

EXHIBIT

"A"

FIRST AMENDMENT TO GROUND LEASE AGREEMENT

This FIRST AMENDMENT TO GROUND LEASE AGREEMENT (this "**Amendment**") is made and entered into as of February 1, 2017 (the "**Effective Date**"), between CITY OF ROUND ROCK, TEXAS, a home rule city and municipal corporation (the "**City**"), and KR CC, INC., a Delaware corporation ("**Tenant**").

RECITALS

A. The City and Tenant entered into that certain Ground Lease Agreement, dated as of December 20, 2016 (the "**Ground Lease**"), pursuant to which the City leases to Tenant, and Tenant leases from the City the real property described at Exhibit A-2 therein (the "**Leased Premises**"); and

B. Pursuant to Section 2.1(B) of the Ground Lease, the City and Tenant desire to amend the Ground Lease to include additional real property consisting of approximately 1.5 acres of land located at 3309 Palm Valley Blvd. E. in Round Rock, Texas, and further described at Exhibit A attached hereto (the "**Boyles Tract**").

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms. Terms utilized but not defined herein shall have the meanings set forth in the Ground Lease.

2. Addition of Boyles Tract. The Ground Lease is hereby amended such that the Boyles Tract is added to the Leased Premises.

3. Revised Leased Premises. The Ground Lease is hereby amended such that the current Exhibit A-2 - Leased Premises of the Ground Lease, shall be deleted in its entirety and replaced with the Exhibit A-2 - Leased Premises, attached hereto as Exhibit B.

4. Ratification. Except as amended hereby, the Ground Lease is hereby ratified and remains in full force and effect.

5. Governing Law. This Amendment and the Ground Lease are governed by laws of the State of Texas.

(Signatures appear on following pages)

IN WITNESS WHEREOF, the City and Tenant have entered in this Amendment as of the day and year first above written.

CITY:

CITY OF ROUND ROCK, TEXAS

a home rule city and municipal corporation

By: _____
Alan McGraw, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2017, by Alan McGraw, as Mayor of the CITY OF ROUND ROCK, TEXAS, a home rule city and municipal corporation.

Notary Public
State of Texas
My Commission: _____

Exhibit A

Boyles Tract

LOT 1, BERTIL TELANDER SUBDIVISION, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET H, SLIDE 126, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND AS CORRECTED BY INSTRUMENT RECORDED IN VOLUME 1419, PAGE 416, REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS.

Containing 1.5 acres, more or less.

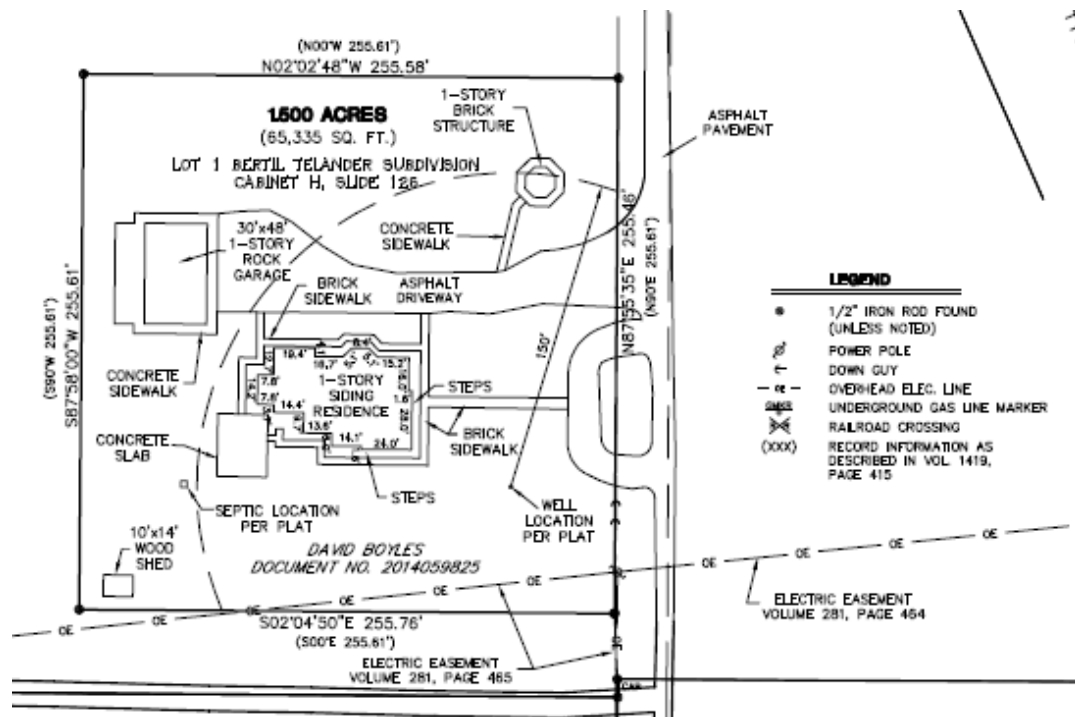


Exhibit B

Leased Premises

[see attached]

