



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

October 6, 2025

L.J.H., Ltd.
c/o Mitchell Clark
Attention: Lacy Harber
2011 Texoma Parkway
P.O. Box 1234
Sherman, Texas 75091-1234

Via Email: mitchell@hilliard-law.com

Re: **CONCESSION AGREEMENT**

Dear Mr. Harber,

Reference is made to that certain Purchase and Sale Agreement, dated as of January 14, 2025 (as the same may have been amended, modified, assigned or supplemented prior to the date hereof, the "Suntex Contract") whereby L.J.H., Ltd. (formerly known as L.J.H. Corporation) ("LJH") and Trett Enterprises, Inc. d/b/a Eagle Point Marina ("Trett") have agreed to sell all of their respective rights, titles and interests in and to certain Property (used herein as defined in the Suntex Contract) more particularly described therein to Argo Marina Investments, LLC or an affiliate thereof ("Suntex"), all pursuant to the terms and conditions set forth in the Suntex Contract (the "Suntex Transaction").

I am writing in response to your lawyer's inquiry about the City of Lewisville's (the "City") position regarding certain obligations of LJH under that certain Concession Agreement, between the City and LJH, dated as of December 11, 2000 (as the same may have been amended, modified, assigned or supplemented prior to the date hereof, the "Concession Agreement") in the event that LJH consummates the Suntex Transaction as contemplated by the Suntex Contract.

Upon the successful closing of the Suntex Transaction in accordance with the terms and conditions set forth in the Suntex Contract, LJH will have no further duties or obligations under Section 20 of the Concession Agreement. The City understands that if the Suntex Transaction is properly consummated, and therefore LJH sells all of its right, title and interest in and to the Property to Suntex, then LJH shall not have the right or ability to then remove all or any portion of the Property as required under Section 20 of the Concession Agreement.

Thank you for your attention to these matters.

Respectfully,

Claire Powell
City Manager