

**SCHEDULE 6.5
TO
LEASE AND DEVELOPMENT AGREEMENT**

Community Benefits

1. Affordable Housing: Cash contributions to Foundation Communities of \$500,000 up front upon signing of this Lease (or at such other time(s) as may be agreed by Foundation Communities and Tenant), and \$125,000 per Lease Year (increasing by 2% annually). Total cash contribution of **\$3,693,082**.
2. Charitable Contributions: Cash contributions of \$100,000 per Lease Year (increasing by 2% annually) to Austin charitable organizations. Total cash contribution of **\$2,429,737**.
3. Complimentary Tickets: Donations of 100 tickets per game, estimated at 2,000 per Lease Year, (Landlord could elect to provide a total of 2,000 tickets per Lease Year to girls and boys youth-focused organizations) directly to Landlord for recipients and programs designated by Landlord for up to 20 matches per Lease Year (which, for clarity, are 100 of the 1,000 tickets required by Section 12.11). Total estimated donated value of **\$1,457,842**.
4. Youth Soccer Clinics: Contribution of 10 aggregate youth soccer clinics per Lease Year and serving approximately 500 youth participants (both girls and boys) per Lease Year. Total estimated value of **\$2,429,737**.
5. Youth Soccer Camps: 30 aggregate youth soccer camp registrations for girls and boys per Lease Year.
6. Youth Club Scholarships: Scholarship awards to 30 aggregate Austin soccer club scholarships for girls and boys (\$2,500 estimated per scholarship, (increasing by 2% annually). Total estimated payments of **\$1,822,303**
7. Youth Club Donations of Equipment and Gear: Donations of equipment and gear valued at \$50,000 per Lease Year (increasing by 2% annually) to an estimated 500 (in the aggregate) deserving girl and boy recipients per Lease Year across girls' and boys' youth club and academy teams. Total estimated value of **\$1,214,868**.
8. Meeting/Conference and Site Use by Public Sector – No Rent: Meeting, conference and other uses of the Improvements outside the in-bowl venue for the City and other public entities such as local school districts, Austin Community College and Travis County as described herein, valued at \$5,000 per use. Total estimated value TBD.
9. Stadium Use by Public Sector: Free use of stadium for five (5) in-bowl Stadium civic-oriented non-soccer events for the City or other public entities such as a City Controlled Entity, the County, a County Controlled Entity, Austin Community College, and local public-school districts, valued at \$50,000 per use (which, for clarity, are the same as the five Landlord Dates described in Section 12.11). Total estimated value of **\$6,074,342**.

10. Soccer Field and Futsal Court Construction: Cash investment of \$40,000 per Lease Year (increasing by 2% annually) on average for girls' and boys' soccer field and futsal court construction and upgrades. Total cash payments of **\$971,895**.
11. Volunteer Hours: PSV, the Team and Tenant contributions of 2,500 volunteer hours per Lease Year to Austin charitable organizations. Total estimated value of **\$1,518,586**.
12. Stadium Park/Open Space Maintenance: Cash investment of \$150,000 per Lease Year (increasing by 2% annually) for upkeep of the Leased Premises and Site park/open spaces areas. Total cash payment of **\$3,644,605**.
13. Food Service Fundraising Opportunities: Cash contributions of \$325,000 per Lease Year (increasing by 2% annually) to Austin non-profit organizations via food service fundraising opportunities. Total cash contribution of **\$7,896,645**.
14. Local Food & Beverage Operator Opportunities: Cash contributions of \$60,000 per season (\$3,000 per match for 20 matches per Lease Year, increasing by 2% annually) to a minimum of two local food & beverage operators (such as food trucks). Total cash payment of **\$2,915,686**.
15. Public access to the open space, park and trail areas when the Leased Premises is not scheduled for an event as described herein.

OTHER

1. Youth Development Academy: Fully-subsidized Player Development Academy for approximately 124 Austin area boys (ages 12 – 19) to earn college scholarships or sign professional contracts (totaling \$1,500,000 per year, increasing by 2% annually). Total estimated value of **\$36,446,055**.