

MEMORANDUM OF UNDERSTANDING

BETWEEN

TAVA LLC, 1220 Lexington, New York, NY, 10028-1456

AND

Rudel Rd LLC, 1431 Graham Dr, Suite 250, Tomball, TX 77375

This Memorandum of Understanding (MOU) is entered into on this 15th day of April, 2025, between TAVA LLC ("TAVA") and Rudel Rd LLC ("Rudel").

I. PURPOSE

This MOU outlines the agreement between TAVA LLC and Rudel regarding the Rudel Rd Project, specifically the use of the public right of way for infrastructure improvements, construction access, and related activities.

II. PROJECT SCOPE

- **Public Right of Way Usage**: Rudel may use designated areas along Klein/Quinn Rd for utility installation, construction access, a one-way exit from the planned daycare on Rudel Rd, and additional parking, subject to City of Tomball approval. (See attached sketch for details.)
- **Improvements**: Rudel is responsible for necessary modifications including road widening, sidewalks, and drainage integration, subject to inspection and approval.
- **Utility Coordination**: Rudel will coordinate with City of Tomball and relevant providers for utility modifications.
- **Liability & Indemnification**: Both parties shall mutually indemnify and hold each other harmless from any claims or liabilities arising from construction activities.
- **Maintenance**: Rudel Rd shall maintain the shared public right of way as required by the City of Tomball

III. TERM & TERMINATION

- This MOU shall remain in effect in perpetuity, applying regardless of ownership changes.
- Termination requires mutual agreement and must not violate regulatory or contractual obligations.

IV. GENERAL PROVISIONS

- **Amendments**: Must be in writing and agreed upon by both parties.


- ****Governing Law****: Governed by the laws of Texas.

- ****Binding Agreement****: This legally binding MOU will be recorded with Harris County, Texas.

V. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this MOU as of the date first written above.

TAVA LLC

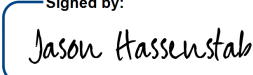
Signed by:
By:  _____
4D466C19299C473...

Name: Arthur weigold _____

Title: Member _____

Date: 4/15/2025 _____

RUDEL RD LLC

Signed by:
By:  _____
64D5FF08744F469...

Name: Jason Hassenstab

Title: Managing Member

Date: 4/14/2025 _____

Exhibit A1

Overall site with public right of way shown in blue

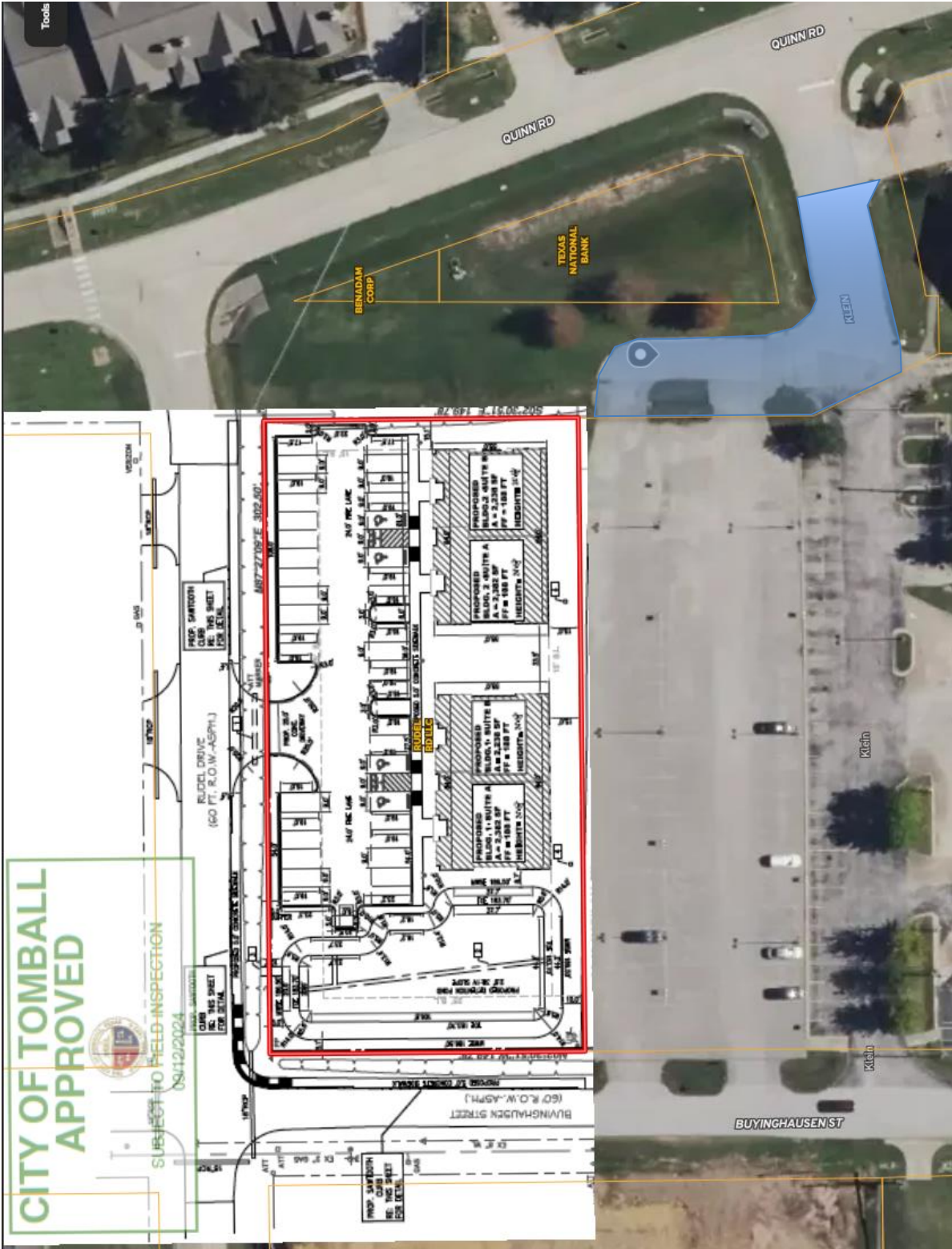


Exhibit A2

Zoom in of the overall site with public right of way shown in blue



Exhibit B

(Attached to this agreement)

