

**SECOND AMENDMENT TO PERFORMANCE AGREEMENT BETWEEN  
THE BURNET ECONOMIC DEVELOPMENT CORPORATION AND  
TEKMAK BURNET QOZB HOTEL, LP.**

This Second Amendment ("*Second Amendment*") to that certain PERFORMANCE AGREEMENT (the "*Agreement*") entered into as of the 27<sup>th</sup> day of June, 2023 (the "*Effective Date*") by and between the BURNET ECONOMIC DEVELOPMENT CORPORATION, ("*Corporation*"), and TEKMAK Burnet QOZB Hotel, LP, a Texas Limited Partnership, ("*Developer*") shall, pursuant to Section 11.2 of the Agreement, be amended as follows:

Article six of the Agreement (entitled "*Developer's Performance Obligations*") is hereby amended by amending Section 6.1 (entitled "*The Hotel*") by replacing the text in subsection (a) (entitled "*Description*") with the text that follows:

- (a) *Description of the Hotel.* As more particularly described in Exhibit "A", the scope of the project is the development of a Hotel with no less than Eighty-seven (87) guestrooms furnished and maintained to the standard of a TownePlace Suites by Marriott hotel; and which shall include at least the amenities that follow: 3000 square feet of special event/meeting space, complimentary hot breakfast, and internet access in-room and throughout the hotel. Guest rooms shall offer spacious suites with full kitchens, closet systems and dedicated home office space.

EXCEPT AS HEREBY MODIFIED OR AMENDED, the remaining provisions of the Agreement, and First Amendment, not inconsistent with the terms hereof shall remain in full force and effect for all purposes.

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**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BURNET ECONOMIC DEVELOPMENT CORPORATION**

By: \_\_\_\_\_  
CARY JOHNSON, President

**Attest:**

By: \_\_\_\_\_  
MARIA GONZALES, CITY SECRETARY

**TEKMAK BURNET QOZB HOTEL, LP**

By: \_\_\_\_\_  
Glenn Decker