



Olive Garden ▪ LongHorn Steakhouse ▪ Yard House ▪ Ruth's Chris Steak House ▪ Cheddar's Scratch Kitchen
The Capital Grille ▪ Chuy's ▪ Seasons 52 ▪ Eddie V's ▪ Bahama Breeze

August 5, 2025

Tiffani Wooten
Assistant Director
Tomball Economic Development Corporation
29201 Quinn Rd, Suite B
Tomball, Texas 77375

Re: Proposed Darden Restaurants, Inc. Development Projects

Dear Tiffani,

Thank you for allowing us to share potential expansion plans for Darden Restaurants, Inc. ("Darden") to build a new Olive Garden and Cheddar's Scratch Kitchen in Tomball, TX at FM 249 & Alice Road¹. We are writing to request that Tomball assist Darden in its economic expansion by helping to identify local assistance that might be available to businesses such as ours. In particular, we are interested in Targeted Infrastructure Grants to assist with related infrastructure costs² and address associated financial hurdles³. Darden expects to purchase the proposed sites and complete all necessary site development and construction. However, the high development costs for both Tomball projects have created significant cost gaps that we respectfully request be addressed via incentives.

The Darden family of restaurants features some of the most recognizable and successful brands in full-service dining: Olive Garden, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Ruth's Chris Steakhouse, Yard House, Chuy's, The Capital Grille, Seasons 52, Bahama Breeze, and Eddie V's. Our people equal our success, and we are proud to employ 195,000 team members in more than 2,100 restaurants. Together, we create memorable experiences for 360 million guests in hundreds of communities across North America.

Darden is committed to enhancing the quality of life in the communities where we do business through philanthropic support and volunteer involvement. Since 1995, the Darden Foundation has awarded more than \$86 million in grants to hundreds of local and national nonprofit organizations, including the National Restaurant Association Educational Foundation (NRAEF), American Red Cross, and Feeding America.

Furthermore, the Darden Harvest program offers an alternative to discarding food – and a mechanism for getting fresh and healthy food to people who need it as demonstrated in the CBS News segment, "Major Chains Putting Unused Fresh Food Towards A Good Cause". Each day, across every one of our restaurants, we "harvest" surplus, wholesome food that isn't served to guests and we safely prepare it for donation. Since the program's inception, more than 145 million pounds of food – including more than 5.9 million pounds of food in fiscal 2025 alone.

¹ A site plan of both concepts is attached hereto as Exhibit A.

² A list of relevant infrastructure costs is attached hereto as Exhibit B.

³ A demonstration of the cost gap relative to other recent projects is attached hereto as Exhibit C.

Ms. Tiffani Wooten
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Darden Harvest also diverts millions of pounds of surplus food from waste streams every year, making it a key part of our strategy to one day send zero waste to landfills. The Olive Garden and Cheddar's restaurants in nearby Spring and Cypress, TX have donated more than 27,600 pounds of food valued at over \$230,000 since 2019, with the majority benefiting the National Association of Christian Churches, Familytime Crisis & Counseling Center, and New Beginnings Community Outreach.

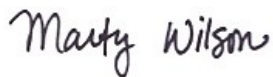
Darden Restaurants' decision of where to locate depends on many factors. Customer base, operating costs, as well as return-on-investment are studied to make the best decision for Darden and its loyal customers. Because Tomball provides such great opportunities for businesses to expand and create new jobs, Darden is seriously considering building an Olive Garden and Cheddar's Scratch Kitchen at FM 249 & Alice Road.

The value added to Tomball resulting from Darden's expansion can be immediately measured by the economic benefit to its citizens through employment opportunities; infrastructure and building expenditures; and the aesthetic development of the location. There will be additional benefits created by any peripheral support such as the replacement of inventory, maintenance and repairs to the facility, and other support services as required.

Tomball's economic development programs were enacted to attract new businesses to invest in the community, provide means for its citizens to earn income, and promote a goal of community wealth creation and improved quality of life. We believe Darden's expansion will exceed these objectives, and for the reasons stated above, we request that Tomball consider assisting the project.

On behalf of Darden Restaurants, Inc., thank you for your time and consideration. We look forward to working with you to hopefully make Tomball's next Darden restaurant a reality. Please contact me at (407) 245-6892 or Austin Arnold with Ryan, LLC at (865) 438-0606 with any questions or concerns.

Sincerely,



Marty Wilson

Cc: Matt Lowell, Ryan LLC
Austin Arnold, Ryan LLC



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Exhibit A

The image below displays the anticipated site plan for both the Olive Garden and Cheddar's Scratch Kitchen at FM 249 & Alice Road, Tomball, TX.

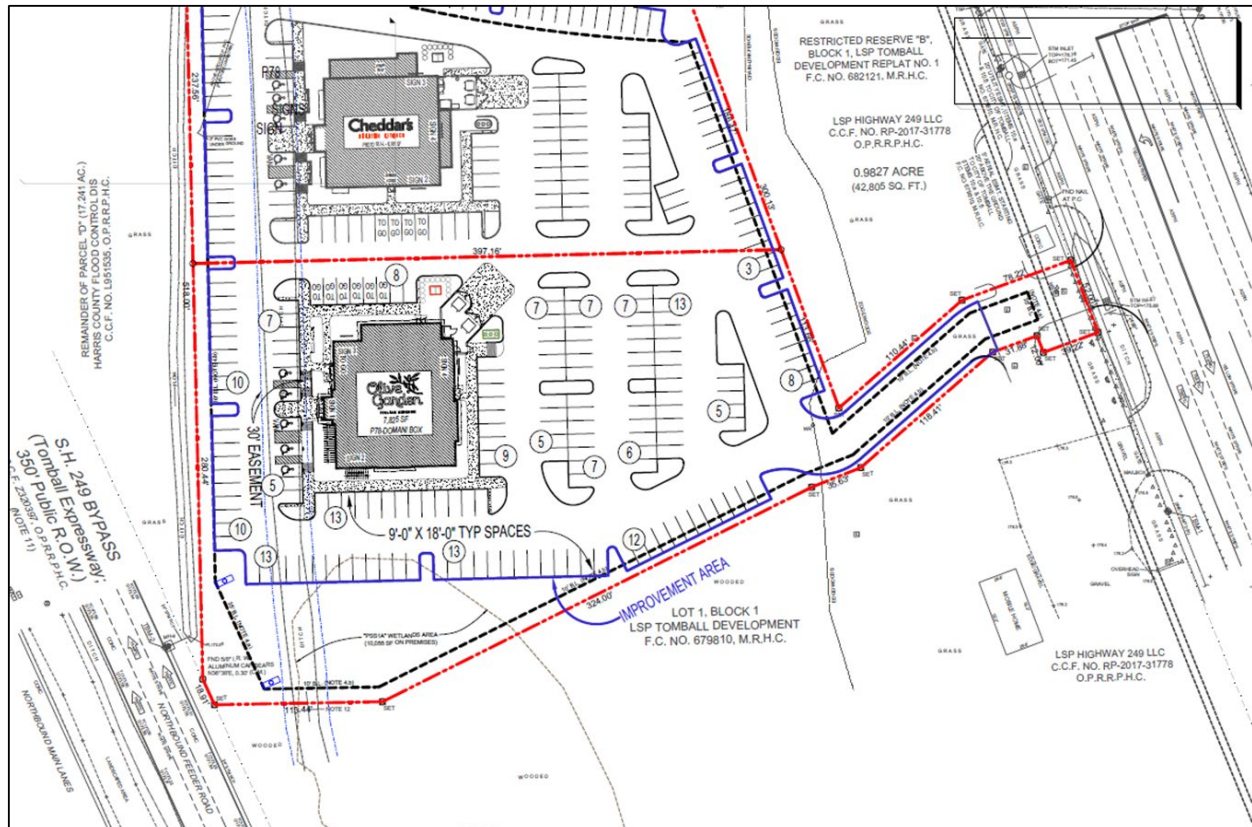


Exhibit B

The following tables provide a breakdown of the estimated infrastructure costs for each project.

Darden - Olive Garden - Tomball, TX

Targeted Infrastructure	Cost
Site Preparations	\$ 247,574
New Public ROW	\$ 359,882
Storm Drainage	\$ 71,625
Sanitary Sewer	\$ 73,514
Water	\$ 56,133
Telecommunications/Sewer	\$ 9,500
Electric	\$ 144,550
Gas	\$ 14,420
Other (sidewalks, curbs, concrete dumpster approach)	\$ 120,314
Total	\$ 1,097,512

Darden - Cheddar's - Tomball, TX

Targeted Infrastructure	Cost
Site Preparations	\$ 247,190
New Public ROW	\$ 359,882
Storm Drainage	\$ 71,625
Sanitary Sewer	\$ 73,514
Water	\$ 56,133
Telecommunications/Sewer	\$ 9,500
Electric	\$ 144,550
Gas	\$ 14,420
Other (sidewalks, curbs, concrete dumpster approach)	\$ 119,606
Total	\$ 1,096,420



Exhibit C

Darden is considering the purchase of the proposed sites shown in Exhibit A, with plans to complete all necessary site development and construction.

The table below compares five recent Darden projects where, as in Tomball, the Company was responsible for all site work. The estimated cost gaps for both Tomball projects present a potential barrier to development.

	Tomball, TX	Tomball, TX	Site 1	Site 2	Site 3	Site 4	Site 5
Brand	Olive Garden	Cheddar's	Olive Garden	Olive Garden	Olive Garden	Olive Garden	Cheddar's
State	TX	TX	TX	TX	TX	NC	TX
Open Year	2026	2026	2024	2024	2026	2025	2026
On-site Landlord Work	None	None	None	Rough grade site	Rough grade site	None	None
Parcel Size	2.14 acres	2.14 acres	1.76 acres	1.88 acres	1.97 acres	2.11 acres	1.94 acres
Est. Cost	\$ 1,097,512	\$ 1,096,420	\$ 692,000	\$ 906,000	\$ 850,000	\$ 593,000	\$ 723,000

Average of Other Sites	\$ 752,800
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Tomball (Olive Garden) Cost Gap	\$ (344,712)
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Tomball (Cheddar's) Cost Gap	\$ (343,620)
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