

# EXHIBIT

## A

### ASSIGNMENT

This Assignment (“Assignment”) is entered into by and between **KR CC, Inc.** and **KR Acquisitions LLC** (collectively “Assignor”) and **Saba II LLC** (“Assignee”). The above entities may be referred to herein as “Party” or “Parties” as the context may require.

### RECITALS

**WHEREAS**, Assignors entered into an Economic Program Development Agreement (“Agreement”) with the City of Round Rock (“City”) and Round Rock Transportation and Economic Development Corporation on December 15, 2016; and

**WHEREAS**, pursuant to Section 5.04 of the Agreement, the City pays to Assignor a monthly Economic Incentive Payment (“EIP”); and

**WHEREAS**, Assignee is the owner of a retail establishment, “*The Last Bite*” (the “Candy Store”) that is a part of the Project as defined in the Agreement; and

**WHEREAS**, pursuant to Section 5.04 of the Agreement, the City has paid EIP’s to Assignor, consisting of certain City and State sales taxes associated with past sales generated by the Candy Store (the “Candy Store Past Sales Tax Receipts”); and

**WHEREAS**, the Assignor desires for the City to make one or more payments to Assignee from future EIP’s owed by City to Assignor, such payments being equal to all Candy Store Past Sales Tax EIP’s paid to Assignor; and

**WHEREAS**, pursuant to Section 5.04 of the Agreement, absent this Assignment, the City would continue to pay to Assignor EIP’s consisting of certain City and State sales taxes associated with future sales generated by the Candy Store (the “Candy Store Future Sales Tax Receipts”); and

**WHEREAS**, the Assignor desires for all Candy Store Future Sales Tax EIP’s to be assigned to Assignee and paid by the City directly to the Assignee; and

**WHEREAS**, pursuant Section 6.10 of the Agreement, Assignor may assign all or part of its rights and obligations under the Agreement with the City’s express consent;

**NOW, THEREFORE**, it is hereby agreed between the Parties as follows:

### **I.**

### **ASSIGNMENT AND ACCEPTANCE**

- 1.1. Assignor hereby assigns to Assignee all of its rights to that portion of the EIP’s equal to the Candy Store Past Sales Tax Receipts and to Candy Store Future Sales Tax Receipts.

- 1.2. Assignor acknowledges and agrees that the City has already paid EIP's to Assignor that included Candy Store sales tax receipts. As such, Assignor consents to the City decreasing future payments to Assignor under the Agreement by the amount that the City pays Assignee pursuant to Sections 1.3 and 1.4.
- 1.3. Assignor agrees that City should make a payment to Assignee equal to all past City and State sales tax that were included in previous EIP's to Assignor. Such payment shall be made as and when amounts are otherwise payable to Assignor under the Agreement.
- 1.4. Assignor agrees that City should pay all future EIP's associated with the Candy Store sales tax receipts to Assignee.

**II.**  
**ACCEPTANCE OF ASSIGNMENT**

2.1 Pursuant to the requirements of Section 6.10 of the Agreement, City gives its express consent and hereby accepts the assignment of the portion of the Assignor's rights set forth

**IN WITNESS WHEREOF**, the above-named parties have caused this document to be executed on the dates provided below by their duly authorized agents to be retroactively effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

[Signatures on the following page]

**ASSIGNORS**

**KR CC, Inc.**

By: Todd Nelson  
Todd Nelson, President  
Date: April 29, 2026

**KR Acquisitions LLC**

By: Todd Nelson  
Todd Nelson, President  
Date: April 29, 2026

**ASSIGNEE**

**Saba II LLC**

By: Todd Nelson  
Todd Nelson, Managing Member  
Date: April 29, 2026

**Consent and Acknowledgement**

**City of Round Rock**

By: \_\_\_\_\_  
Craig Morgan, Mayor

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