STATE OF TEXAS
COUNTY OF WALLER

AMENDMENT TO THE TAX CODE CHAPTER 312 TAX ABATEMENT AGREEMENT BETWEEN WALLER COUNTY, TEXAS, WOODS ROAD INDUSTRIAL, LLC, AND IGLOO PRODUCTS, CORP.

Waller County, Texas ("County"), Woods Road Industrial, LLC ("WRI"), and Igloo Products Corp. ("Igloo") hereby amend the tax abatement agreement entered into between the County, WRI, and Igloo. This amendment is made and entered on October 28, 2026.

WHEREAS, County, WRI, and Igloo entered into a Tax Abatement Agreement on January 18, 2023 ("Agreement"), which is identified as Contract ID# 230118-13 and is attached hereto and incorporated herein as Exhibit 1; and

WHEREAS, County, WRI, and Igloo wish to amend the Agreement in order to modify the value of inventory Igloo is required to maintain on the Premises, and adjust the abatement percentages relative to such modification;

NOW, THEREFORE the parties mutually agree as follows:

1. Section 8 of the Agreement is deleted and replaced with the following:

   "Beginning with Year 3 of the Abatement Period, and continuing during the term of the Agreement, Tenant shall maintain a minimum of **FORTY-FIVE MILLION DOLLARS ($45,000,000.00)** rendered taxable inventory value at the Premises as a result of the Improvements listed in Exhibit B. Tenant agrees to render the Personal Property for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing renditions. Tenant shall give the Waller County Appraisal District any necessary permission required for the Waller County Appraisal District to provide copies of Tenant tax documents to the County for the purpose of verifying rendered inventory values."

2. Section 9(a) of the Agreement is deleted and replaced with the following:

   "Said Abatement Period shall be only for qualifying real and personal property Improvements, referenced in Exhibit B, in an amount equal to the percentages listed below:

Real Property				Personal Property (excluding inventory)			
YEAR	1	2024	100%	YEAR	1	2024	75%
YEAR	2	2025	75%	YEAR	2	2025	75%
YEAR	3	2026	40%	YEAR	3	2026	40%
YEAR	4	2027	50%	YEAR	4	2027	50%
YEAR	5	2028	50%	YEAR	5	2028	50%
YEAR	6	2029	50%	YEAR	6	2029	50%
YEAR	7	2030	50%	YEAR	7	2030	50%
YEAR	8	2031	50%	YEAR	8	2031	50%
YEAR	9	2032	50%	YEAR	9	2032	50%
YEAR	10	2033	50%	YEAR	10	2033	50%

3. Beginning with the 2026 tax year, and continuing through the remaining term of the Abatement Period, Section 10(f) is deleted and replaced with the following:

> "If Tenant fails to maintain a minimum **FORTY-FIVE MILLION DOLLARS ($45,000,000.00)** rendered taxable value of inventory at the Premises as a result of the Improvements listed in Exhibit B, then Tenant shall not be entitled to the abatement of property taxes for the year in which the default occurs."

4. No other amendments or modifications to the Agreement are hereby made.

5. This amendment is effective as of the date of the last signature hereto.

6. Signatories represent and warrant that they have the authority to bind the respective parties.

IN WITNESS WHEREOF, and in consideration of the mutual covenants and agreements contained herein, the parties hereto mutually enter into this Agreement as of the date of the last signature affixed hereto.

WALLER COUNTY, TEXAS

_____

Carbett "Trey" J. Duhon, III
County Judge

_____

Date

Attest

_____

Debbie Hollan
County Clerk

_____

Date

WOODS ROAD INDUSTRIAL, LLC
a Delaware limited liability company

_____

Cory Driskill, Vice President

_____

Date

IGLOO PRODUCTS, CORP.
a Delaware corporation

Joe Sweeney Finance Director – Operations + Commercialization

Name, Title

10/15/2026

Date