge | (\$ _____ (See Addendum One) _____) |
| (c) Taxes and Insurance Charge | (\$ _____) |
| Total (a), (b) and (c) | (\$ _____) |

in lawful money of the United States of America, payable monthly, in advance, without demand, on the first day of each and every calendar month during term hereof; provided, however, that the first such monthly rental payment shall be due upon execution of this Lease. The base rental stated herein shall be subject, however, to adjustment as provided in Section 7 of this Lease. Should the term of this Lease begin on a day other than the first day of a calendar month or terminate on a day other than the last day of a calendar month, the rent for such partial month shall be proportionately reduced.

All rent and sums provided to be paid under this Lease shall be paid to Landlord at the address stated in Section 44 of this Lease.

7. ADJUSTMENT OF COMMON AREA MAINTENANCE, TAXES AND INSURANCE CHARGE

In the event Tenant's pro rata share of the common area maintenance, taxes and/or insurance expenses, hereinafter referred to as the expenses, upon the Shopping Center of which the Leased Premises are part shall, in any calendar year during the term of this Lease, exceed the sums of the amounts paid to Landlord per Section 6(b) and Section 6(c) for any calendar year, Tenant agrees to pay the excess expenses. Tenant's pro rata share of the expenses shall be the product of the sum of all common area maintenance charges, taxes and insurance costs for the Shopping Center times the ratio that the number of rentable square feet in tenant's space bears to the rentable square footage of the Shopping Center. The excess expenses shall be further defined as the difference between Tenant's actual pro rata expenses for a given calendar year and the sum of the amounts paid per Section 6(b) and Section 6(c) for a given calendar year, the difference of which shall be pro rated for any partial calendar year in which the Lease commences and/or terminates. In the event Tenant's pro rata share of the expenses is less than the sum of the amounts paid in Section 6(b) and Section 6(c) for any calendar year, Tenant shall be due a credit. Computation of excess expenses under this paragraph shall operate as follows: At the end of the calendar year in which the lease commences, Landlord shall compute the excess expenses, if any, and Tenant shall pay the excess expenses to Landlord upon demand. Further, in subsequent calendar years, 1/12 of the excess expenses attributable to the Leased Premises from any previous calendar year shall be payable monthly as additional amounts due under Section 6(b) and Section 6(c), plus a lump sum annual payment upon demand at the end of the current calendar year equaling any excess expenses from the end of the previous calendar year through the current Lease year. In the event Tenant is due a credit, the amount due shall be applied against the initial amounts due Landlord in the subsequent calendar year.

8. PERCENTAGE RENT

Page 2

by (i) multiplying the total gross sales made in or from the Leased Premises during the particular calendar year by _____ (the Percentage Rental Rate), and then (ii) subtracting from the product thus obtained the minimum guaranteed rental paid by Tenant to Landlord for such calendar year. The percentage rental shall be paid in monthly installments as follows: on or before the 10th day of each calendar month during the term of this Lease, Tenant shall pay to Landlord after deducting therefrom the minimum guaranteed rental paid for the preceding calendar month, a sum of money equal to the product of the percentage rental rate specified multiplied by the total gross sales made in or from the Leased Premises during such month. In the event that the total of the monthly payments of percentage rental for any calendar year is not equal to the annual percentage rental computed on the amount of gross sales for such calendar year in accordance with the specified rate, then Tenant shall pay to Landlord any deficiency or Landlord shall refund to Tenant any overpayment, as the case may be, within 60 days after the end of such calendar year. In no event shall the rent to be paid by Tenant and retained by Landlord for any calendar year be less than the annual minimum guaranteed rental herein specified.

If this Lease should commence on a date other than the first day of a calendar year or terminate on a date other than the last day of a calendar year, percentage rental for such fractional part of the calendar year following the Commencement Date or preceding the termination date, as the case may be, shall be paid at the specified rate for all sales made during such fractional part of a calendar year after deducting from such percentage rental all payments of minimum guaranteed rental for such fractional period, such percentage rental to be paid in monthly installments as provided above with respect to full calendar years.

The term "gross sales" as used herein shall be construed to include the entire amount of the sales price, whether for cash or otherwise, of all sales of merchandise (including gift and merchandise certificates), services and other receipts whatsoever of all business conducted in or from the Leased Premises, including mail or telephone orders received or filled at the Leased Premises, deposits not refunded to purchasers, orders taken, although said orders may be filled elsewhere, sales to employees, sales through vending machines or other devices, and sales by any sublessee, concessionaire or licensee or otherwise in kind or quantity. Each sale upon installment or credit shall be treated as a sale for the full price in the month during which such sale was made, irrespective of the time when Tenant receives payment from its customer. No deduction shall be allowed for uncollected or uncollectible credit accounts. Gross sales shall not include, however, any sums collected and paid out for any sales or excise tax imposed by any duly constituted governmental authority, nor shall it include the exchange of merchandise between the stores of Tenant, if any, where such exchanges are made solely for the convenient operation of the business of Tenant and not for the purpose of consummating a sale which has theretofore been made in or from the Leased Premises and/or for the purpose of depriving Landlord of the benefit of a sale which otherwise would be made in or from the Leased Premises, nor the amount of returns to shippers or manufacturers, nor the amount of any cash or credit refund made upon any sale where the merchandise sold, or some part thereof, is thereafter returned by purchaser and accepted by Tenant, nor sales of Tenant's fixtures.

It is understood that the minimum guaranteed rental is payable on or before the first day of the month (in accordance with Section 6 above) and percentage rental, if any, is payable on or before the 10th of each calendar month, without offset or deduction of any nature.

9. SALES REPORTS AND RECORDS

On or before the 10th day of each calendar month during the term of this Lease, Tenant shall prepare and deliver to Landlord at the place where rental is then payable a certified statement of gross sales made during the preceding calendar month. In addition, within 60 days after the expiration of each calendar year and within 60 days after the termination of this Lease if this Lease should not terminate at the end of a calendar year, Tenant shall prepare and deliver to Landlord at the place where rental is then payable a statement of gross sales during the preceding calendar year (or partial calendar year), certified to be correct by an independent Certified Public Accountant. Tenant shall furnish similar statements for its licensees, concessionaires and subtenants, if any. All such statements shall be in such form as the Landlord may require.

Tenant shall keep in the Leased Premises or at some other location in the city where the premises are located a permanent, accurate set of books and records of all sales of merchandise and revenue derived from business conducted in the Leased Premises, and all supporting records such as tax reports and banking records. All such books and records shall be retained and preserved for at least 24 months after the end of the calendar year to which they relate and shall be subject to inspection and audit by Landlord and its agents at all reasonable times.

Landlord shall have the right to have its auditors make a special audit of all books and records, wherever located, pertaining to sales made in or from the Leased Premises. If such statements are found to be incorrect to an extent of more than 2% over the figures submitted by Tenant, Tenant shall pay for such audit. Tenant shall promptly pay to Landlord any deficiency or Landlord shall promptly refund to Tenant any overpayment, as the case may be, which is established by audit.

10. LATE CHARGE

Tenant agrees to pay Landlord an additional amount of **10%** any sum owing by Tenant under this Lease if such sum is not in Landlord's office or struck by midnight of the **5th** day following the date on which such sum became due for the extra expenses involved in handling delinquent payments. **\$30** charge will be assessed by Landlord for every returned check.

11. DEFINITION OF COMMON AREA

The term "Common Area" is defined for all purposes of this Lease as that part of the Shopping Center intended for the common use of all tenants, including, among other facilities (as such may be applicable to the Shopping Center) parking area, private streets and alleys, landscaping, curbs, loading area, sidewalks, stairs and promenades (enclosed or otherwise), lighting facilities, drinking fountains, meeting rooms, public toilets, and the like but excluding space in buildings now or hereafter existing) designed for rental for commercial purposes, as the same may exist from time to time, and further excluding streets and alleys maintained by a public authority. Landlord reserves the right to change from time to time the dimensions and location of the Common Area, as well as the dimensions, identity and type of any buildings in the Shopping Center, Tenant, and its employees and customers, and when duly authorized pursuant to the provisions of this Lease, its subtenants, licensees and concessionaires, shall have the non-exclusive right to use the Common Area as constituted from time to time. The use to be in common with Landlord, other tenants to the Shopping Center and other persons permitted by Landlord to use the same, and subject to such reasonable rules and regulations governing use as Landlord may from time to time prescribe. Tenant shall not solicit business within the Common Area or take any action which would interfere with the rights of other persons to use the Common Area. Landlord may temporarily close any part of the Common Area for such periods of time as may be necessary to make repairs or alterations or to prevent the public from obtaining prescriptive rights. Landlord shall be responsible for the operation, management and maintenance of the Common Area, the manner of maintenance and the expenditures therefore to be in the sole discretion of Landlord.

12. OPERATION OF TENANT'S BUSINESS

Tenant shall, except during reasonable periods for repairing, cleaning and decorating, keep the premises open to the public for business with a minimum of one person in attendance on all days and during all hours of business.

any furnishing such service. Landlord shall not be liable for any interruption whatsoever in utility services not furnished by him, nor for interruptions in utility services furnished by him which are due to fire, accident, strike, acts of God or other causes beyond the control of Landlord or in order to make alterations, repairs or improvements.

14. MAINTENANCE AND REPAIR OF PREMISES

Landlord shall keep the foundation, the exterior walls and roof of the Leased Premises in good repair (except plate glass, windows, doors, door closure devices and other exterior openings; window and door frames; molding, locks and hardware; special store fronts; lighting, heating, air conditioning, plumbing and other electrical and mechanical installations; fixtures, signs, placards, decorations or advertising media of any type; and interior painting or other treatment of exterior walls). Landlord, however, shall not be required to make any repairs occasioned by the act or negligence of Tenant, its agents, employees, subtenants, licensees and concessionaires. In the event that the Leased Premises should become in need of repairs required to be made by Landlord hereunder, Tenant shall give immediate written notice thereof to Landlord; and Landlord shall not be responsible in any way for failure to make any such repairs until a reasonable time shall have elapsed after receipt by Landlord of such written notice.

Tenant shall keep the Leased Premises, including the front, rear and sides, in good, clean and habitable condition and shall at its sole cost and expense keep the premises free of insects, rodents, vermin and other pests, provide for its own refuse removal, and make all needed repairs and replacements, including replacement of cracked or broken glass. Without limiting the coverage of the previous sentence, it is understood that Tenant's responsibilities therein include the repair and replacement of all lighting, heating, air conditioning, plumbing and other electrical and mechanical installations, equipment and fixtures, and also include all utility repairs in ducts, conduits, pipes and wiring, and any sewer stoppage located in, under and above the Leased Premises. Tenant shall use only contractors and subcontractors approved by Landlord in making any such repairs or replacements. If any repairs required to be made by Tenant hereunder are not made within 10 days after written notice delivered to Tenant by Landlord, Landlord may at its option make such repairs without liability to Tenant for any loss or damage which may result to its stock or business by reason of such repairs; and Tenant shall pay to Landlord upon demand, as additional rent hereunder, the cost of such repairs plus interest at the maximum contractual rate which could legally be charged in the event of a loan of such payment to Tenant in the state where the Leased Premises are located (but in no event to exceed 1 1/2% per month), such interest to accrue continuously from the date of payment by Landlord until repayment by Tenant. At the expiration of this Lease, Tenant shall surrender the Leased Premises in good condition, excepting reasonable wear and tear.

15. PAYMENTS AND PERFORMANCE

Tenant agrees to pay all rents and all other sums required to be paid to Landlord at the times and in the manner provided in this Lease. The obligation of Tenant to pay rent is an independent covenant and under no circumstances shall Tenant be released from its obligation to pay rent.

16. ASSIGNMENT—SUBLETTING

Tenant shall not assign or mortgage this Lease or any right under or interest in it, allow same to be assigned by operation of law or otherwise; sublet the Leased Premises or any part thereof, or allow any other person to occupy or use the Leased Premises or any part thereof in place of Tenant without the prior written consent of Landlord. Any such assignment, mortgage or subletting without Landlord's consent shall be void and shall, at Landlord's option, constitute a breach of this Lease. Notwithstanding approval by Landlord of any subletting or assignment by Tenant, Tenant, any guarantor of Tenant's obligations under this Lease and each assignee and subtenant shall remain fully responsible and liable for payment of the rent required under this Lease and for compliance with all of Tenant's other obligations, and no usage of the Leased Premises different from the usage herein provided to be made by Tenant shall be permitted. In the event that the rent due and payable by an assignee or sublessee exceeds the rent payable under this Lease, the excess rental or consideration shall be paid by Tenant to Landlord within 10 days following receipt thereof by Tenant. Consent of Landlord to any assignment, mortgage or subletting shall constitute approval only as to that specific assignment, mortgage or subletting, and none other.

17. ALTERATIONS AND ADDITIONS BY TENANT

Tenant shall make no alterations, additions or improvements to the Leased Premises, including the installation of trade fixtures, without the prior written consent of Landlord. Landlord may impose, as a condition of its consent, requirements as to the manner in which, the times at which, and the contractor by whom such work shall be done. All such alterations, additions or improvements, including trade fixtures, shall be made by Tenant at its sole cost and expense, shall be set out of the building, shall become the property of Landlord at the time they are placed on the Leased Premises, and shall be surrendered with the Leased Premises upon termination of this Lease. Landlord may, however, by written notice to Tenant given at least 30 days prior to the end of the term, require Tenant to remove all partitions, counters, railing and the like installed by Tenant and to repair any damage to the premises caused by such removal. Tenant agrees to indemnify and hold Landlord harmless from and against any and all claims for mechanics, materialmen or other liens in connection with any alterations, additions or improvements, including trade fixtures. In addition, Tenant shall, if required by Landlord, furnish such waiver or waivers of lien in form and with surety satisfactory to Landlord before commencing any work on such alterations, additions or improvements, including trade fixtures. Landlord reserves the right to enter the Leased Premises for the purpose of posting any notices of nonresponsibility as may be permitted by law or desired by Landlord. Tenant agrees that during any period of reconstruction or repair of the Leased Premises, it will continue the operation of its business within the Leased Premises to the extent practical.

18. LEGAL USE—VIOLATIONS OF INSURANCE COVERAGE—NUISANCE

Tenant will not use the Leased Premises nor allow the Leased Premises to be used for any purpose other than that stated in this Lease or for any purpose which is unlawful, disreputable, or extra hazardous on account of fire, explosion or other casualty; nor permit any act which would increase the fire and casualty insurance on the building or its contents. If insurance rates on the building or its contents are increased due to action, conduct or business of Tenant, Tenant will pay the amount of insurance rate increase to Landlord on demand. Tenant will not create a nuisance, interfere with, annoy or disturb other tenants or Landlord, nor allow Tenant's agents, employees or invitees to do so.

19. PERSONAL PROPERTY TAXES

Tenant shall be liable for all taxes levied against personal property and trade fixtures placed by Tenant in the Leased Premises. If any such taxes are levied against Landlord or Landlord's property and if Landlord elects to pay the same or if the assessed value of Landlord's property is increased by inclusion of personal property and trade fixtures placed by Tenant in the Leased Premises and Landlord elects to pay the taxes based on such increase, Tenant shall pay to Landlord upon demand that part of such taxes for which Tenant is primarily liable hereunder.

20. SUBSTITUTE TAX FOR REAL OR PERSONAL PROPERTY

Landlord shall not be liable for any injury to person, damage to property or to Tenant's business arising from any acts or omissions of Landlord or from any cause whatsoever except Landlord's gross negligence or willful wrong. Tenant will indemnify and hold Landlord harmless from all suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage arising from any occurrence upon the Leased Premises, from any occupancy by Tenant of the Leased Premises and from any acts or omissions of Tenant, its agents, contractors, employees or invitees. In addition, if Landlord should, without fault on its part, be made a party to any action by or against Tenant, Tenant shall pay all costs, expenses and reasonable attorney's fees of Landlord.

23. RULES OF SHOPPING CENTER

Tenant, Tenant's agents, employees and invitees will comply fully with all Shopping Center rules and regulations which are attached to this Lease and made a part of it by this reference. Landlord may amend or change the rules and regulations as it may deem advisable to provide for the safety, protection, care and cleanliness of the Shopping Center, and Landlord shall give Tenant a written copy of all such rules and amendments.

24. ENTRY FOR REPAIRS AND INSPECTION

Landlord and its agents and representatives may enter the Leased Premises at any reasonable hour or at any time during emergencies to inspect, clean and make repairs, alterations or additions as Landlord deems necessary. Tenant will not be entitled to reduction or abatement of rent due to Landlord's entry for such purposes.

25. CONDEMNATION

If the Leased premises shall be taken or condemned in whole or in part for public purposes, or transferred by agreement in connection with or under threat of condemnation, this Lease shall, at Landlord's option, terminate at the time the title is transferred. Tenant shall not be entitled to any portion of the condemnation award or of any compensation paid for any transfer by agreement.

26. LANDLORD'S LIEN AND SECURITY INTEREST

In addition to the Landlord's lien provided by law, Landlord shall have, and Tenant hereby grants to Landlord, a security interest in all goods, furniture, fixtures, equipment, supplies and other property of Tenant on the Leased Premises and all proceeds thereof, as security for all Tenant's obligations under this Lease. Tenant shall have the right, however, to sell its merchandise in the normal course of its business free of this lien and security interest. Tenant shall not remove any of such property from the Leased Premises until it has fully satisfied its obligations under this Lease. Any requirement of reasonable notice to Tenant of Landlord's intention to dispose of any of Tenant's property to enforce this security interest shall be satisfied by notice given in the manner prescribed in Section 44 of this Lease at least 5 days before the time of such disposition. Any such sale to enforce Landlord's security interest shall be deemed to have been a public sale conducted in a commercially reasonable manner if held on the Leased Premises after advertisement of the time, place and method of sale and a general description of the property to be sold in a _____ Bexar _____ County, Texas, daily newspaper for 5 consecutive days prior to the sale. Landlord shall have all rights and remedies of a secured party under law.

27. ABANDONED PROPERTY

All of Tenant's furniture, movable trade fixtures and personal property not removed from the Leased Premises within 5 days of Landlord's written request at the termination of this Lease, whether such termination occurs by lapse of time or otherwise, shall be conclusively presumed abandoned by Tenant, and Landlord may declare such property to be the property of Landlord or may dispose of the property by any method it deems advisable. Landlord's rights under this paragraph shall be cumulative of its rights under Section 26 above.

28. HOLDING OVER

It is agreed and understood that any holding over by the Tenant of the Leased premises at the termination of this Lease, whether such termination occurs by lapse of time or otherwise, shall be construed as a tenancy at will at a daily minimum guaranteed rental equal to 1/30th of an amount equal to twice the monthly minimum guaranteed rental payable during the last month prior to termination of this Lease. Such tenancy shall be subject to all other terms and provisions of this lease except any right of renewal.

29. CASUALTY

In the event the Leased Premises are damaged by fire or other casualty covered by Landlord's insurance, Landlord shall repair the damage at its expense within a reasonable time. If the damage cannot be repaired within 180 days (as estimated by an architect chosen by Landlord), this lease may be terminated by either Landlord or Tenant by written notice within 30 days after receipt of the architect's damage certification and shall then terminate as of the date such notice is given. Tenant shall pay all rent due under this Lease, prorated to the date of such notice, and all other sums owing at that time and shall immediately surrender possession of the Leased premises to Landlord.

However, if the damage can be repaired within 180 days or if it cannot be repaired within such time but neither party exercises its option to terminate this lease, Landlord shall, within 30 days of such damage, begin to repair the Leased Premises and shall proceed with reasonable diligence to restore the leased premises to the same condition as existed immediately prior to the occurrence of such casualty. The rent shall be abated during the time the premises are unfit for occupancy. Landlord shall not be required to rebuild, repair or replace any of the furniture, equipments, fixtures or other improvements which may have been placed on the Leased Premises by Tenant. In the event any mortgagee under a deed of trust, security agreement or mortgage on the building should require that the insurance proceeds be used to retire the mortgage debt, Landlord shall have no obligation to rebuild and this Lease shall terminate upon written notice to tenant. In the event the building is so badly damaged by fire or other casualty, even though the leased premises may not be affected, that Landlord decides, within 90 days after the destruction, not to rebuild or repair the building (such decision being vested exclusively in the discretion of Landlord), then in such event Landlord shall notify Tenant in writing and this Lease shall terminate as of the time such notice is given, and the Tenant shall pay rent hereunder apportioned to the time such notice is given and shall pay all other obligations of Tenant owing on the date of termination, and Tenant shall immediately surrender the Leased Premises to Landlord. Notwithstanding the foregoing provisions of this Section 29, Tenant agrees that if the Leased Premises or any other part of the building is damaged by fire or other casualty caused by the fault or negligence of Tenant or Tenant's agents, employees or invitees, Tenant shall have no option to terminate this Lease, even if the damage cannot be repaired within 180 days, and the rent shall not be abated or reduced before or during the repair period.

30. FORCE MAJEURE

connection with the use or occupancy of the Leased Premises, the limits of such policy or policies to be in an amount not less than \$500,000 respect to injuries to or death of any one person, in an amount not less than \$500,000 respect to any one accident or disaster, and in an amount not less than \$100,000 with respect to property damaged or destroyed. At all times when a "boiler," as that term is defined for the purposes of boiler insurance, is located within the Leased Premises, Tenant shall carry, at its expense, boiler insurance with policy limits of not less than \$100,000 insuring both Landlord and Tenant against loss or liability caused by the operation or malfunction of such boiler. Tenant shall furnish evidence satisfactory to Landlord of the maintenance of such insurance and shall obtain a written obligation on the part of each insurance company to notify Landlord at least 10 days prior to cancellation of such insurance.

32. TRANSFER OF LANDLORD'S RIGHTS

Landlord shall have the right to transfer and assign, in whole or in part, all and every feature of its rights and obligations under this Lease and in the building and property referred to in this Lease. In such event Landlord shall be released from any further obligation under this Lease and Tenant agrees to look solely to Landlord's successor for the performance of such obligations.

33. BANKRUPTCY

Bankruptcy, insolvency or inability to pay its debts as such become due of Tenant or any guarantor of this Lease; filing by or against Tenant or any guarantor in any court pursuant to any statute either of the United States or of any State of a petition in bankruptcy or insolvency or for reorganization, arrangement or for the appointment of a receiver or trustee of all or a portion of Tenant's or any such guarantor's property; or the making by Tenant or any such guarantor of an assignment for the benefit of creditors, shall constitute a default by Tenant under this Lease and this Lease shall terminate. Tenant shall then immediately surrender the Leased Premises to Landlord. If Tenant fails to do so, Landlord may expel or remove Tenant and its property and retake possession of the Leased Premises without liability for any prosecution or any claim for damages by reason of such re-entry. Tenant further agrees to indemnify Landlord for all loss and damage suffered by Landlord by reason of such termination, including loss of rental for the remainder of the lease term.

34. DEFAULT

The following shall also constitute events of default by Tenant under this Lease:

- (a) Tenant's failure to pay rent and other sums payable by Tenant under this lease when due.
- (b) Tenant's failure to comply with other provisions of this Lease.
- (c) Tenant's desertion or abandonment of a substantial part of the Leased Premises.
- (d) Any transfer of property by Tenant the purpose of which might tend to defeat the collection of rent due or to become due under this Lease.

35. REMEDIES

A. Upon the occurrence of any of the events of default listed in Section 34 above, Landlord shall have the option to take any one or more of the following actions without notice or demand in addition to and not in limitation of any other remedy permitted by law or by this Lease:

- (1) Terminate this Lease, at which time Tenant shall immediately surrender the Leased premises to Landlord. If Tenant fails to do so, Landlord may expel or remove Tenant and its property and retake possession of the Leased Premises without liability for any prosecution or any claim for damages by reason of such re-entry. Tenant further agrees to indemnify Landlord for all loss and damage suffered by Landlord by reason of such termination, including loss of rental for the remainder of the lease term.
- (2) Enter upon and take possession of the Leased Premises as Tenant's agent without terminating this Lease and without liability to prosecution of any claim for damages by reason of such re-entry, and relet the Leased Premises as Tenant's agent and receive rent therefor. Tenant agrees to pay Landlord on demand or any costs incurred by Landlord through such reletting, including costs of renovating or repairing the Leased Premises for a new tenant and for any deficiency of any sums arise between amount of rent due to the remainder of Tenant's lease and that received by Landlord from reletting the leased premises. It is expressly understood and agreed, however, that Landlord shall have no duty to relet the Leased Premises and Landlord's failure to do so shall not release or affect Tenant's liability for rent or damages.
- (3) Landlord may do whatever Tenant is obligated to do under the terms of this Lease, and in order to accomplish this purpose, Landlord may enter the Leased Premises without liability to prosecution or any claim for damages therefor. Tenant shall reimburse Landlord for any expenses Landlord may incur in effecting compliance with this Lease on Tenant's behalf. Tenant further agrees that Landlord shall not be liable for any damages which may result to Tenant from such action by Landlord, whether caused by Landlord's negligence or otherwise.

B. Upon the occurrence of the default event stated in Section 34(a) above, Landlord shall have the option, in addition to and not in limitation of any other remedy permitted by law or by this Lease, of declaring the entire amount of rent for the remainder of the lease term due and payable per Section 6 and 8 immediately; without terminating this Lease, as liquidated and agreed damages for the payment of costs and expenses that Landlord will incur in regaining possession, restoring or reletting the Leased Premises. It is understood and agreed that the actual determination of Landlord's costs and expenses is not feasible and the amount of rent for the remainder of the lease term represents a reasonable estimate of such cost.

36. NO WAIVER

No action by Landlord or its agents shall constitute an acceptance of an attempted surrender of the Leased Premises and no agreement to accept such a surrender of the Leased Premises shall be valid unless in writing. Re-entry of the Leased Premises by Landlord shall not constitute an election by Landlord to terminate this Lease unless Landlord so notifies Tenant in writing. Acceptance of rent by Landlord following the occurrence of an event of default shall not waive in default, nor shall the receipt by Landlord of rent from any assignee, subtenant or occupant of said premises other than Tenant be deemed a waiver of Section of this Lease. Landlord's waiver of any default or breach of the terms of this Lease (including any violation or failure to enforce the Shopping Center Rules attached hereto) or failure by Landlord to enforce one or more of the remedies provided herein upon such default or breach shall not constitute a waiver of any other right or breach of this Lease. No provision of this Lease shall be deemed waived by Landlord unless evidenced in writing. Landlord's rights and remedies under this Lease shall be cumulative of every other right or remedy Landlord may have otherwise at law or in equity, and Landlord's exercise of one or more of the rights and remedies shall not bar or in any way impair Landlord's exercise of other rights and remedies.

37. SUBORDINATION

This Lease and all rights of the Tenant hereunder are subject and subordinate to any deeds of trust, mortgages or other instruments of security which do now or hereafter cover the building and the land or any interest of Landlord therein, and to any and all advances made on the security thereof, and to any and all assignments, renewals, modifications, consolidations, replacements and extensions of any of such deeds of trust, mortgages or instruments of security. This provision shall be self-operative and no further instrument shall be required to effect the same.

38. ESTOPPEL CERTIFICATES

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Tenant agrees to furnish from time to time when requested by Landlord or the holder of any deed of trust or mortgage covering the land and building or any interest of Landlord therein, a certificate signed by Tenant to the effect that this Lease is then presently in full force and effect and unmodified; that the term of this Lease has commenced and the full rental is then accruing hereunder, that Tenant has accepted possession of the Leased Premises and that any improvements required (if any) by the terms of this Lease to be made by Landlord have been completed to the satisfaction of Tenant; that no rent under this Lease has been paid more than 30 days in advance of its due date; that the address for notices to be sent to Tenant is as set forth in this Lease; that Tenant, as of the date of such certificate, has no charge, lien or claim of offset under this Lease or otherwise against rents or other charges due or to become due hereunder; and that to the knowledge of Tenant, Landlord is not then in default under this Lease. The certificate shall also contain an agreement by Tenant with such holder that from and after the date of such certificate, Tenant will not pay any rent under this Lease more than 30 days in advance of its due date, will not surrender or consent to the modification of any of the terms of this Lease nor to the termination of this Lease by Landlord, and will not seek to terminate this Lease by reason of any act or omission of Landlord until Tenant shall have given written notice of such act or omission to the holder of such deed of trust or mortgage (at such holder's last address furnished Tenant) and until a reasonable period of time shall have elapsed following the giving of such notice, during which period such holder shall have the right, but shall not be obligated, to remedy such act or omission, provided, however, that (i) the agreement of Tenant described in this sentence will be of no effect under such certificate unless Tenant is furnished by such holder with a copy of any assignment to such holder of Landlord's interest in this Lease within 120 days after the date of such certificate, and (ii) the agreement of Tenant with such holder that is embodied in such certificate shall terminate upon the subsequent termination of any such assignment.

39. JOINT AND SEVERAL LIABILITY

The obligations imposed upon Tenant (if more than one) under this Lease shall be joint and several. If Tenant has a guarantor, the obligations of Tenant under this Lease shall be joint and several obligations of Tenant and guarantor. Landlord may proceed against guarantor without first proceeding against Tenant, and no guarantor shall be released from its guaranty for any reason, including, but not limited to, any amendment of this Lease, any waiver of Landlord's rights, failure of Landlord to give Tenant or any guarantor any notices, or release of any party liable for payment and performance of Tenant's obligations under this Lease.

40. ATTORNEY'S FEES

If Landlord brings any action under this Lease or consults or places this Lease or any amount payable under it with an attorney for the enforcement of any of Landlord's rights under this Lease, Tenant agrees in each case to pay Landlord reasonable attorney's fees and other costs and expenses incurred by Landlord in connection therewith.

41. QUIET POSSESSION

Landlord hereby covenants that Tenant, upon payment of rent as provided under this Lease and performing all other agreements contained in this Lease, shall and may peacefully have, hold and enjoy the Leased Premises.

42. SHOPPING CENTER NAME

Tenant may use the present name of the shopping center in the name of its business address, provided, however, that Landlord reserves the right to change the name of the shopping center at any time without prior notice to Tenant. Tenant agrees to immediately cease use of the shopping center name in connection with its business upon termination of this Lease, by lapse of time or otherwise.

43. PARKING

Landlord reserves the right to designate specific areas and spaces within which Tenant, Tenant's employees, agents, visitors and customers may park. Tenant shall not, however, be entitled to exclusive use of such designated parking spaces (unless granted such right by Landlord in writing) and Landlord may, in its sole discretion, reassign the location of such parking spaces at any time. Landlord further reserves the right to promulgate rules and regulations for the use of all parking areas at any time during the term of this Lease. Notwithstanding any foregoing provision of this Section 43, Landlord shall have the right to designate any parking area or space for the exclusive use of a tenant or other person or persons. Tenant agrees that it will employ its best efforts to prevent the use by Tenant's employees, agents, visitors and customers of parking spaces allocated to other tenants. Landlord may from time to time substitute for any parking area other areas reasonably accessible to the tenants of the Shopping Center, which areas may be elevated, surface or underground.

44. NOTICES

Any notice required or permitted to be given by one party to the other under this Lease shall be in writing and shall be effective when deposited pursuant hereto with the United States Mail, Certified or Registered Mail, Return Receipt Requested, postage prepaid, addressed as follows:

to LANDLORD:
If to TENANT:

Either party may change its address as designated above by written notice to the other party.

45. FINANCIAL STATEMENTS

Tenant shall furnish Landlord from time to time when requested by Landlord a statement of financial condition of Tenant prepared by an independent certified public accountant and in form reasonably satisfactory to Landlord.

46. LEASEHOLD IMPROVEMENTS

If the Leased Premises are not ready for occupancy by Tenant on the lease commencement date, because Tenant's leasehold improvements are not substantially complete or for any other reason, the obligations of Landlord shall be terminated.

...of the Shopping Center, the gross sales of such establishment shall be included in the computation of percentage rent as provided for in Section 8 of this Lease, except that gross sales of any such commercial establishment existing at the date of this Lease which continues to be operated, managed, conducted and owned in the same manner as on the date of the Lease shall not be included, provided there is no change in the size or trade name of such commercial establishment.

48. ENTIRE AGREEMENT

Tenant agrees that as a material consideration for execution of this Lease there are no oral representations, understandings, stipulations or promises pertaining to this agreement that are not incorporated in this Lease, and it is also agreed that this Lease shall not be altered, waived, amended or extended except by written agreement signed by both parties, unless expressly provided otherwise in this Lease.

49. SEVERABILITY

If any provision of this Lease is illegal, invalid or unenforceable under present or future laws during the term of this Lease, it is the intention of both parties that the remainder of this Lease shall not be affected, and that a clause be added to this Lease as similar to such invalid or unenforceable clause as possible and be legal, valid and enforceable.

50. CAPTIONS

The captions of each Section of this Lease are added as a matter of convenience only and shall not be considered in the construction or interpretation of any part of this Lease.

51. BINDING EFFECT

The provisions of this Lease shall be binding upon and inure to the benefit of Landlord and Tenant, respectively, and to their heirs, personal representatives, successors and assigns, subject to the provisions of Section 32 above.

52. SPECIAL CONDITIONS

IN WITNESS WHEREOF, this Lease is entered into by the parties hereto on the date and year first set forth above.

TENANT:
Chinenye Blessing Maduka & Sydney Afamefuna Onuagu
[Signature]
by Tenant

LANDLORD:
C. Rios Enterprise, Inc.
[Signature]
by Landlord

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____
that the same was the act of the said _____, whose name is subscribed to the foregoing instrument, and acknowledged to
me as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 19____.

SECURITY DEPOSIT

Amount: \$ 4000.00

The security deposit shall be payable on the date of Tenant's execution of this Lease and shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's obligations under this Lease. It is expressly understood that the security deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant or upon termination of this Lease. Landlord may commingle the security deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the security deposit to the extent necessary to make good any arrearages of rent or to satisfy any other obligation of Tenant hereunder. Following any such application of the security deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the security deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the security deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Leased Premises during the term of this Lease, Landlord may assign the security deposit to the transferee and thereafter shall have no further liability for the return of such security deposit.

SHOPPING CENTER RULES AND AGREED REGULATIONS

1. Tenant will refer all contractors, contractor's representatives and installation technicians rendering any service to Tenant to Landlord for Landlord's supervision, approval and control before performance of any contractual service. This provision shall apply to all work performed in building including installations of telephones, telegraph equipment, electrical devices and attachments, and installations of any nature affecting floors, walls, roof, equipment or any other physical portion of building.
2. No portion of Tenant's area or any other part of the premises shall at any time be used or occupied as sleeping or lodging quarters.
3. Tenant shall not place or use in or about premises any explosives, gasoline, kerosene, oil, acids, caustics, or any other inflammable, explosive or hazardous material without written consent of Landlord. Tenant is responsible for the cost and installation of any fire extinguishers required by the fire marshal.
4. Landlord will not be responsible for lost or stolen personal property, equipment, money or jewelry from Tenant's Leased Premises regardless of whether such loss occurs when area is locked against entry or not.
5. Employees of Landlord shall not receive or carry messages for or to any Tenant or other person, nor contract with or render free or paid services to any Tenant or Tenant's agents, employees or invitees.
6. Landlord will not permit entrance to Tenant's Leased Premises by use of pass keys controlled by Landlord, to any person at any time without written permission by Tenant except employees, contractors or service personnel directly supervised by Landlord.
7. Tenant shall not permit any objectionable or unpleasant odors to emanate from the premises; nor place or permit any radio, television, loudspeaker or amplifier on the roof or outside the Leased Premises or where the same can be seen or heard from outside the building; nor place any antenna or other projection on the exterior of the Leased Premises; nor take any other action which would constitute a nuisance or would disturb or endanger other tenants of the Shopping Center or unreasonably interfere with their use of their respective premises, nor do anything which would tend to injure the reputation of the Shopping Center.
8. Receiving and delivery of goods and merchandise and removal of garbage and trash shall be made only in the manner and areas prescribed by Landlord which generally shall be at the rear of the property. Tenant shall not operate an incinerator or burn trash or garbage within the Shopping Center area.
9. Use of the roof above the Leased Premises is reserved to Landlord.
10. Tenant shall not erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Leased Premises, excepting only dignified displays of customary type for its display windows. All signs, lettering, placards, decorations and advertising media shall conform in all respects to the sign criteria established by Landlord for the Shopping Center from time to time in the exercise of its sole discretion, and shall be subject to the prior written approval of Landlord as to construction, method of attachment, size, shape, height, lighting, color and general appearance. All signs shall be kept in good condition and in proper operating order by Tenant at all times. Exhibit "C" attached hereto and made a part hereof describes Landlord's current sign criteria.
11. In the event that Landlord shall organize a merchants association composed of tenants in the Shopping Center, Tenant agrees that it will join and maintain membership in such association, will pay such dues and assessments as may be fixed and determined from time to time by the association and will comply with such other bylaws, rules and regulations as may be adopted from time to time by the association.
12. All restaurant and food service tenants shall be required to furnish, install, service and maintain a grease trap at their own expense.

C. Rios Enterprise, Inc.
121 N. Park Blvd.
San Antonio, Texas 78204
210-227-4996

March 31, 2016

Letter of Authorization

We, C. Rios Enterprise, Inc. (Landlord) give permission to The Precinct Academy & Daycare (Tenant) to install a permanent sign to their space located at 7500 Eckert Rd., Suite # 140, San Antonio, Texas 78240.

Please feel free to contact me if you have any further questions.

Sincerely,



Eric C. Rios

Property Owner/ Property Manager

RECEIVED MAR 31 2016
Ana Federico
3:35 p.m.

City approved permit

REQUIREMENT #7

RECEIVED OCT 20 2016
Ana Federico
1:47 P.M.



6400 El Verde Road, San Antonio, Texas 78238
Phone 210-684-1391 ext 226 Fax 210-509-8288
Community Development Department

SIGN PERMIT

PERMIT #: 161279 DATE ISSUED: 9/14/2016

PROJECT ADDRESS: 7500 ECKHERT RD 140 LOT #:
SUBDIVISION: BLK #:
ZONE: CB #:

ISSUED TO: ARCOM SIGANGE SOLUTIONS CONTRACTOR: ARCOM SIGANGE SOLUTIONS
ADDRESS: 4728 GOLDFIELD #8 ADDRESS: 4728 GOLDFIELD #8
CITY: SAN ANTONIO CITY: SAN ANTONIO
STATE: TX ST: TX
ZIP: 78218 ZIP: 78218
PHONE: PHONE:

PROJECT DESCRIPTION: SIGN USE OF BUILDING: THE PRECINCT ACADEMY & DAY CARE
SQ FT: 0.00 NO OF STORIES:
ROOF: NO OF ROOMS:
EXTERIOR WALLS: INTERIOR WALLS:
GARAGE: TUB OR SHOWERS:
LAVATORIES: TOILETS:
TYPE OF CONST: OCCUPANCY CLASS:

VALUATION:	\$	0.00	DESCRIPTION	AMOUNT
FEE CODE			SIGN PERMIT \$150	\$ 150.00
110.1 S100				
			TOTAL	\$ 150.00

REMARKS: ONE (1) BUILDING MOUNT 20'X4'5" THE PRECINCT ACADEMY & DAY CARE

NOTICE
THIS PERMIT NOT VALID UNLESS RECEIPTED FOR BY CASHIER

WITH THE PROVISION THAT THE UNDERSIGNED ERECT THE IMPROVEMENTS HEREIN DESCRIBED TO MEET ALL THE CONDITIONS OF THE BUILDING AND ZONING LAWS OF THE CITY LEON VALLEY. THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK, OR ANY PART THEREOF EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENT ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE MUST BE APPROVED BY THE CITY COUNCIL.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

9/16/16
DATE

(APPROVED BY)

9/14/16
DATE

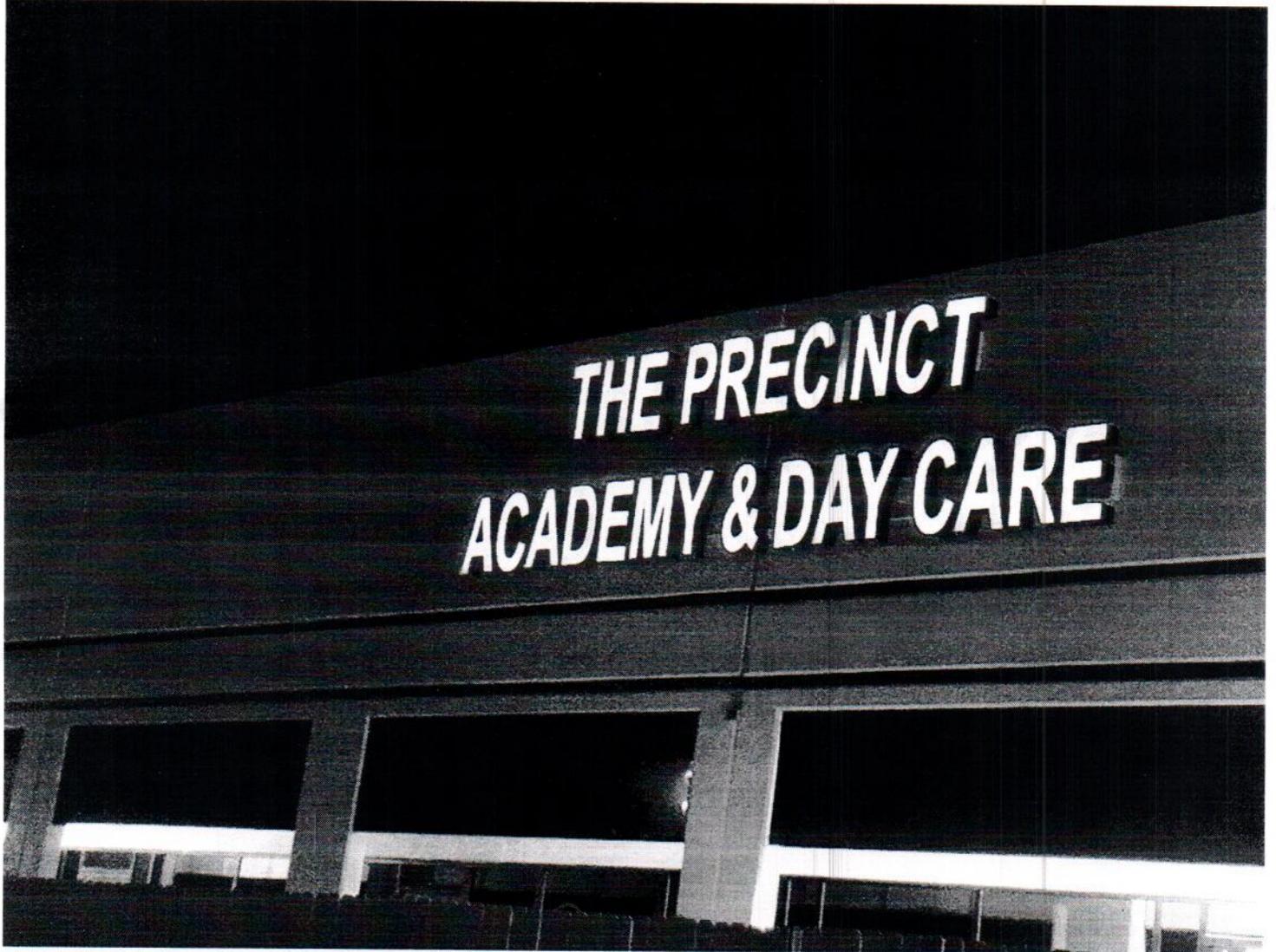
9/22/2016

Permanent Sign

20160921_113418.jpg

RECEIVED OCT 20 2016
Ana Federico
1:47p.m.

THE PRECINCT
ACADEMY & DAY CARE



9/22/2016

Temp Sign

20160829_133417.jpg



7500 Eckhart Ste. 140
San Antonio, TX 78240

 **New Friends**  **210-272-0376**
Learning Center & Day Care **ENROLL NOW**

• Hours 6am - 7pm • CCS approved
• After School Pick-Up • Drop-ins

Item 12

Presentation, discussion and possible action to approve expenditure for Facebook Boosting to reach more people on social media.

November 16, 2016

Boost Posts to Reach More People

[https://www.facebook.com/business/learn
/facebook-page-boost-posts](https://www.facebook.com/business/learn/facebook-page-boost-posts)



Leon Valley Economic Development Corporation added 14 new photos — with Leon Valley.
 October 29 at 12:10pm · 🌐

Its Arbor Day in #LeonValley come join us at the #Ciclovía event today until 2:00 p.m. (Free trees while supplies last)



✔ **Get More Likes, Comments and Shares**
 Boost this post for \$5 to reach up to 1,600 people.

2 people reached

Boost Post

1 People Reached

0 Likes, Comments & Shares

0 Likes **0** On Post **0** On Shares

0 Comments **0** On Post **0** On Shares

0 Shares **0** On Post **0** On Shares

0 Post Clicks

0 Photo Views **0** Link Clicks **0** Other Clicks ⓘ

NEGATIVE FEEDBACK

0 Hide Post **0** Hide All Posts
0 Report as Spam **0** Unlike Page



Duration	1 DAY	14 DAYS
Budget	\$1.00 will reach 130-340 people	\$14.00 will reach 1,500-3,900 people
	\$2.00 will reach 190-510 people	\$15.00 will reach 1,600-4,300 people
	\$3.00 will reach 260-700 people	\$20.00 will reach 2,200-5,800 people
	\$5.00 will reach 400-1,100 people	\$30.00 will reach 3,300-8,800 people
	\$10.00 will reach 970-2,600 people	\$50.00 will reach 5,600-15,000 people



Item 12

**Presentation, discussion and possible
action to approve expenditure for
Facebook Boosting to reach more people
on social media.**

November 16, 2016

Item 13

**Presentation, discussion and possible
action to approve expenditure for
Edsuite.**

November 16, 2016

EDsuite and it's contract for Proposal Suite tool (vacant properties tool)

- LVEDC approved a “trial” with Edsuite to use their “Proposal Suite” tool.
- Trial period was from June 1, 2016-September 30, 2016 for \$396.00 ALREADY PAID!
- Agreement also states their annual cost will start on October 1, 2016- October 1, 2014 at a cost of \$1,188/yr.

Bill on next slide....



EDsuite
 PO Box 1883
 Kilgore, TX 75663

Invoice

Date	Invoice #
10/31/2016	2419

Bill To
Leon Valley Economic Dev. Corp Attn: Patricia Mason 6400 El Verde Rd. Leon Valley, TX 78238

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Proposal Suite: Account activation and annual license for leonvalleyedc.com account. October 1, 2016 - October 1, 2017 Sales Tax	1,188.00	1,188.00
		0.00%	0.00
RECEIVED on NOV - 8 2016 by FINANCE			
Total			\$1,188.00
Payments/Credits			\$0.00
Balance Due			\$1,188.00



EDsuite and it's contract for Proposal Suite tool (vacant properties tool) continued...

- Reality: Proposal Suite has not been used yet.
- LVEDC Website was my #1 project it is now fully designed and completed (content information wise).
- Alternative way to display vacant properties in Leon Valley:
<http://www.cityofdonna.org/departments/donna-economic-development-corporation/available-properties>

Alternative way to display vacant properties in LV (continued)...

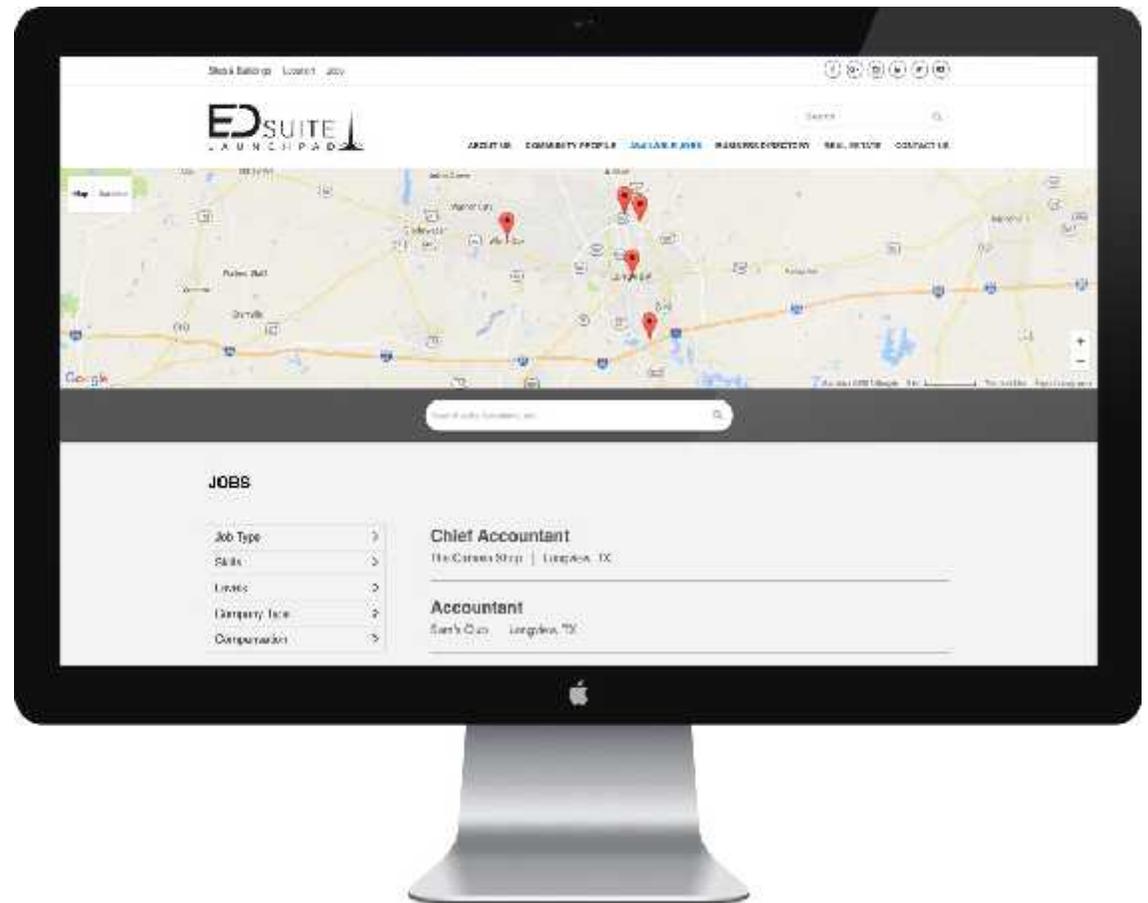
LV marketing material available:

- Bandera Heights Shopping Center: http://www.reatarealestate.com/images/properties/1385/bandera_heights_-_package_-_103116.pdf
- Clear Creek Shopping Center: <http://www.sullivan-commercial.com/Properties/documents/89.pdf>
- Bandera Crossing Shopping Center: <http://www.birnbaumproperty.com/wp-content/uploads/2015/10/Flyer-Bandera-Crossing-5.17.16.pdf>
- Leon Valley Shopping Center: http://www.reatarealestate.com/images/properties/705/leon_valley_shopping_center_package_-_090816.pdf
- Grass Valley Shopping Center: <http://retailsolutions.wpengine.netdna-cdn.com/wp-content/uploads/2015/12/Grass-Valley-Center-Flier.pdf>



Additional tools for leonvalleyedc.com website: Job Posting

The EDsuite Job Posting tool allows economic development organizations to post available job openings in their community. This is vital to supporting your current businesses and ensuring that the available workforce is up to date on job openings.



Additional tools for leonvalleyedc.com website: Job Posting CONTINUED...

The ED Department area has received requests from LV business owners by assisting with job posting.

Suggestions given:

Posting on web and/or social media and by bringing fliers to City Hall.

Additional tools for leonvalleyedc.com website: **Business Directory**

One of the best ways to show support for your local businesses or members is to display their organizations contact information and link to their respective website.

Sample: <http://marshalledc.org/directory>

Current Leon Valley business directory:
http://www.leonvalleytexas.gov/government/economic_development/business_directory.php



Item 13

**Presentation, discussion and possible
action to approve expenditure for
Edsuite.**

November 16, 2016

NOVEMBER 2016 EXPENSES

VENDOR	FEE	SERVICE
City of Leon Valley	\$ 4,000.00	October 2016 Services Agreement
City of Leon Valley	\$ 2,000.00	City Attorney Services for September and October 2016
Patricia Manea	\$ 53.00	Parking Reimbursement from conferences in San Antonio Texas
Joseph Nazaroff	\$ 31.40	Parking Reimbursement from TEDC Sales Tax Training in Houston, TX
Sydney Onuagu	\$ 4,000.00	Façade and Signage Program Reimbursement
EDSuite	\$ 1,188.00	Proposal Suite: Account activation AND Annual license for leonvalleyedc.com account (October 1, 2016-October 1, 2017)
EDSuite	\$ 960.00	Business Directory and Job Posting Development and Installation on LVEDC Web (one-time setup)

TOTAL \$ 12,232.40

Notes:

Invoice and Expense Reimbursement Form

October 5 – 7, 2016

Mediation August 3, 2016

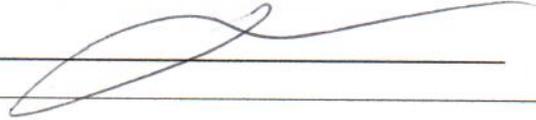
Patricia Manea, RN ADN
6103 Britania Court
Leon Valley Texas 78238

I confirm that the following submitted expenses are valid and relevant to the attended program.

Yes

No

Signature _____



Expense Type

Expenses Amount

Taxi Service, **Parking** Airport 8/4/2016

10.00

UBER Charges

Meals

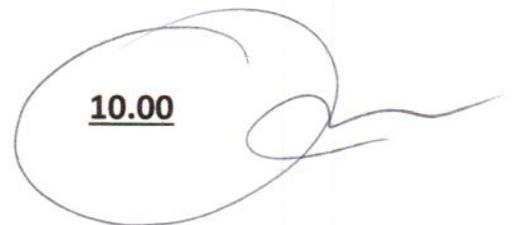
Hotel

Airfare

Other (please explain)

Total Expense Amount

10.00



The attendance at the mediation with the LVACC was approve by the LVEDC board for President, Patricia Manea to attend.

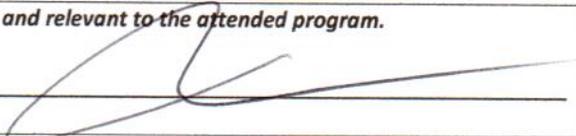
Receipts for the above expenses are attached for review.

Invoice and Expense Reimbursement Form

TEDC October 19-21, 2016

Patricia Manea, RN ADN
6103 Britania Court
Leon Valley Texas 78238

I confirm that the following submitted expenses are valid and relevant to the attended program.

Yes No Signature 

Expense Type

Expenses Amount

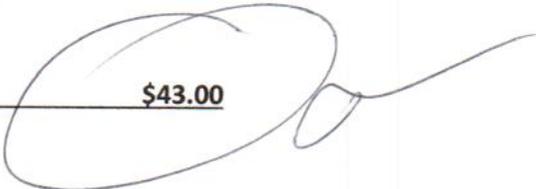
Taxi Service, Parking	10/19/2016	\$ 8.00
	10/20/2016	\$ 25.00
	10/21/2016	\$10.00

Meals

Hotel

Airfare

Other (please explain)

Total Expense Amount \$43.00 

The attendance at the mediation with the LVACC was approved by the LVEDC board for Board Member, Patricia Manea to attend.

Receipts for the above expenses are attached for review.

Hyatt Regency Riverwalk
123 Losoya St.
Thank you for parking at
The Hyatt Regency Riverwalk
Hyatt Regency
DATE :10/21/16
TIME :11:49: AM

Receipt No. 26/107/82
* Original *
Ticket: 103444
Entry : 10/21/16 07:59 AM
LPR :

TAX included 8.00

Credit 8.00
Trans ID : 7187
Card No. : xxxxxxxxxxxx9191
Card Type: MASTER CARD

Have a great day!

Hyatt Regency Riverwalk
123 Losoya St.
Thank you for parking at
The Hyatt Regency Riverwalk
Hyatt Regency
DATE :10/20/16
TIME :05:11: PM

Receipt No. 60/106/82
* Original *
Ticket: 103311
Entry : 10/20/16 09:35 AM
LPR :

TAX included 25.00

Credit 25.00
Trans ID : 7187
Card No. : xxxxxxxxxxxx9191
Card Type: MASTER CARD

Have a great day!

Hyatt Regency Riverwalk
123 Losoya St.
Thank you for parking at
The Hyatt Regency Riverwalk
Hyatt Regency
DATE :10/19/16
TIME :07:18: PM

Receipt No. 62/105/82
* Original *
Ticket: 103210
Entry : 10/19/16 06:18 PM
LPR :

TAX included 10.00

Credit 10.00
Trans ID : 6571
Card No. : xxxxxxxxxxxx9191
Card Type: MASTER CARD

Have a great day!

BEXAR COUNTY PARKING
FLORES ST GARAGE
SAN ANTONIO

Fee Computer Number: 7
Cashier: 199
Transaction Number: 01324
Entered: 08/03/2016 17:40
Exited: 08/03/2016 17:35
Ticket #39048 Dispenser #1
Lot: Lot 1
Area: Area 1
Rate: VarRate 1
Parking Fee: \$ 10.00
Total Fee: \$ 10.00
Visa A \$ 10.00
Credit Card Number: 486235*****8400
Total Paid: \$ 10.00

THANK YOU
BEXAR COUNTY



HYATT
REGENCY

9505 Passerby
United States

Date : 10-19-16
Time: 16:01
Room: 9505
Receipt #: 546748

PAYMENT RECEIPT

Date	Description	Amount
10-19-16	Cash	15.16USD

Guest Signature

Hyatt Regency San Antonio
123 Losoya
San Antonio, TX 78205
T.1-210-222-1234
F.1-210-227-4925
www.sanantonioregency.hyatt.com



Hyatt Regency San Antonio
 123 Losoya
 San Antonio, TX 78205
 T. 1-210-222-1234
 F. 1-210-227-4925
www.sanantonioregency.hyatt.com

INFORMATION INVOICE

Payee 9505 Passerby
 United States

Room No. 9505
 Arrival 10-19-16
 Departure 10-20-16
 Page No. 1 of 1
 Folio Window 1
 Folio No. 768057

Confirmation No.

Group Name

Date	Description	Charges	Credits
10-20-16	Self Parking - Guest	15.00	
10-20-16	Sales Tax	1.24	
10-20-16	Cash		17.00
Total		16.24	17.00

Guest Signature

Balance

-0.76

I agree that my liability for this bill is not waived and I agree to be held personally liable in the event that the indicated person, company or association fails to pay for any part or the full amount of these charges.

WE HOPE YOU ENJOYED YOUR STAY WITH US!

Thank you for choosing the Hyatt Regency San Antonio. We hope your stay was exceptional and that you will be back soon. To share feedback, please send comments to Hyatt at qualitysatsr@hyatt.com

For inquiries concerning your bill please call 888-587-4589.

For questions on your Gold Passport account, please call 800-30-HYATT
 Please remit payment to PO Box 846362 Dallas, TX 75284

Hyatt Gold Passport Summary

No Membership to be credited

Join Hyatt Gold Passport today and start earning points for stays, dining and more. Visit goldpassport.com

C I T Y O F L E O N V A L L E Y
 FINANCIAL STATEMENT - UNAUDITED
 AS OF:OCTOBER 31ST, 2016

500-LVEDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							

Revenues	0.00	126.94	0.00	126.94	0.00 (	126.94)	0.00
*** TOTAL REVENUES ***	0.00	126.94	0.00	126.94	0.00 (	126.94)	0.00
=====							
EXPENDITURE SUMMARY							

LVEDC	414,236.00	6,143.66	0.00	6,143.66	0.00	408,092.34	1.48
*** TOTAL EXPENDITURES ***	414,236.00	6,143.66	0.00	6,143.66	0.00	408,092.34	1.48
=====							
** REVENUE OVER (UNDER) EXPENDITURES *	(414,236.00)	(6,016.72)	0.00	(6,016.72)	0.00 (	408,219.28)	98.55
=====							
TOTAL OTHER SOURCES/USES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET GAIN OR (LOSS)	(414,236.00)	(6,016.72)	0.00	(6,016.72)	0.00 (	408,219.28)	1.45
=====							

C I T Y O F L E O N V A L L E Y
 FINANCIAL STATEMENT - UNAUDITED
 AS OF:OCTOBER 31ST, 2016

500-LVEDC
 REVENUES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Revenues							
41010 Sales Tax	0.00	109.08	0.00	109.08	0.00 (	109.08)	0.00
41011 Interest Income	0.00	17.86	0.00	17.86	0.00 (	17.86)	0.00
TOTAL Revenues	0.00	126.94	0.00	126.94	0.00 (	126.94)	0.00
TOTAL ????	0.00	126.94	0.00	126.94	0.00 (	126.94)	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF:OCTOBER 31ST, 2016

500-LVEDC

LVEDC

DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
5100-520.01 Office Supplies	100.00	0.00	0.00	0.00	0.00	100.00	0.00
5100-520.02 Operating Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-520.04 Miscellaneous Supplies	213.00	0.00	0.00	0.00	0.00	213.00	0.00
TOTAL SUPPLIES	313.00	0.00	0.00	0.00	0.00	313.00	0.00
CONTRACTUAL SERVICES							
5100-530.01 Professional Services	61,260.00	121.21	0.00	121.21	0.00	61,138.79	0.20
5100-530.02 Contractual Services	46,000.00	4,000.00	0.00	4,000.00	0.00	42,000.00	8.70
5100-530.03 Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-530.04 Utilities-Gas, Water, Elec	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-530.05 Printing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-530.06 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-530.08 Equipment Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100-530.09 Travel	4,500.00	2,022.45	0.00	2,022.45	0.00	2,477.55	44.94
5100-530.10 Membership	1,200.00	0.00	0.00	0.00	0.00	1,200.00	0.00
5100-530.15 EDC Project Funding	286,031.00	0.00	0.00	0.00	0.00	286,031.00	0.00
5100-530.16 Miscellaneous	14,932.00	0.00	0.00	0.00	0.00	14,932.00	0.00
TOTAL CONTRACTUAL SERVICES	413,923.00	6,143.66	0.00	6,143.66	0.00	407,779.34	1.48
TOTAL LVEDC	414,236.00	6,143.66	0.00	6,143.66	0.00	408,092.34	1.48
*** TOTAL EXPENDITURES ***	414,236.00	6,143.66	0.00	6,143.66	0.00	408,092.34	1.48
** REVENUE OVER (UNDER) EXPENDITURES *	(414,236.00)	(6,016.72)	0.00	(6,016.72)	0.00	(408,219.28)	98.55
NET GAIN OR (LOSS)	(414,236.00)	(6,016.72)	0.00	(6,016.72)	0.00	(408,219.28)	1.45