



AMARILLO ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
September 17, 2026 at 9:00 AM
Location: FirstBank Southwest Tower (600 S. Tyler St.)
Ed Davis Conference Room – 9th Floor
Amarillo, TX 79101

This Agenda is posted online at: www.AmarilloEDC.com

This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

AGENDA

1. Call to order the Public Session of the Amarillo Economic Development Corporation.

2. Public Comment:

Please be advised comments must be kept at 3 minutes or less and that Citizens may comment with regard to items on the agenda or pertaining to AEDC policies, programs or services. As to items not on the agenda, the AEDC Board may not discuss or take action on the issue, but may make statements of fact, recite an existing policy, request an item to be placed on a future agenda, or may refer a question to staff.

3. Discuss, consider, and take appropriate action on the minutes of the August 20, 2026 Board of Directors meeting.

4. Executive Session:

- a. Deliberation regarding economic development negotiations in accordance with the Texas Open Meetings Act, Section 551.087:
 - Discussion regarding commercial or financial information received from a business prospect and/or to deliberate the offer of a financial or other incentive to a business prospect:
 - Project # 22-02-05 (Aviation)
 - Project # 22-05-01 (Manufacturing)
 - Project # 22-09-03 (Crop Production)
 - Project # 25-05-02 (Information)
 - Project # 25-08-01 (Manufacturing)
- b. Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, in accordance with the Texas Open Meetings Act, Section 551.072:

- Potential purchase of real property located in the Southwest quadrant of the City of Amarillo.
- 5. Discuss, consider, and take appropriate action on a Purchase Sale Agreement between Amarillo EDC and Cooper Crouse-Hinds, LLC for 51.45 acres, neighboring AEDC South Georgia Business Park, located in the Southwest quadrant of Amarillo.
- 6. Staff Operational and Financial Updates.
- 7. Establish date and time of next board meeting (October 22, 2026 * after 1:00 pm).
- 8. Adjournment.

The Board of Directors reserves the right to go into Executive Session at any time during the meeting on any agenda item for which the Texas Government Code may provide for a closed session. However, no action or final decision will be taken during the Executive Session because none is permitted by law.

To accommodate the needs of members of the public wishing to attend board meetings, the offices of the Amarillo Economic Development Corporation, 600 S. Tyler Street, Amarillo, TX are wheelchair accessible via ramp at the entrance to the First Bank Southwest Tower parking lot. Handicapped accessible restrooms are available on the 9th floor. Amarillo EDC will provide appropriate auxiliary aids and services, including qualified sign language interpreters and assistive listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless to do so would result in a fundamental alteration of its programs or an undue administrative or financial burden. A person who requires accommodation or auxiliary aid to participate in an Amarillo EDC program, service or activity, should contact Amarillo EDC at 806-379-6411 as far in advance as possible, but not later than 48 hours before the scheduled event.

Agenda Item 3

MINUTES

AMARILLO ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

August 20, 2026

The Amarillo EDC Board of Directors meeting was held at FirstBank Southwest Tower, 600 S Tyler, Ed Davis Conference Room-9th Floor, Amarillo, TX, at 9:00 a.m. on August 20, 2026. Board members in attendance were:

Voting Members	Board Position	Present	No. Meetings Held	No. Meetings Attended
ELLIOT MCKINNEY	CHAIRMAN	Y	17	17
DIPAK PATEL	VICE-CHAIR/SECRETARY	Y	37	32
DEAN CRUMP	DIRECTOR	Y	17	17
RANDY BURKETT	DIRECTOR	Y	17	16
BRIAN BRUCKNER	DIRECTOR	Y	14	13

Also, in attendance were the following staff members & City Staff:

ANDREAS ECKSTEIN	PRESIDENT & CEO
DOUG NELSON	SR. VICE PRESIDENT
HOLLIE SHANKLE	VICE PRESIDENT
PAUL SIMPSON	DIRECTOR OF BUSINESS RETENTION & EXPANSION
ANNALISA BAILEY	OPERATIONS & WORKFORCE MANAGER
BRITTANI OCHOA	ADMINISTRATIVE ASSISTANT
OMOLOLA OGUNREMI	TREASURER/CHIEF FINANCIAL OFFICER
GRAYSON PATH	CITY MANAGER (EX-OFFICIO)

- ITEM 1: Chairman McKinney established that a quorum was present and called the meeting to order at 9:17 am.
- ITEM 2: Chairman McKinney opened the meeting for public comment:
Tim Benson
Andrew Rosenberg
- ITEM 3: Chairman McKinney requested a motion to approve the minutes from the July 09, 2026, Board of Directors meeting. Director Burkett made a motion to approve the July 09th Board of Directors meeting minutes. Vice-Chair Patel seconded the motion. The motion was approved 5-0 vote.
- ITEM 4: Chairman McKinney stated he was going to change the order of the agenda. Chairman McKinney introduced the FY2025 Amarillo EDC audit. Joel Perez, the auditor from CliftonLarsonAllen LLP, presented the FY2025 audit. The Board Members and Joel Perez had a discussion about the audit. Director Crump made a motion to approve the FY2025 audit. Director Burkett seconded the motion. The motion was approved 5-0 vote.
- ITEM 5: Chairman McKinney adjourned the meeting into executive session at 10:58 am.
- No action was taken during the executive session because none is permitted by law.
- The public session was reconvened at 11:11 am.
- ITEM 6: President/CEO Eckstein introduced this item to discuss, consider, and take appropriate action on the FY 2026-27 Amarillo EDC budget. VP Shankle went over the Marketing budget and Business Development. Sr. Vice President Nelson went over the remainder of the budget. The Board entered a discussion with the Amarillo EDC staff about certain topics in the budget. Director Burkett made a motion to approve the FY2026-27 budget without the \$700,000 for the Amarillo Gateway signs. No one seconded. The motion failed. Director Bruckner made a motion to approve the budget with \$350,000 for the Amarillo Gateway signs. No one seconded the motion. The motion failed. Director Burkett made a motion to approve the budget with the amount of \$100,000 for the Amarillo Gateway signs. Director Bruckner seconded the motion. The motion passed 4-0 vote (Director Crump was not in attendance for this vote).

ITEM 7: **Staff Financial & Operation Reports:**

CEO/President Eckstein advised the Board that they will be hiring 1 or 2 people. We will also be hiring a Nationwide PR firm to help promote Amarillo.

Sr. Vice President Nelson went over the financial statements through March 31st. Sr. Vice President Nelson stated that July sales tax numbers increased by 13.87%. Year-to-date sales tax increased by 11.77%

ITEM 8: The next meeting of the Amarillo EDC Board of Directors is scheduled for Thursday, September 17, 2026, at 9:00 am.

ITEM 9: The August 20, 2026, meeting of the Amarillo EDC Board of Directors was adjourned at 12:17 pm.

The undersigned certifies that the foregoing information is correct.

Dipak Patel, Vice-Chair/Secretary

Agenda Item 5

PURCHASE AND SALE AGREEMENT

between

COOPER CROUSE-HINDS, LLC, as Seller

and

AMARILLO ECONOMIC DEVELOPMENT CORPORATION, as Buyer

Property: 1901 S. Farmers Ave., Amarillo, Texas

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PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2026 (the "Effective Date"), by and between COOPER CROUSE-HINDS, LLC, a Delaware limited liability company ("Seller"), and AMARILLO ECONOMIC DEVELOPMENT CORPORATION, a Texas nonprofit corporation ("Buyer").

RECITALS

A. Seller is the owner of the Property (defined below)

B. It is the intention of the parties hereto that Seller shall sell and convey to Buyer, and Buyer shall purchase and acquire from Seller, in accordance with the terms and conditions of this Agreement, all of Seller's interest in and to the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

AGREEMENT

1. The Property. Upon and subject to the terms and conditions contained herein, Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, a portion of the real property located at 1901 S. Farmers Ave., Amarillo, Texas (APN: 219962), which portion is generally depicted as the Front Lot on Schedule 1(a) attached hereto, and shall be more particularly determined in accordance with Section 4 below, together with all easements, rights and privileges appurtenant thereto, and all of Seller's right, title and interest, if any, in and to any land lying in the bed of any street, avenue or alley in front of, abutting or adjoining such parcel of real property (collectively, the "Property").

2. Purchase Price. Buyer shall pay to Seller as the total purchase price (the "Purchase Price") for the Property the sum of One Million Eighty Thousand and No/100 Dollars (\$1,080,000.00), which shall be payable as follows:

(a) the sum of Ten Thousand and No/100 Dollars (\$10,000.00) (the "Earnest Money") shall be deposited with the Escrow Agent (defined below) within three (3) Business Days (defined below) following the Effective Date; and

(b) the balance of the Purchase Price shall be deposited with the Escrow Agent not later than 11:00 A.M. (local time within the time zone in which the Property is located) on the Closing Date in immediately available federal funds, subject to the adjustments and prorations hereinafter provided. It shall not be a condition to Buyer's obligation to consummate the transaction contemplated by this Agreement that Buyer obtain financing for all or any portion of the Purchase Price.

(c) Notwithstanding anything in this Agreement to the contrary, a portion of the Earnest Money in the amount of Five Hundred and 00/100 Dollars (\$500.00) (the "Option Fee") will be non-refundable to Buyer and will be distributed to Seller upon any termination of this Agreement as independent consideration for Seller's performance under this Agreement. If this Agreement is properly terminated by Buyer pursuant to a right of termination granted to Buyer by any provision of this Agreement, if any, the Option Fee will be promptly distributed to Seller and, subject to the relevant provisions herein, the balance of the Earnest Money remaining after distribution of the Option Fee will be promptly returned to Buyer.

Upon receipt of the Earnest Money, Escrow Agent shall promptly acknowledge the same to Seller and Buyer in writing. Escrow Agent shall hold the Earnest Money in escrow in a custodial account. For the purposes hereof, the term "Escrow Agent" means American Land Title, LLC, 620 S. Taylor St., Suite 104, Amarillo, Texas 79101, Attn: Donnell Moore, Email: dmoore@americanlandtexas.com. The "Escrow Agent" shall also serve as the "Title Company" for purposes of this Agreement. This Agreement shall serve as escrow instructions, together with Escrow Agent's standard conditions of acceptance of escrow (the "Standard Conditions of Escrow"); provided, however, that in the event of any inconsistency between the conditions of acceptance and this Agreement, this Agreement shall govern and control. For the purposes hereof, the term "Business Day" means all days, excluding (i) Saturday and Sunday, and (ii) any day that is a national holiday in the United States or a state holiday in the State in which the Property is located.

3. Condition of Property; Inspection.

(a) Buyer acknowledges and agrees that, except as otherwise set forth in this Agreement, (i) Seller has made no representation or warranty whatsoever, express or implied, as to the condition, quantity or quality of the Property, or any portion thereof, and (ii) Buyer agrees to accept the Property and all portions thereof in "AS IS" condition as of the date hereof, subject to ordinary wear and tear and damage by casualty.

(b) Buyer shall have, until 5:00 P.M. Central time on the ninetieth (90th) day following the Effective Date (the "Inspection Period"), the opportunity to inspect the Property, subject to Buyer's compliance with Section 3(d) below. During the Inspection Period, Buyer may terminate this transaction if it is dissatisfied with its inspections of the Property, provided that written notice is delivered to Seller prior to the expiration of the Inspection Period. Upon the expiration of the Inspection Period without such termination, (A) Buyer's inspection contingency set forth under this Section 3(b) shall be deemed waived, (B) the Property and any conditions disclosed during the Inspection Period as a result of any test, examination, inspection or survey shall be deemed approved by Buyer for purposes of this Agreement, (C) the Earnest Money shall become non-refundable to Buyer, except as otherwise provided in this Agreement, but shall remain applicable to the Purchase Price at Closing, and (D) the parties shall proceed to Closing, subject to the remaining terms and conditions set forth in this Agreement. In the event Buyer terminates this Agreement for any reason, prior to the expiration of the Inspection Period, then this Agreement shall be null and void and neither party will have any further obligation to the other except for those obligations that expressly survive the termination and, upon Seller's request, Buyer shall provide Seller with copies of all tests, reports and surveys generated by Buyer with respect to the Property.

(c) BUYER REPRESENTS AND WARRANTS THAT IT IS RELYING SOLELY UPON ITS INDEPENDENT INQUIRY AND INVESTIGATION OF THE PROPERTY, IF ANY, FOR ALL PURPOSES WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE DETERMINATION OF THE CHARACTER, SIZE (INCLUDING QUANTITY OF ACREAGE), CONDITION (WHETHER ENVIRONMENTAL OR OTHERWISE), ACCESSIBILITY, STATE OF REPAIR, ZONING AND SUITABILITY OF THE PROPERTY FOR THE PURPOSE IT IS BEING ACQUIRED. BUYER ACKNOWLEDGES THAT THE PROPERTY WILL BE SOLD AND CONVEYED IN AN "AS-IS", "WHERE IS" CONDITION AND OTHERWISE WITH ALL FAULTS AND DEFECTS AS OF THE CLOSING DATE AND THAT, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH HEREIN, IF AT ALL, THERE HAVE BEEN NO REPRESENTATIONS, WARRANTIES, GUARANTIES, STATEMENTS OR INFORMATION, EXPRESSED OR IMPLIED, WHATSOEVER MADE OR FURNISHED TO BUYER BY SELLER, OR ANY OF SELLER'S EMPLOYEES, AGENTS OR CONSULTANTS, IN CONNECTION WITH THE SALE OF THE PROPERTY. BUYER FURTHER ACKNOWLEDGES THAT BUYER WILL HAVE FULL OPPORTUNITY TO PERFORM SUCH PHYSICAL INSPECTIONS, ENVIRONMENTAL AND ENGINEERING INVESTIGATIONS, AND

APPRAISALS AS BUYER DEEMS APPROPRIATE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, AND BUYER HAS OBTAINED OR MAY OBTAIN ITS OWN PHYSICAL INSPECTIONS, ENVIRONMENTAL AND ENGINEERING REPORTS, AND APPRAISALS OF THE PROPERTY. EXCEPT FOR LIABILITY ARISING FROM BREACH OF REPRESENTATIONS AND WARRANTIES EXPRESSLY MADE BY SELLER IN THIS AGREEMENT, BUYER HEREBY RELEASES SELLER FROM ANY AND ALL LIABILITY RELATING TO THE PROPERTY. BUYER HEREBY ACKNOWLEDGES, AGREES, REPRESENTS AND WARRANTS TO SELLER THAT VARIOUS FACTUAL MATTERS UNKNOWN TO BUYER MAY HAVE GIVEN OR MAY HEREAFTER GIVE RISE TO CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES, DAMAGES, COSTS, LOSSES AND EXPENSES AND OTHER CLAIMS AND LIABILITIES THAT ARE CURRENTLY UNKNOWN AND UNANTICIPATED TO OR BY BUYER, AND BUYER FURTHER ACKNOWLEDGES, AGREES, REPRESENTS AND WARRANTS TO SELLER THAT THE WAIVERS AND RELEASES GIVEN HEREIN HAVE BEEN NEGOTIATED BY THE PARTIES AND AGREED TO BY BUYER NOTWITHSTANDING ANY SUCH LACK OF KNOWLEDGE OF OR ANTICIPATION BY BUYER, AND THAT BUYER NEVERTHELESS HEREBY RELEASES, DISCHARGES AND ACQUITS, SELLER FROM ANY SUCH UNKNOWN CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES, DAMAGES, COSTS, LOSSES AND EXPENSES AND OTHER CLAIMS AND LIABILITIES. The provisions of this Section 3(c) shall survive, without time limitation, the Closing or any termination of this Agreement without a Closing, and shall not merge with the Deed (defined below) or any other document to be delivered at Closing.

(d) Buyer shall (i) give Seller at least two (2) Business Days' prior written notice of the time and place of any entry onto the Property by Buyer or any of its employees, agents, contractors or representatives, and permit a representative of Seller to accompany Buyer, at Seller's option, (ii) restore any damage to the Property or any adjacent property caused by the entry and activities upon the Property by Buyer or its representatives, employees, agents or contractors, (iii) indemnify, defend and save Seller and, as the case may be, its shareholders, directors, officers, employees, members, trustees managers, affiliates and agents (collectively, the "Seller Parties") harmless of and from any and all liabilities losses, costs or expenses (including, without limitation, attorney's fees) which the Seller Parties may suffer by reason of such entry and such activities by Buyer or its representatives, employees, agents or contractors, (iv) prior to entry onto the Property, furnish Seller with a certificate of commercial general liability and property damage insurance, which shall include contractual liability coverage, maintained by Buyer with single occurrence coverage of at least One Million Dollars (\$1,000,000.00) for personal injury to or death of any one person, Two Million Dollars (\$2,000,000.00) for personal injury to or death of any number of persons in any one accident and One Million Dollars (\$1,000,000.00) for property damage, and including Seller as additional insured, (v) comply with all local, state and federal rules and regulations in connection with Buyer's investigations, and (vi) not conduct any invasive or environmental investigations or testing other than a standard "Phase I" investigation and a "Phase II" limited site investigation as described in Schedule 3(d), without the prior written approval of Seller, such consent to be granted or denied in Seller's sole discretion. If Buyer seeks to conduct any testing for which Seller's consent is required hereunder, Buyer shall submit a proposal in writing to Seller, such proposal to include the timing, manner and scope of work proposed for Seller's consideration. The indemnities contained in this Section 3(d) shall survive, without time limitation, the Closing or any termination of this Agreement without a Closing and shall not merge with the Deed (defined below) or any other document to be delivered at Closing.

(e) Buyer acknowledges that Seller may, upon Buyer's request, deliver or make available to Buyer for its review certain reports, studies, documents, agreements, and due diligence materials (collectively, the "Property Reports"). Seller makes no representation or warranty as to the truth, accuracy or completeness of the Property Reports or any materials, data or information delivered or provided by Seller to Buyer in connection with the transaction contemplated hereby. Buyer acknowledges and agrees

that the Property Reports and all other materials, data and information delivered or provided by Seller to Buyer in connection with the transaction contemplated hereby (including any offering circular or memorandum and any other information distributed with respect to the Property or the transaction contemplated by this Agreement) are and have been provided to Buyer as a convenience only and that any reliance on or use of such materials, data or information by Buyer shall be at the sole risk of Buyer, except as otherwise expressly stated herein.

4. Identification of Property. Prior to the expiration of the Inspection Period, Buyer shall identify the specific portion of the Property it desires to acquire from Seller (the "Acquisition Portion") and deliver written notice of the same to Seller (the "Acquisition Notice"). The Acquisition Notice shall include a boundary survey of the Acquisition Portion ("Survey") together with a metes and bounds description and calculation of the total acreage of the same. Seller shall have a period of fifteen days (15) after receipt of the Acquisition Notice (the "Seller Review Period") to review and approve the Acquisition Portion, which approval shall not be unreasonably withheld, conditioned or delayed. If Seller fails to respond to Buyer's Acquisition Notice within the Seller Review Period, then such failure shall be automatically deemed approval of the Acquisition Portion. Upon Seller's actual or deemed approval of the Acquisition Portion, all references to the "Property" in this Agreement shall automatically be deemed to mean and refer to the Acquisition Portion. If Buyer fails to deliver the Acquisition Notice to Seller or if the Acquisition Portion has not been approved by Seller prior to the expiration of the Inspection Period, then this Agreement shall automatically terminate without further action by either party and the terms of Section 20 shall apply.

Buyer represents and warrants to Seller that (i) the conveyance of the Acquisition Portion by Seller to Buyer pursuant to this Agreement automatically splits the Property for appraisal district purposes, (ii) there are no government authorizations or approvals required as a pre-requisite to the transfer of title to the Acquisition Portion to Buyer, and (iii) Potter-Randall Appraisal District will review the Deed and automatically separate the Acquisition Portion from the rest of the Property and assign it a separate tax parcel ID in connection with Closing.

5. Conveyance Documents Seller shall convey to Buyer the Property by special warranty deed in the form of Schedule 5 attached hereto, subject to the Permitted Exceptions (the "Deed").

6. Title.

(a) It shall be a condition to Buyer's obligation to consummate the transaction contemplated hereby that, on the Closing Date, the Title Company shall be committed to issue to Buyer a TLTA form Owner's Policy of Title Insurance (the "Title Policy") in the amount of the Purchase Price, upon the recording of the Deed, insuring title to the Property in Buyer, free and clear of all encumbrances other than the Permitted Exceptions (defined below). Seller agrees to deliver to the Title Company, on or prior to Closing Date, an affidavit in form and substance reasonably acceptable to Seller and the Title Company to cause the Title Company to delete the so-called "standard exceptions" (other than the survey exception) from the Title Policy (the "Title Company Affidavit").

(b) For the purposes hereof, the term "Permitted Exceptions" means (i) all legal highways, (ii) real estate taxes and assessments which are a lien but not yet due and payable, (iii) building, zoning, and other laws, codes, ordinances and regulations, (iv) any easements, restrictions and conditions that do not materially and adversely affect the use of the Property for its current use, (v) any mortgage, lien, easement or other encumbrance created by, through or under Buyer, (vi) if an ALTA Survey is not obtained by Buyer, any matters that would be disclosed by an inspection or accurate survey of the Property, (vii) any matters disclosed on the Commitment (defined below) or the Survey (or any updates to either) that are not objected to by Buyer as provided below, (viii) the Use Restrictions (defined below), and (ix) the Environmental Release (defined below).

(c) Seller shall cause the Title Company to issue a Title Commitment with respect to the Property for the issuance of the Title Policy, and to update it as close to Closing as possible (the "Commitment"). In the event the Commitment or the Survey shows any encumbrance affecting title to the Property which is not acceptable to Buyer in its sole discretion, or if any update of the Commitment or the Survey shows any encumbrance not previously reflected in the prior Commitment or Survey that is not acceptable to Buyer in its sole discretion (in each case, a "Defect"), Buyer shall provide written notice of such Defect to Seller no more than fifteen (15) Business Days prior to the expiration of the Inspection Period (the "**Title Objection Deadline**"). If Buyer does not provide such notice within the time period set forth above, Buyer shall be deemed to have approved of such matters disclosed in the Commitment or the Survey (or any update thereof), as the case may be.

(d) Within five (5) Business Days following receipt of notice of a Defect, Seller shall deliver to Buyer written notice ("Seller's Title Notice") of those Defects which Seller covenants and agrees to either eliminate or cure to Buyer's reasonable satisfaction by the Closing Date. Seller's failure to deliver Seller's Title Notice to Buyer within the time period specified above shall be deemed to constitute Seller's election not to eliminate or cure any such Defects. If Seller elects (or is deemed to have elected) not to eliminate or cure any Defects, Buyer shall have the right, by written notice delivered to Seller on or before the expiration of the Inspection Period to either (i) waive its prior notice as to the Defects which Seller has elected not to cure, or (ii) terminate this Agreement in which event the provisions of Section 20 below shall apply. Buyer's failure to deliver any written notice prior to the deadline in the previous sentence shall be a conclusive presumption that Buyer has approved the Commitment and Survey and elected to proceed with the transaction under clause (i) above, and this Agreement shall remain in full force and effect.

(e) Notwithstanding the foregoing, should any new title or survey matter that Buyer was not previously aware of be disclosed or raised in any update to the Commitment or Survey after the Title Objection Deadline (each a "**New Title Matter**"), Buyer shall have the right to object to such New Title Matters (each a "**Supplemental Objection**") upon written notice to Seller delivered on or before the date that is five (5) Business Days after Buyer receiving notice of such New Title Matter. If Buyer does not provide the foregoing notice within the time period set forth above, Buyer shall be deemed to have approved of such New Title Matter. Within five (5) Business Days following receipt of a Supplemental Objection, Seller shall deliver to Buyer written notice of those New Title Matters which Seller covenants and agrees to either eliminate or cure to Buyer's reasonable satisfaction by the Closing Date. Seller's failure to deliver the foregoing notice to Buyer within the time period specified above shall be deemed to constitute Seller's election not to eliminate or cure any such New Title Matters. If Seller elects (or is deemed to have elected) not to eliminate or cure any New Title Matters, Buyer shall have the right, by written notice delivered to Seller within five (5) Business Days from Buyer's receipt of Seller's response (or deemed response), to either (i) waive its Supplemental Objections, or (ii) terminate this Agreement in which event the provisions of Section 20 below shall apply. Buyer's failure to respond within the time period set forth above shall be a conclusive presumption that Buyer has approved the New Title Matters and elected to proceed with the transaction under clause (i) above, and this Agreement shall remain in full force and effect. The Closing Date shall be extended as necessary to permit each of Seller and Buyer to exercise its rights and perform its obligations within the time periods set forth in this Section 6(e).

7. Warranties and Representations of Buyer. Buyer hereby represents and warrants to Seller as follows as of the Effective Date and the Closing Date:

(a) Organization; Authority. Buyer is a duly formed and validly existing nonprofit corporation under the laws of the State of Texas. Buyer has the legal power, right and authority to enter into this Agreement and to execute and deliver the instruments and documents referenced herein, and to consummate the transaction contemplated hereby.

(b) Due Authorization; Binding Agreement. The execution, delivery and performance of this Agreement by Buyer has been duly and validly authorized by all necessary action of Buyer. This Agreement has been duly executed and delivered by Buyer and constitutes the legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with the terms hereof, subject to bankruptcy, insolvency, reorganization, moratorium and other laws of general applicability relating to or affecting creditors' rights. Buyer has taken all actions required to be taken under the laws of the State of Texas and under Buyer's articles of incorporation and by-laws or articles of organization and operating agreement, as the case may be, to approve or authorize the execution and delivery of this Agreement and consummation of the transaction contemplated by this Agreement.

(c) Authority to Close. Buyer is acting as principal in this transaction with authority to close the transaction.

(d) OFAC. Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under regulations of the Office of Foreign Asset Contract ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or any other federal law or regulation.

(e) Sufficient Funds. Buyer has the funds immediately available to Buyer required to consummate the transactions contemplated by this Agreement.

8. Warranties and Representations of Seller. Seller hereby represents and warrants to Buyer as follows as of the Effective Date and the Closing Date:

(a) Organization; Authority. Seller is a duly formed and validly existing limited liability company under the laws of the State of Delaware and has made all necessary filings to enable Seller to do business in the State of Texas. As of the Closing Date, Seller has the legal power, right and authority to enter into this Agreement and to execute and deliver the instruments and documents referenced herein, and to consummate the transaction contemplated hereby.

(b) Due Authorization; Binding Agreement. As of the Closing Date, the execution, delivery and performance of this Agreement by Seller has been duly and validly authorized by all necessary action of Seller. This Agreement has been duly executed and delivered by Seller, and constitutes the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with the terms hereof, subject to bankruptcy, insolvency, reorganization, moratorium and other laws of general applicability relating to or affecting creditors' rights. As of the Closing Date, Seller has taken all actions required to be taken under the laws of the State of Delaware and under Seller's articles of incorporation and by-laws or articles of organization and operating agreement, as the case may be, to approve or authorize the execution and delivery of this Agreement and consummation of the transaction contemplated by this Agreement. Seller has not granted to any person, firm or entity any right to acquire all or any part of the Property, nor has Seller entered into any outstanding agreement to sell all or any part of the Property to any other person, firm, or entity.

(c) Non-Foreign Status. Seller is not a "foreign person" within the meaning of Section 1445(f) of the Internal Revenue Code (the "Code") and is not a "foreign partner" within the meaning of Section 1446 of the Code.

(d) Leases. Seller has not entered into any written agreement to lease, license, or otherwise grant to any third-party a right to occupy the Property, or any portion thereof, except as may be disclosed in the Commitment.

(e) Environmental. To the actual knowledge of Seller, has not received, within the three (3) year period prior to the Effective Date, written notice from any governmental authorities or third parties alleging any material violation by Seller of Environmental Law at the Property; it being expressly understood and agreed that the foregoing representation is based on the actual knowledge of the following person, after ordinary inquiry: Wancheng Tsai (provided, however, that, such person shall not have any personal liability hereunder)

(f) OFAC. Seller is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or any other federal law or regulation. Buyer acknowledges that Seller's parent entity is publicly traded and that this representation shall not include any of Seller's direct or indirect members, managers, owners or shareholders.

(g) Actions; Condemnation. To Seller's actual knowledge, there is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to Seller's actual knowledge, threatened in writing against any portion of the Property or against Seller with respect to the Property. Seller has not received written notice of any condemnation, zoning, or land-use proceedings affecting the Property or any inquiries or notices by any governmental authority or third party with respect to condemnation.

(h) The representations of Seller in this Section 8 shall survive the Closing for a period of one (1) year. Notwithstanding anything contained herein to the contrary, (a) Seller's liability for a breach of any of the foregoing representations and warranties shall be limited to claims in excess of an aggregate amount of \$25,000.00; (b) Seller's aggregate liability for a breach of any of the foregoing representations and warranties shall be limited to \$108,000; (c) Seller shall have no liability to Buyer for any such breach if notice is not delivered to Seller of the circumstances giving rise to the alleged breach within such one (1) year period or if Buyer had actual knowledge of such breach prior to Closing; and (d) in no event shall Seller be liable for any punitive, exemplary or consequential damages under this Agreement.

If, prior to the Closing, Buyer first obtains knowledge that any of the representations or warranties made herein by Seller are untrue, inaccurate or incorrect in any material respect, then Buyer shall give Seller written notice thereof within five (5) Business Days after actually obtaining such knowledge, and Buyer shall have the right to cure such representation or inaccuracy prior to Closing and extend the Closing Date for up to five (5) Business Days.

If Seller elects to attempt to so cure, but is unable to so cure, any misrepresentation or breach of warranty, or if Seller does not attempt or does not elect (or is deemed not to have elected) to undertake any such cure, then Buyer, as its sole remedy for any and all such materially untrue, inaccurate or incorrect representations or warranties, shall elect either to (a) waive such misrepresentations or breaches of representations and warranties and consummate the transaction contemplated hereby without any reduction of or credit against the Purchase Price and without any right to make a claim against Seller with respect thereto, or (b) terminate this Agreement by written notice given to Seller, in which event this Agreement shall be terminated and the provisions of Section 18(b) below shall govern and control.

9. Closing.

(a) The closing of the transactions contemplated hereby (the “Closing”) shall take place via an escrow style closing on a date mutually agreeable to Seller and Buyer not later than fifteen (15) days following the expiration of the Inspection Period, or on such other date as may be established in accordance with the provisions of this Agreement or otherwise agreed to by the parties in writing (the closing date, as the same may be so adjusted or extended, is herein referred to as the “Closing Date”).

(b) Seller and Buyer hereby appoint the Escrow Agent to act as escrow agent for the Closing of this transaction. A signed counterpart of this document shall serve as the escrow instructions to the Escrow Agent in addition to any other closing instructions as either party hereto may provide not inconsistent with this Agreement.

(c) On the Closing Date, and provided that Buyer simultaneously performs its obligations hereunder, Seller shall deposit with the Escrow Agent all of the items listed below, properly executed by Seller and notarized, as applicable:

(i) Deed;

(ii) Seller's affidavit of non-foreign status, as contemplated by Section 1445 of the Internal Revenue Code of 1986, as amended;

(iii) an executed copy of the Closing Statement referred to in Section 12(e) below;

(iv) the Title Company Affidavit in favor of the Title Company pursuant to Section 6(a) above;

(v) any other documents or instruments reasonably required by the terms of this Agreement.

(d) On the Closing Date, and provided that Seller simultaneously performs its obligations hereunder, Buyer shall deposit with the Escrow Agent all of the items listed below, properly executed by Buyer, as applicable:

(i) the Purchase Price, subject to the adjustments and prorations as hereinafter provided; and

(ii) an executed copy of the Closing Statement referred to in Section 12(e);

(iii) any other documents or instruments reasonably required by the terms of this Agreement.

(e) On the Closing Date, the Escrow Agent shall complete this transaction by:

(i) submitting the Deed to be filed for record with the Randall County Recorder;

(ii) committing to issue the Title Policy to Buyer;

(iii) charging Buyer and Seller for those costs and expenses to be paid by each;

(iv) delivering to each party the documents to be delivered to Buyer and Seller, respectively, and disbursing the Purchase Price to Seller, after deducting any sums, charges and prorations as required hereunder; and

(v) preparing and forwarding to each party one signed copy of the Closing Statement showing all of the receipts and disbursements of the escrow.

(f) In the event the Escrow Agent is unable to simultaneously perform all of the instructions set forth above, it shall so notify Buyer and Seller and retain all funds and documents in its possession pending receipt of further instructions jointly issued by Buyer and Seller.

10. Seller's Conditions to Closing. The obligations of Seller under this Agreement to sell the Property and consummate the transaction contemplated hereby shall be subject to the satisfaction of all the following conditions on or before the Closing Date, except to the extent that Seller waives any of such conditions in writing at or prior to Closing:

(a) Buyer shall have performed and complied in all material respects with all covenants and agreements required by this Agreement to be performed and complied with by Buyer on or before the Closing Date;

(b) Seller shall have received each of the items to be delivered by Buyer to it or for its benefit under this Agreement;

(c) Between the Effective Date and the Closing Date, no written order shall have been entered and be in effect by any court of competent jurisdiction, and no law shall have been promulgated or enacted and be in effect, that restrains, enjoins or invalidates the transactions contemplated hereby; and

(d) No suit or other proceeding shall be pending against Seller by any person before any court or authority seeking to restrain or prohibit or declare illegal the transaction contemplated by this Agreement or seeking damages against Seller in connection with the transactions contemplated by this Agreement.

(e) Buyer's representations and warranties in Section 7 shall be true and correct in all material respects.

If any of the foregoing conditions are not fulfilled by the Closing, then Seller shall have the right, exercisable by delivering written notice to Buyer, to terminate this Agreement, in which event the provisions of Section 20 below shall apply; provided, however, that in the event any failure of a condition constitutes a default by Buyer under Section 18 below, then Seller shall be entitled to exercise the remedies set forth in Section 18 below. Without limiting the generality of the foregoing, the parties acknowledge and agree that a failure of the condition set forth under Sections 10(a) and (b) above shall constitute a default by Buyer under Section 18 below.

11. Buyer's Conditions to Closing. The obligations of Buyer under this Agreement to purchase the Property and consummate the transaction contemplated hereby shall be subject to the satisfaction of all the following conditions on or before the Closing Date, except to the extent that Buyer waives any of such conditions in writing at or prior to Closing:

(a) Seller shall have performed and complied in all material respects with all covenants and agreements required by this Agreement to be performed and complied with by Seller on or before the Closing Date;

(b) Buyer shall have received each of the items to be delivered by Seller to it or for its benefit under this Agreement;

(c) Title to the Property shall be in the condition required herein, and the Title Company shall be in a position to issue the Title Policy pursuant to the then-latest Commitment;

(d) Between the Effective Date and the Closing Date, no written order shall have been entered and be in effect by any court of competent jurisdiction and no law shall have been promulgated or enacted and be in effect, that restrains, enjoins or invalidates the transactions contemplated hereby; and

(e) No suit or other proceeding shall be pending against Seller by any person before any court or authority seeking to restrain or prohibit or declare illegal the transaction contemplated by this Agreement or seeking damages against Seller in connection with the transactions contemplated by this Agreement.

(f) Seller's representations and warranties in Section 8 shall be true and correct in all material respects.

If any of the foregoing conditions are not fulfilled by the Closing, then Buyer shall have the right, exercisable by delivering written notice to Seller, to terminate this Agreement, in which event the provisions of Section 20 below shall apply; provided, however, that in the event any failure of a condition constitutes a default by Seller under Section 18 below, then Buyer shall be entitled to exercise the remedies set forth in Section 18 below. Without limiting the generality of the foregoing, the parties acknowledge and agree that a failure of the condition set forth under Sections 11(a) and (b) above shall constitute a default by Seller under Section 18 below.

12. Expenses.

(a) Provided the Closing occurs pursuant to Section 9 hereof, Seller shall pay (i) all real estate conveyance fees and transfer taxes arising from the sale of the Property to Buyer, (ii) one-half (1/2) of all escrow fees, (iii) the cost of the title examination of the Property and issuance of the Commitment; and (iv) the recording costs to cure any Defects that Seller has agreed to cure pursuant to the terms of this Agreement.

(b) Provided the Closing occurs pursuant to Section 9 hereof, Buyer shall pay (i) premium charge for the Title Policy (and loan policy if applicable) and the cost of any endorsements requested by Buyer (or its lender if applicable), (ii) the cost of the Survey, (iii) all recording costs to record the Deed, and (iv) one-half (1/2) of all escrow fees.

(c) The Escrow Agent shall prorate all real estate taxes and assessments, both general and special (collectively, "Taxes"), and any utility and related charges accruing during Seller's ownership of the Property, in accordance with Section 13 below.

(d) Each party shall bear its own legal expenses incurred in connection with the negotiation, documentation and Closing of this transaction.

(e) The Escrow Agent shall prepare and deliver to the parties, prior to the Closing Date, a proposed escrow settlement statement ("Closing Statement") in reasonable detail reflecting the prorations and adjustments to be made on the Closing Date pursuant to this Section 12 and Section 13, which Closing Statement shall be subject to the approval of each of Buyer and Seller.

13. Prorations, Apportionments and Payments. On the Closing Date, Seller shall cause to be paid any Taxes relating to the Property which are then due and payable. Taxes relating to the period prior to the Closing Date which are not due and payable until after the Closing Date shall be prorated between the parties by the Escrow Agent as of the Closing Date, based upon the latest available tax bill (provided

that, if a tax bill is not available for the Property, then the unimproved property value of the tax parcel which the Property is currently a part shall be used, as reported on the latest available tax bill for such tax parcel), with Seller responsible for any amounts attributable to periods occurring prior to the Closing Date and Buyer responsible for any amounts attributable to the Closing Date and thereafter; any taxes paid in advance for any period following the Closing Date shall also be prorated by the Escrow Agent based upon actual Taxes paid. On the Closing Date, Seller shall also cause to be paid any and all utility and related charges accruing during its ownership of the Property. Upon receipt of a final tax bill for the Property, the parties agree to re-prorate Taxes based upon the final valuation and assessments determined for the Property. Notwithstanding the foregoing, Buyer shall be the sole beneficiary of any tax limitation or exemption that is applicable to the period after Closing, provided that Buyer shall not be excused from liability for any Taxes due with respect to the Property for periods from and after the Closing Date

14. Condemnation. Should any entity having the power of eminent domain or condemnation over the Property decide and offer, after the Effective Date and before Closing, to acquire any portion of or interest in the Property that constitutes a Material Taking (defined below), Buyer, at Buyer's sole option, may elect to (a) terminate Buyer's obligation to purchase the Property by giving written notice to Seller at any time prior to the time of Closing, or (b) complete and close the purchase of the Property with Seller immediately appointing Buyer its attorney in fact to negotiate with said condemning entity and assigning to Buyer all sums to be awarded. If Buyer elects to terminate this Agreement under Section 14(a), above, Section 20 of this Agreement shall apply. For purposes of this Section 14, a "Material Taking" means any condemnation or taking that either (i) materially interferes with access to the Property, or (ii) materially interferes with Buyer's use of the Property for its intended purposes, in each case as determined by Buyer in its reasonable discretion.

15. Environmental.

(a) Definitions.

(i) "Environment" shall mean any of the following: air, water (whether surface or groundwater) or land including those media within buildings or other natural or manmade structures above or below ground.

(ii) "Environmental Laws" shall mean any applicable federal, state and local law (including common law), judicial decision, permit, statute, ordinance, rule, regulation, code, order, judgment decree or injunction which is legally binding relating to (i) the protection of the environment or natural resources (including, without limitation, air, water, surface water, groundwater, drinking water and surface or subsurface land), (ii) the exposure to, or the use, storage, recycling, treatment, generation, transportation, processing, handling, labeling, protection, release or disposal of, pollutants, contaminants, wastes or chemicals or any toxic, radioactive, ignitable, corrosive, reactive or otherwise hazardous substance, waste or material or (iii) the effect on the environment or human health or safety.

(iii) "Hazardous Material" shall mean any waste, pollutant, chemical, contaminant, material, substance or organism which alone or in combination with others is capable of causing harm to the Environment or human health or is otherwise regulated, defined, listed or may impose liability under Environmental Laws.

(iv) "Governmental Authority" shall mean any national, state, regional or local government or any political subdivision thereof or any other governmental, judicial, public, or statutory authority, body, or agency having adjudicatory, regulatory or administrative authority under Environmental Laws.

(v) “Release” shall mean any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, dumping, or disposing into the Environment.

(b) Buyer’s Representations. Buyer represents and warrants to Seller as of the date of this Agreement and again at Closing: Buyer has received from Seller the certain environmental reports and Buyer has had sufficient time and opportunity to review such environmental reports, and that information was reasonably sufficient to allow the Buyer to be aware of the presence at the Property of any Hazardous Material and the broad measure of that presence.

(c) Deed Restrictions. The Deed shall include the following restrictions on the use of the Property by Buyer and its successors and assigns (the “Use Restrictions”):

(i) The Property shall not be used for any purpose other than industrial, warehouse and/or commercial uses that under applicable law do not require the Property to meet environmental clean-up or remediation standards for residential uses. Without limiting the generality of the foregoing, the Property shall not be used for any of the following uses: single or multi-family residential, school, daycare, group home, nursing home, hospital, meeting hall, church or other place of congregation or worship, hotel, motel or other type of lodging, playground or other recreational use or other residential use.

(ii) The surface of the Property shall not be used for the extraction and use of soil or any ground, surface or subsurface water located at, on, or under the Property, provided, however, the extraction of soil underlying the Property shall be allowed for use on the Property, subject to compliance with all applicable laws, statutes, rules, regulations, ordinances, guidelines, orders, and permits, including, without limitation, and any safe handling protocols.

(iii) Buyer shall not terminate, amend, or modify the Use Restrictions without the prior written consent of Seller (or its successors or assigns), which may be withheld in the sole discretion of Seller (or its successors or assigns).

(d) RELEASE AND INDEMNITY. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, BUYER (FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AND ANY SUBSEQUENT OWNER OF THE PROPERTY) HEREBY RELEASES THE SELLER PARTIES FROM ANY AND ALL CLAIMS ARISING UNDER ANY ENVIRONMENTAL LAWS OR RELATING TO ANY HAZARDOUS MATERIAL LOCATED IN, ON, UNDER OR AROUND THE PROPERTY. BUYER ACKNOWLEDGES THAT BUYER HAS BEEN REPRESENTED BY INDEPENDENT LEGAL COUNSEL OF BUYER'S SELECTION AND BUYER IS GRANTING THIS RELEASE OF ITS VOLITION AND AFTER CONSULTATION WITH BUYER'S COUNSEL. BUYER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE SELLER PARTIES FOR ANY LIABILITY, CLAIM, DAMAGE, OR EXPENSE ARISING FROM OR IN CONNECTION WITH THE PRESENCE OF HAZARDOUS MATERIALS AT, ON, UNDER OR EMANATING FROM THE PROPERTY. THE FOREGOING RELEASE AND INDEMNITY (COLLECTIVELY, THE “ENVIRONMENTAL RELEASE”) SHALL SURVIVE CLOSING AND SHALL BE INCLUDED IN THE DEED.

(e) Survival. The provisions of this Section 15 shall survive the Closing.

16. Possession. Possession of the Property shall be delivered by Seller to Buyer on the Closing Date, subject to the Permitted Exceptions.

17. Notices. All notices, requests and other communications hereunder shall be in writing and shall be (i) personally delivered, (ii) sent by national overnight delivery service (with evidence of delivery), or (iii) sent by facsimile or other electronic transmission with concurrent delivery by overnight delivery service (with evidence of delivery), addressed to the following addresses, or to such other address of which Seller or Buyer shall have given notice to the other as herein provided:

If to Seller, to: Cooper Crouse-Hinds, LLC
c/o Eaton Corporation
1000 Eaton Boulevard – Mail Code 3N
Beachwood, Ohio 44122
Attn: Manager – Global Real Estate

and Eaton Corporation
1000 Eaton Boulevard – Mail Code 4N
Beachwood, Ohio 44122
Attn: EHS Counsel

With a copy to: Thompson Hine LLP
3900 Key Center
127 Public Square
Cleveland, Ohio 44114
Attn: Robyn Minter Smyers, Esq.

If to Buyer, to: Amarillo Economic Development Corporation
600 S. Tyler St., Suite 1600
Amarillo, Texas 79101
Attn: Andreas Eckstein, PhD, President and CEO

With a copy to: Underwood Law Firm, PC
500 S. Taylor St., Suite 1200
Amarillo, Texas 79101
Attn: John B. Atkins

All such notices, requests and other communications shall be deemed to have been sufficiently given and received for all purposes hereof on the date of actual receipt thereof, or on the date of refusal of delivery by the addressee.

18. Remedies.

(a) If Seller defaults in the performance of any material obligation hereunder, including the failure to consummate this transaction on the Closing Date by reason of a Seller default (and other than by reason of the default of Buyer or failure of any condition precedent to Seller's obligation to consummate this transaction that is not also a default), then, provided Buyer gives Seller written notice of such default and a period of three (3) Business Days thereafter to cure the same, Buyer shall have the right, as its sole remedies, to either (i) seek specific performance of Seller's obligations hereunder; or (ii) terminate this Agreement and receive the return of the Earnest Money.

(b) Buyer acknowledges that, if Buyer defaults in the performance of any obligation hereunder, including the failure to consummate the transaction contemplated by this Agreement on the Closing Date by reason of Buyer's default (and not by reason of the failure of a condition precedent to Buyer's obligation to consummate this transaction), then, provided Seller gives Buyer written notice of such default and a

period of three (3) Business Days thereafter to cure the same, Seller shall have the right, as its sole remedy, to terminate this Agreement and receive the Earnest Money in full. Buyer further acknowledges that if Buyer defaults in the performance of any obligation hereunder (i) Seller will suffer significant damages by reason of such default, and it would be extremely difficult and impracticable to fix actual damages to Seller, and (ii) that the Earnest Money is a fair and reasonable amount to be retained by Seller as agreed and liquidated damages in light of the Seller's removal of the Property from the market and the costs incurred by Seller and that the Earnest Money shall not constitute a penalty or forfeiture. Notwithstanding that Seller's actual damages would be uncertain and difficult to ascertain, Buyer and Seller agree that the liquidated damage sum is fair and bears a reasonable relationship to the damages that Seller might sustain in the event of Buyer's failure to consummate the transaction under this Agreement. Buyer and Seller agree that the Earnest Money is not intended to be, and in no event should be construed to be, a penalty, but is intended as fixed damages agreed to by the parties as settlement of damages in advance. Seller hereby agrees that termination and receipt of the Earnest Money in the event of Buyer's failure under this Agreement is the sole and exclusive right or remedy that Seller has, or may be entitled to exercise or pursue, against Buyer or otherwise, whether at law or in equity, by reason of such default. Notwithstanding anything herein to the contrary, the provisions of this Section 18(b) shall not limit or affect Seller's rights or Buyer's obligations under Section 3(d) and 19(b) of this Agreement.

(c) The prevailing party to any action arising from, relating to, or to interpret this Agreement shall be entitled to an award of its reasonable attorneys' fees and expenses.

(d) No failure by either party to insist upon strict performance by the other party of any provision hereof shall constitute a waiver of strict performance thereof, and no express waiver shall be deemed to apply to any other existing or subsequent failure of performance whether similar or dissimilar.

(e) No delay or omission by either party to exercise any right accruing to either party upon any such failure by the other party shall impair any such right of the non-failing party or be construed as a waiver of such failure or any acquiescence therein. Every remedy given under this Section or elsewhere in this Agreement may be exercised by the party to whom such remedy is given from time to time and as often as such party may deem expedient. Neither party shall be required to give any notice, except as otherwise expressly required herein or as may be required by law, prior to the exercise of any remedy reserved to such party in this Agreement.

19. Broker Fees.

(a) Seller hereby represents and warrants to Buyer that it has not dealt with any real estate broker or agent in connection with this transaction other than CBRE, Inc. ("Broker"). Seller covenants and agrees to pay to Broker any fee or commission to which Broker may be entitled in connection with the transaction contemplated by this Agreement. Buyer hereby represents and warrants to Seller that it has not dealt with any real estate broker or agent in connection with this transaction.

(b) Each party hereby indemnifies and agrees to defend and hold harmless the other from and against any and all claims, costs or expenses incurred by reason of the breach of its representations, warranties, or covenants under this Section 19. The provisions of this Section 19 shall survive the Closing and the delivery of the Deed hereunder or the termination of this Agreement without the occurrence of Closing.

20. Termination. In the event of the termination of this Agreement that, by the express terms of this Agreement, is governed by the terms of this Section 20, the Earnest Money and any other sums deposited by Buyer with the Escrow Agent shall be returned to Buyer, all documents delivered into escrow shall be returned by the Escrow Agent to the depositing party, and each party shall pay any costs theretofore

incurred by it or for which such party is responsible in accordance with the terms hereof, whereupon neither party shall have any additional liability hereunder and this Agreement shall be terminated, except that the indemnification provisions of Section 3(d) above and the provisions of Sections 19 and 22 shall survive such termination and remain in effect.

21. Miscellaneous.

(a) Entire Agreement. This Agreement and the Schedules referred to herein, all of which are attached hereto and made a part hereof, embody and constitute the entire understanding between the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, by and between Buyer and Seller, including, without limitation, any letter of intent entered into between the parties, are superseded and merged into this instrument, and shall be null, void and of no further force and effect from and after the Effective Date. None of the provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. The parties agree that, except as otherwise specifically provided herein, each of the covenants, representations and warranties set forth in this Agreement shall merge with the Deed and shall not survive the Closing.

(b) Assignment. This Agreement shall be binding upon, and inure to the benefit of, Seller and Buyer and their respective successors and assigns and no other person shall be a third party beneficiary under, or have any rights or remedies under or with respect to, this Agreement; provided, that Buyer shall not transfer or assign this Agreement, or any of its rights or obligations hereunder, without the prior written consent of Seller, which consent may be withheld in Seller's sole discretion, and any attempt to do so without such consent shall be void and confer no rights upon any third person; and provided further, however, that with prior written notification but without the consent of Seller, Buyer may assign its rights under this Agreement to an Affiliate (defined below) of Buyer, or Buyer may designate an Affiliate to be the grantee(s) under the Deed and all other instruments of transfer related thereto or contemplated by this Agreement. Notwithstanding any such assignment, Buyer shall nevertheless remain liable for all of its assignee's obligations hereunder. If Buyer shall make such assignment prior to Closing, Buyer shall deliver to Seller a copy of each instrument effecting any assignment by Buyer to such Affiliate, together with an agreement of the assignee(s) assuming all of the terms and conditions of this Agreement to be performed by it, in form reasonably satisfactory to Seller. For the purposes thereof, the term "Affiliate" means with respect to any party to this Agreement, any other person that controls, is controlled by or is under common control with such person, whether by ownership of equity interests or voting power.

(c) Governing Law; Venue; Waiver of Jury Trial. This Agreement shall be governed by the laws of the State of Texas. Venue for any action arising from, relating to, or to interpret this Agreement shall be brought and maintained exclusively in the State District Courts in Randall County, Texas. The parties waive any claim that such forum is inappropriate or inconvenient. The parties hereby waive any right to trial by jury.

(d) Interpretation. All section headings and other titles and captions herein are for convenience only, do not form a substantive part of this Agreement and shall not restrict or enlarge any substantive provisions hereof or thereof. The term "including," when used in this Agreement, means "including, without limitation," and shall be construed as a term of illustration, and not a term of limitation. Whenever reference is made to a number of "days" in the computation of time hereunder, such reference shall mean "calendar days" unless otherwise indicated. Wherever any period of time is specified herein for the taking of any action or the giving of any notice, the period shall be computed by excluding the day upon which the period is specified to commence and including the last day of the period specified. Whenever the time

for performance of an obligation occurs or expires on a day other than a Business Day, the time for performance thereof shall be extended to the next Business Day.

(e) Time. Time is of the essence in the performance of each and every term, condition and covenant contained in this Agreement.

(f) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall form a single instrument. The execution of this Agreement by facsimile or other electronic form (e.g., PDF) of signature shall be binding and enforceable as an original.

(g) Reporting. The Escrow Agent is hereby designated the “real estate reporting person” for purposes of Section 6045 of Title 26 of the United States Code and Treasury Regulation 1.6045-4, if applicable. Following the Closing, Buyer shall cause to be filed a Form 1099 information return (or other applicable form) by the date required by Law. Seller shall cooperate with Buyer in connection with all real estate reporting requirements. This paragraph shall survive the Closing.

(h) Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that each of Seller and Buyer have contributed substantially and materially to the preparation of this Agreement.

(i) Severability. If any one or more of the provisions hereof shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(j) Further Assurances. Subject to the express terms and conditions of this Agreement, each party shall take such actions and provide to the other such assurances as may be reasonably requested to consummate the transactions contemplated hereby, including providing such further documents or instruments reasonably requested by the other party as may be reasonably necessary to effect the purpose of this Agreement and carry out its provisions, without further consideration. The provisions of this paragraph shall not operate to expand or enlarge the specific obligations of either Buyer or Seller expressly set forth in this Agreement.

22. Confidentiality. Buyer agrees not to disclose the terms of this Agreement, or any due diligence materials received by Buyer from or through Seller in connection with this transaction, including, without limitation, the Property Reports (collectively, the “Confidential Information”), to any other party except (a) to the Title Company and to Buyer's attorneys, accountants, consultants, prospective lenders and prospective investors, (b) as may be required in connection with any legal proceedings related hereto, and (c) for information which is in the public domain, and Buyer agrees to maintain the confidentiality of such documents until the date that Buyer acquires title to the Property. Buyer further agrees that, in the event of the termination of this Agreement without the occurrence of Closing, Buyer shall return to Seller all accounting materials and reports and shall either destroy or return to Seller all other Confidential Information. In addition, until the consummation of the Closing, neither Seller nor Buyer shall make any public or private announcements, filings or disclosures with respect to this Agreement, or the transactions contemplated hereby, or the Closing, without the prior written consent of the other party, except to the extent required by law.

Notwithstanding anything else in this Section 22 to the contrary, Seller acknowledges and understands that Buyer is subject to the Texas Public Information Act, the Texas Open Meetings Act, and

related document retention statutes, as each may be amended (collectively, the “Public Information Laws”), and that such laws may require that Buyer maintain copies and records of the Confidential Information and/or disclose the Confidential Information. Seller acknowledges that Buyer may be required to disclose and/or maintain the Confidential Information (i) in connection with an audit, examination or inquiry of or by Buyer, (ii) at the express direction of any other authorized government agency, (iii) to its attorneys, auditors, Board members, City Council Members of the City of Amarillo, Texas, and the City Manager of the City of Amarillo, Texas; (iv) pursuant to the Public Information Laws; and (v) as otherwise required by law or regulation. Such disclosure or maintenance of copies of Confidential Information is not a violation of this Agreement; provided, however, prior to disclosing any Confidential Information, Buyer shall notify Seller of such request for the disclosure of Confidential Information and will reasonably cooperate, at Seller’s expense, and give Seller a reasonable opportunity to seek to protect such information from public disclosure. Seller acknowledges that its name, industry, and the fact that Seller is considering a transaction with Buyer may be disclosed in connection with notices for public meetings and in such public meetings themselves under the Public Information Laws and agrees that such disclosure is not a violation of this Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Buyer and Seller have each caused this Agreement to be duly executed as of the Effective Date.

SELLER:

COOPER CROUSE-HINDS, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

-and-

By: _____
Name: _____
Title: _____

BUYER:

AMARILLO ECONOMIC DEVELOPMENT CORPORATION,
a Texas nonprofit corporation

By: _____
Name: Andreas Eckstein, PhD
Title: President and CEO

The undersigned Escrow Agent hereby agrees to be bound by the provisions of this Agreement which are applicable to Escrow Agent.

AMERICAN LAND TITLE, LLC

By: _____
Name: Donnella Moore
Title: Sr. Escrow Officer, VP

LIST OF SCHEDULES

<u>Schedule</u>	-	1(a)	Depiction of Property
<u>Schedule</u>	-	3(d)	Limited Site Investigation – Scope of Work
<u>Schedule</u>		5	Form of Deed

Schedule 1(a)

Depiction of Property

APN: 219962

Front Lot



Schedule 3(d) Limited Site Investigation – Scope of Work

Advancement of 12 soil borings and 2 monitoring wells, in the locations depicted below and subject to the terms of Table 1, below.



Table 1 - Sampling and Analytical Program
West Farmers Ave LSI
W Farmers Ave, Amarillo, Texas 79118
Proposal No. 1000035699

Type and Designation ¹	Advancement Method	Estimated Depth (ft) ²	No. of Soil Analytical Samples ³	Soil Analytical ⁴	No. of Groundwater Analytical Samples	Groundwater Sampling Method	Groundwater Analytical ⁴
B-01 through B-12	Geoprobe	5	1 per boring	VOCs TPH (1006*) Metals pH PFAS** Herbicides** Pesticides**	N/A	N/A	N/A
MW-01 through MW-02	Mud Rotary	180	1 per boring	VOCs TPH (1006*) Metals pH Herbicides** Pesticides**	1 per well	Low-Flow	VOCs TPH (1006*) Metals PFAS

Notes:

¹Type and Designation: B = Soil Boring and MW = Permanent Monitoring Well

²Proposed maximum depth based on current knowledge of subsurface conditions and depth to groundwater in area. Depths may be modified based on the actual depth to groundwater or refusal on bedrock. If boring advancement beyond above depths is necessary, client will be notified to discuss options and associated costs.

³Number of unsaturated zone soil samples to be submitted for analytical testing. Samples will be assigned based on photoluminescence detector (PLD) readings and/or professional judgement considering the type of chemical, nature and depth of source, and chemical fate and transport characteristics. Additional soil samples may be collected from the capillary fringe zone, from the intervals exhibiting a change in lithology, and/or from the bottom of the boring. These soil samples will be placed on hold for potential contingent analyses if recommended based on review of the initial analytical results.

Analytical Methods:

VOCs = Volatile organic compounds by EPA 8260

TPH = Total petroleum hydrocarbons by TX 1005 (by TX 1006*)

RCRA 8 Metals = Resource Conservation and Recovery Act 8 Metals by EPA 6010

pH = Wet Chemistry pH by EPA 9045

PFAS = Per- and polyfluoroalkyl substances by EPA 1633

Herbicides = SW-846 Method 8151A

Pesticides = SW-846 Method 8081A/B

*Contingent analyses if recommended based on review of the initial soil analytical results. Not included in estimated cost. Authorization will be obtained from client prior to assigning such analyses if costs not included in project budget.

**This analytical is being analyzed on a select number of borings (B-22 and B-30) and will not be analyzed in all 12 soil borings.

Schedule 5

Form of Deed

After Recording Return To:

Amarillo Economic Development Corporation
600 S. Tyler St., Suite 1600
Amarillo, Texas 79101
Attn: Andreas Eckstein, PhD, President and CEO

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

American Land Title GF No. _____

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF RANDALL

COOPER CROUSE-HINDS, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Amarillo Economic Development Corporation, a Texas nonprofit corporation ("Grantee"), the real property located in Randall County, Texas, fully described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all easements, rights and privileges appurtenant thereto, and all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, avenue or alley in front of, abutting or adjoining the Property.

This Special Warranty Deed and the conveyance set forth herein is executed by Grantor and accepted by Grantee subject to (i) all legal highways, (ii) real estate taxes and assessments which are a lien but not yet due and payable, (iii) building, zoning, and other laws, codes, ordinances and regulations, (iv) any easements, restrictions and conditions that do not materially and adversely affect the use of the Property for its current use, (v) any mortgage, lien, easement or other encumbrance created by, through or under Grantee, (vi) any matters that would be disclosed by an inspection or accurate survey of the Property, (vii) all covenants, conditions and restrictions of record, including, without limitation, those set forth on Exhibit B, and (viii) the covenants, conditions and restrictions set forth on Exhibit C, attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and

Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming to the same or any part thereof, by, through, or under Grantor, but not otherwise, and in all cases subject to the Permitted Exceptions.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN EXCEPT AS SET FORTH IN SECTION 8(g) OF THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE, GRANTEE (FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AND ANY SUBSEQUENT OWNER OF THE PROPERTY) HEREBY RELEASES THE GRANTOR, AND ITS SHAREHOLDERS, DIRECTORS, OFFICERS, EMPLOYEES, MEMBERS, TRUSTEES MANAGERS, AFFILIATES AND AGENTS (COLLECTIVELY, THE "GRANTOR PARTIES") FROM ANY AND ALL CLAIMS ARISING UNDER ANY ENVIRONMENTAL LAWS OR RELATING TO ANY HAZARDOUS MATERIAL LOCATED IN, ON, UNDER OR AROUND THE PROPERTY. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS BEEN REPRESENTED BY INDEPENDENT LEGAL COUNSEL OF GRANTEE'S SELECTION AND GRANTEE IS GRANTING THIS RELEASE OF ITS VOLITION AND AFTER CONSULTATION WITH GRANTEE'S COUNSEL. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE GRANTOR PARTIES FOR ANY LIABILITY, CLAIM, DAMAGE, OR EXPENSE ARISING FROM OR IN CONNECTION WITH THE PRESENCE OF HAZARDOUS MATERIALS AT, ON, UNDER OR EMANATING FROM THE PROPERTY.

AS USED HEREIN, "ENVIRONMENTAL LAWS" SHALL MEAN ANY APPLICABLE FEDERAL, STATE AND LOCAL LAW (INCLUDING COMMON LAW), JUDICIAL DECISION, PERMIT, STATUTE, ORDINANCE, RULE, REGULATION, CODE, ORDER, JUDGMENT DECREE OR INJUNCTION WHICH IS LEGALLY BINDING RELATING TO (I) THE PROTECTION OF THE ENVIRONMENT OR NATURAL RESOURCES (INCLUDING, WITHOUT LIMITATION, AIR, WATER, SURFACE WATER, GROUNDWATER, DRINKING WATER AND SURFACE OR SUBSURFACE LAND), (II) THE EXPOSURE TO, OR THE USE, STORAGE, RECYCLING, TREATMENT, GENERATION, TRANSPORTATION, PROCESSING, HANDLING, LABELING, PROTECTION, RELEASE OR DISPOSAL OF, POLLUTANTS, CONTAMINANTS, WASTES OR CHEMICALS OR ANY TOXIC, RADIOACTIVE, IGNITABLE, CORROSIVE, REACTIVE OR OTHERWISE HAZARDOUS SUBSTANCE, WASTE OR MATERIAL OR (III) THE EFFECT ON THE ENVIRONMENT OR HUMAN HEALTH OR SAFETY.

AS USED HEREIN, "HAZARDOUS MATERIAL" SHALL MEAN ANY WASTE, POLLUTANT, CHEMICAL, CONTAMINANT, MATERIAL, SUBSTANCE OR ORGANISM WHICH ALONE OR IN COMBINATION WITH OTHERS IS CAPABLE OF CAUSING HARM TO THE ENVIRONMENT OR HUMAN HEALTH OR IS OTHERWISE REGULATED, DEFINED, LISTED OR MAY IMPOSE LIABILITY UNDER ENVIRONMENTAL LAWS.

Grantee's address is: 600 S. Tyler St., Suite 1600, Amarillo, Texas 79101

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY; SIGNATURES BEING ON
FOLLOWING PAGES]

EFFECTIVE as of _____, 2026.

GRANTOR:

COOPER CROUSE-HINDS, LLC,
a Delaware limited liability company

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2026, by _____ as
_____ of Cooper Crouse-Hinds, LLC, a Delaware limited liability company, on behalf of
said company.

Notary Public, State of _____

[seal]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[TO BE INSERTED]

EXHIBIT B

PERMITTED EXCEPTIONS

[TO BE INSERTED FROM BUYER'S FINAL, APPROVED PROFORMA TITLE POLICY]

EXHIBIT C

USE RESTRICTIONS

1. The Property shall not be used for any purpose other than industrial, warehouse and/or commercial uses that under applicable law do not require the Property to meet environmental clean-up or remediation standards for residential uses. Without limiting the generality of the foregoing, the Property shall not be used for any of the following uses: single or multi-family residential, school, daycare, group home, nursing home, hospital, meeting hall, church or other place of congregation or worship, hotel, motel or other type of lodging, playground or other recreational use or other residential use.
2. The surface of the Property shall not be used for the extraction and use of soil or any ground, surface or subsurface water located at, on, or under the Property, provided, however, the extraction of soil underlying the Property shall be allowed for use on the Property, subject to compliance with all applicable laws, statutes, rules, regulations, ordinances, guidelines, orders, and permits, including, without limitation, and any safe handling protocols.
3. Grantee shall not terminate, amend, or modify the covenants and restrictions set forth herein without the prior written consent of Grantor (or its successors or assigns), which may be withheld in the sole discretion of Grantor (or its successors or assigns).

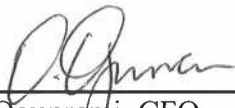
Agenda Item 6

MEMO



TO: Amarillo Economic Development Corporation Board
FROM: Investment Committee:
Lola Ogunremi, CFO
Katrina Owens, Director of Finance
Aubrie Cleavinger, Deputy Director of Finance
DATE: August 27, 2026
RE: June 30, 2026 Quarterly Investment Report

On June 30, 2026, the investment portfolio is in compliance with the approved investment policy and the Public Funds Investment Act. Specifically, only securities from brokers that have received and reviewed the approved investment policy are being purchased. The maturity dates of the investments will meet the anticipated cash flow needs of the Corporation.



Lola Ogunremi, CFO



Katrina Owens, Director of Finance



Aubrie Cleavinger, Deputy Director of Finance

Amarillo Economic Development Corporation
Investment Transactions
For the Quarter June 30, 2026
Approved Investment Policy July 22, 2025

Fund	Fund Description	Market Value * March 31, 2026	Balance March 31, 2026	Acquisitions	Maturities	Change in Cash	Amortization for the Period	Balance June 30, 2026	Market Value * June 30, 2026
9110	AEDC								
	Amarillo National Bank **	\$ 1,100,763.94	\$ (390,861.91)			\$ (463,668.84)		\$ (854,530.75)	\$ 648,517.06
	Fidelity Investments ***	23,660,618.57	23,660,618.57			208,860.47		23,869,479.04	23,869,479.04
	CDARS 3.77796 04/02/26	1,000,000.00	1,000,000.00	-	(1,000,000.00)			-	-
	CDARS 3.72978 04/01/27	-	-	1,000,000.00				1,000,000.00	1,000,000.00
		25,761,382.51	24,269,756.66	1,000,000.00	(1,000,000.00)	(254,808.37)	-	24,014,948.29	25,517,996.10
9120	AEDC Projects								
	Amarillo National Bank **	3,461,571.88	5,042,527.15			(2,766,459.18)		2,276,067.97	610,290.20
	Fidelity Investments ***	56,527,341.12	56,527,341.12			7,584,397.47		64,111,738.59	64,111,738.59
	Wells Fargo***	7,660,564.78	7,660,564.78			1,402,713.26		9,063,278.04	9,063,278.04
	FED FRM CR DS 4.625 07/10/26	3,001,294.17	3,001,294.17				(1,176.53)	3,000,117.64	3,000,117.64
	CDARS 3.77796 04/02/26	1,000,000.00	1,000,000.00	-	(1,000,000.00)			-	-
	CDARS 3.75868 04/16/26	3,000,000.00	3,000,000.00	-	(3,000,000.00)			-	-
	CDARS 3.73941 04/23/26	4,000,000.00	4,000,000.00	-	(4,000,000.00)			-	-
	CDARS 3.70087 05/14/26	4,250,000.00	4,250,000.00	-	(4,250,000.00)			-	-
	CDARS 3.63338 10/15/26	-	-	3,000,000.00				3,000,000.00	3,000,000.00
	CDARS 3.62374 10/22/26	-	-	4,000,000.00				4,000,000.00	4,000,000.00
	CDARS 3.62374 11/12/26	-	-	4,250,000.00				4,250,000.00	4,250,000.00
	CDARS 3.72978 04/01/27	-	-	1,000,000.00				1,000,000.00	1,000,000.00
	Treasury Note 3.875 05/31/27	-	-	4,999,609.99			10,206.23	5,009,816.22	5,009,816.22
	FHLB Note 3.50 10/04/27	9,998,396.25	9,998,396.25				723.63	9,999,119.88	9,999,119.88
		92,899,168.20	94,480,123.47	17,249,609.99	(12,250,000.00)	6,220,651.55	9,753.33	105,710,138.34	104,044,360.57
Total		\$ 118,660,550.71	\$ 118,749,880.13	\$ 18,249,609.99	\$ (13,250,000.00)	\$ 5,965,843.18	\$ 9,753.33	\$ 129,725,086.63	\$129,562,356.67

* Market Value provided by an independent third party pricing agency

** Amarillo National Bank checking account with interest

*** Fidelity Investment is a Treasuries only money market investment account

Weighted Average Maturity 1 day(s)