

**EXECUTIVE SUMMARY  
FOR THE  
GROUND LEASE AGREEMENT**

1.     **Parties:**           City of Round Rock (Landlord)  
                              KR CC, Inc. (Tenant)
2.     **Property:**       Approximately 531.7 acres of land
3.     **Term:**           99 years, or sooner if Tenant exercises its option to purchase the Property
4.     **Rent:**           Initial rent payment due on December 20, 2016 will be approximately  
                              \$17,000,000. An additional rent payment of approximately \$10,500,000 plus  
                              interest will be due in eight years.
5.     **Use:**            The only permitted use of the Property is to construct and operate the Project,  
                              which is the Kalahari Resort Hotel and Convention Center
6.     **Loan:**           Tenant has the right to mortgage its Leasehold interest to finance the construction  
                              of the Project
7.     **Purchase  
Option:**                Provided all rent has been paid to Landlord, the Tenant has the option to  
                              purchase the Property for One Dollar per acre