

J.P.Morgan

JPMORGAN CHASE BANK, N.A.

Mail Code OH1-1085

1111 Polaris Parkway, Suite 1P

Columbus, OH 43240-2050

January 30, 2024

Enclosed please find the documents necessary to complete your transaction with JPMorgan Chase Bank, N.A. (the "Bank"). These documents have been completed as of December 18, 2023, and reflect the pricing, terms and conditions of the transaction as of this date.

Note that the signer's title must match the signer's title shown on the current Resolution and Incumbency Certificate.

- **Public Property Finance Contract**- This document is the main agreement for this and future Schedules. Please have your Authorized Signer sign and record his/her title on the form.
- **Loan Schedule, Schedule A-1, and Payment Schedule** - These are specific documents for the current financing and detail the Schedule terms and conditions, describe the equipment and state the repayment terms. Please have your Authorized Signer sign and record his/her title on each form.
- **Prepayment Schedule Addendum, Loan Schedule Self Insurance Addendum** – These are specific documents for the current financing and details any additional terms and conditions related to the Schedule. Please have your Authorized Signer sign and record his/her title on the forms.
- **Certificate of Incumbency** – Please have the Secretary/Clerk of the board certify that the titles and specimen signature(s) of the Authorized Signer(s) are correct.
- **Opinion of Counsel** - Please have your counsel review the documents as soon as possible, and prepare an Opinion of Counsel letter on their letterhead addressed to JPMORGAN CHASE BANK, N.A. A sample of an Opinion of Counsel letter that will satisfy JPMORGAN CHASE BANK, N.A. is enclosed.
- **Resolution / Ordinance** – City shall provide a Resolution in similar form to what was passed for the transaction in 2022. Attached is the 2022 form provided FOR REFERENCE ONLY.
- **Declaration of Official Intent** – Please review, sign, indicate title, and date.
- **Proceeds Disbursement Authorization * DRAFT *** - Please complete the missing payment information, sign and date, and provide the signer's title where indicated. The final proceeds disbursement authorization form will be provided prior to the funding.
- **IRS Form 8038/G** – This form is required for IRS reporting of a tax-exempt financing. Please refer to the instructions when completing the information on the form and have an Authorized Signer sign and date at the bottom. Please refer to www.irs.gov in order to find the most current version of the form.

- **Escrow and Account Control Agreement with Exhibit I -** Please review, sign, indicate title.
- **Escrow Funding Schedule Addendum and Arbitrage Certificate**-These documents establish an agreement with an Escrow Agent if you are acquiring the equipment over a defined and allowable period of time.
- **Marketing Consent Letter** – Review and sign.
- **Auto Debit Enrollment** – Complete the bank account information and sign.

We would like to thank you for choosing JPMorgan Chase Bank, N.A.to assist with your equipment financing. We appreciate your business and welcome the opportunity to work with you.

If you have any questions, concerns, or if I can be of assistance, please contact me. I can be reached at Kathryn.lomastro@jpmorgan.com from 8:30 am. through 4:30 pm. ET Monday through Friday. I'll be happy to help you.

Sincerely,
Kathryn LoMastro
Documentation Specialist

DRAFT

EXHIBIT A TO ORDINANCE

PUBLIC PROPERTY FINANCE CONTRACT (NON-APPROPRIATION)

Dated As of: January 30, 2024

Borrower: CITY OF SAN ANTONIO, TEXAS

This Public Property Finance Contract together with all addenda, riders and attachments hereto, as the same may from time to time be amended, modified or supplemented ("Contract") is made and entered by and between **JPMORGAN CHASE BANK, N.A.** ("Lender") and the borrower identified above ("Borrower").

1. **PURCHASE OF EQUIPMENT.** Subject to the terms and conditions of this Contract, Lender agrees to make a loan to Borrower to finance the purchase of the Equipment described in each Schedule signed from time to time by Borrower and Lender.

2. **CERTAIN DEFINITIONS.** All terms defined in the Loan are equally applicable to both the singular and plural form of such terms. (a) "Schedule" means each Loan Schedule signed and delivered by Borrower and Lender, together with all addenda, riders, attachments, certificates and exhibits thereto, as the same may from time to time be amended, modified or supplemented. Borrower and Lender agree that each Schedule (except as expressly provided in said Schedule) incorporates by reference all of the terms and conditions of this Contract. (b) "Loan" means any one Schedule and this Contract as incorporated into said Schedule. (c) "Equipment" means the property described in each Schedule, together with all attachments, additions, accessions, parts, repairs, improvements, replacements and substitutions thereto. (d) "Lien" means any security interest, lien, mortgage, pledge, encumbrance, judgment, execution, attachment, warrant, writ, levy, other judicial process or claim of any nature whatsoever by or of any person.

3. **LOAN TERM.** The term of the loan described in each Loan ("Loan Term") commences on the first date any portion of the Loan is funded by Lender or on the date specified in the Schedule for such Loan and, unless earlier terminated as expressly provided in the Loan, continues until Borrower's payment and performance in full of all of Borrower's obligations under the Loan.

4. LOAN PAYMENTS.

4.1 For each Loan, Borrower agrees to pay to Lender the payments in the amounts and at the times as set forth in the Payment Schedule attached to the Schedule ("Loan Payments"). A portion of each Loan Payment is paid as and represents the payment of interest as set forth in the Payment Schedule. Borrower acknowledges that its obligation to pay Loan Payments including interest therein accrues as of the Accrual Date stated in the Schedule or its Payment Schedule; provided, that no Loan Payment is due until Lender funds any portion of the Loan or the parties execute an escrow agreement. Loan Payments will be payable for the Loan Term in U.S. dollars, without notice or demand at the office of Lender (or such other place as Lender may designate from time to time in writing).

4.2 If Lender receives any payment from Borrower later than ten (10) days from the due date, Borrower shall pay Lender on demand as a late charge five per cent (5%) of such overdue amount, limited, however, to the maximum amount allowed by law.

4.3 EXCEPT AS SPECIFICALLY PROVIDED IN SECTION 6, THE OBLIGATION TO PAY LOAN PAYMENTS UNDER EACH LOAN SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS AND SHALL NOT BE SUBJECT TO ANY SETOFF, DEFENSE, COUNTERCLAIM, ABATEMENT OR RECOUPMENT FOR ANY REASON WHATSOEVER.

5. DELIVERY; ACCEPTANCE; FUNDING CONDITIONS.

5.1 Borrower shall arrange for the transportation, delivery and installation of all Equipment to the location specified in the Schedule ("Location") by Equipment suppliers ("Suppliers") selected by Borrower. Borrower shall pay all costs related thereto.

5.2 Borrower shall accept Equipment as soon as it has been delivered and is operational. Borrower shall evidence its acceptance of any Equipment by signing and delivering to Lender the applicable Schedule. If Borrower signs and delivers a Schedule and if all Funding Conditions have been satisfied in full, then Lender will advance funds on the Loan to pay or cause to be paid the costs of such

Equipment as stated in the Schedule ("Purchase Price") to the Escrow Agent named in that certain Escrow And Account Control Agreement dated as of January 30, 2024, by and between Lender, Borrower, and Frost Bank, San Antonio, Texas ("Escrow Agent").

5.3 Lender shall have no obligation to pay any Purchase Price unless all reasonable conditions established by Lender ("Funding Conditions") have been satisfied, including, without limitation, the following: (a) Borrower has signed and delivered the Schedule and its Payment Schedule; (b) no Event of Default shall have occurred and be continuing; (c) no material adverse change shall have occurred in the Internal Revenue Code of 1986, as amended, and the related regulations and rulings thereunder (collectively, the "Code"); (d) no material adverse change shall have occurred in the financial condition of Borrower; (e) the Equipment is reasonably satisfactory to Lender and is free and clear of any Liens (except Lender's Liens); (f) all representations of Borrower in the Loan remain true, accurate and complete; and (g) Lender has received all of the following documents, which shall be reasonably satisfactory, in form and substance, to Lender: (1) evidence of insurance coverage required by the Loan; (2) an opinion of Borrower's counsel; (3) reasonably detailed invoices for the Equipment; (4) Uniform Commercial Code (UCC) financing statements; (5) copies of resolutions by Borrower's governing body authorizing the Loan and incumbency certificates for the person(s) who will sign the Loan; (6) such documents and certificates relating to the tax-exempt interest payable under the Loan (including, without limitation, IRS Form 8038G or 8038GC) as Lender may request; and (7) such other documents and information previously identified by Lender or otherwise reasonably requested by Lender.

6. TERMINATION FOR GOVERNMENTAL NON-APPROPRIATIONS.

6.1 For the Loan, Borrower represents and warrants: that it has appropriated and budgeted the necessary funds to make all Loan Payments required pursuant to such Loan for the remainder of the fiscal year in which the Loan Term commences; and that it currently intends to make Loan Payments for the full Loan Term as scheduled in the applicable Payment Schedule if funds are appropriated for the Loan Payments in each succeeding fiscal year by its governing body. Without contractually committing itself to do so, Borrower reasonably believes that moneys in an amount sufficient to make all Loan Payments can and will lawfully be appropriated and made available for such Loan Payments. All Loan Payments shall be payable out of the general funds of Borrower or out of other funds legally available for such Loan Payments. Lender agrees that the Loan will not be a general obligation of Borrower and the Loan shall not constitute a pledge of either the full faith and credit of Borrower or the taxing power of Borrower.

6.2 If Borrower's governing body fails to appropriate sufficient funds in any fiscal year for Loan Payments or other payments due under the Loan and if other funds are not legally available for such payments, then a "Non-Appropriation Event" shall be deemed to have occurred. If a Non-Appropriation Event occurs, then: (a) Borrower shall give Lender immediate notice of such Non-Appropriation Event and provide written evidence of such failure by Borrower's governing body; (b) on the Return Date, Borrower shall return to Lender all, but not less than all, of the Equipment covered by the Loan, at Borrower's sole expense, in accordance with Section 21 hereof (provided, that if under applicable State law Borrower's obligation to pay the expenses of returning the Equipment would render the Loan void or unenforceable under State law, then Borrower shall not be obligated to pay the expenses of returning the Equipment under Section 21 hereof, but Borrower shall be required to cooperate with Lender in Lender's taking possession of the Equipment); and (c) the Loan shall terminate on the Return Date without penalty to Borrower, provided, that Borrower shall pay all Loan Payments and other amounts payable under the Loan for which funds have been appropriated or are otherwise legally available, provided further, that Borrower shall pay month-to-month rent at the rate set forth in the Loan for each month or part thereof that Borrower fails to return the Equipment under this Section 6.2. "Return Date" means the last day of the fiscal year for which appropriations were made for the Loan Payments due under the Loan.

7. LIMITATION ON WARRANTIES. LENDER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, AS TO THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY OF THE EQUIPMENT OR AS TO THE VALUE, DESIGN, CONDITION, USE, CAPACITY OR DURABILITY OF ANY OF THE EQUIPMENT. Borrower agrees that (a) Lender is not a manufacturer or dealer of any Equipment and has no liability for the delivery or installation of any Equipment, (b) Lender assumes no obligation with respect to any manufacturer's or Supplier's product warranties or guaranties, (c) no manufacturer or Supplier or any representative of said parties is an agent of Lender, and (d) any warranty, representation, guaranty or agreement made by any manufacturer or Supplier or any representative of said parties shall not be binding upon Lender.

8. TITLE; SECURITY INTEREST.

8.1 Upon Borrower's acceptance of any Equipment under a Loan, title to the Equipment shall vest in Borrower, subject to Lender's security interest therein and all of Lender's other rights under such Loan including, without limitation, Sections 6, 20 and 21 hereof.

8.2 As collateral security for the Secured Obligations, Borrower hereby grants to Lender a first priority security interest in any and all of the Equipment (now existing or hereafter acquired) and any and all proceeds thereof. Borrower agrees to execute and deliver to Lender all necessary documents to evidence and perfect such security interest, including, without limitation, UCC financing statements and any amendments thereto.

8.3 "Secured Obligations" means Borrower's obligations to pay all Loan Payments and all other amounts due and payable under all present and future Loans and to perform and observe all covenants, agreements and conditions (direct or indirect, absolute or contingent, due or to become due, or existing or hereafter arising) of Borrower under all present and future Loans.

9. **PERSONAL PROPERTY.** All Equipment is and will remain personal property and will not be deemed to be affixed or attached to real estate or any building thereon.

10. **MAINTENANCE AND OPERATION.** Borrower agrees it shall, at its sole expense: (a) repair and maintain all Equipment in good condition and working order and supply and install all replacement parts or other devices when required to so maintain the Equipment or when required by applicable law or regulation, which parts or devices shall automatically become part of the Equipment; and (b) use and operate all Equipment in a careful manner in the normal course of its operations and only for the purposes for which it was designed in accordance with the manufacturer's warranty requirements; and (c) comply with all laws and regulations relating to the Equipment. If any Equipment is customarily covered by a maintenance agreement, Borrower will furnish Lender with a maintenance agreement by a party reasonably satisfactory to Lender. No maintenance or other service for any Equipment will be provided by Lender. Borrower will not make any alterations, additions or improvements ("Improvements") to any Equipment without Lender's prior written consent unless the Improvements may be readily removed without damage to the operation, value or utility of such Equipment, but any such Improvements not removed prior to the termination of the applicable Loan shall automatically become part of the Equipment.

11. **LOCATION; INSPECTION.** Equipment will not be removed from, or if Equipment is rolling stock its permanent base will not be changed from, the Location without Lender's prior written consent which will not be unreasonably withheld. Upon reasonable notice to Borrower, Lender may enter the Location or elsewhere during normal business hours to inspect the Equipment.

12. **LIENS AND TAXES.**

12.1 Borrower shall keep all Equipment free and clear of all Liens except those Liens created under its applicable Loan. Borrower shall not sublet or lend any Equipment or permit it to be used by anyone other than Borrower or Borrower's employees.

12.2 Borrower shall pay when due all Taxes which may now or hereafter be imposed upon any Equipment or its ownership, lease, rental, sale, purchase, possession or use, upon any Loan or upon any Loan Payments or any other payments due under any Loan. If Borrower fails to pay such Taxes when due, Lender shall have the right, but not the obligation, to pay such Taxes. If Lender pays any such Taxes, then Borrower shall, upon demand, immediately reimburse Lender therefor. "Taxes" means present and future taxes, levies, duties, assessments or other governmental charges that are not based on the net income of Lender, whether they are assessed to or payable by Borrower or Lender, including, without limitation (a) sales, use, excise, licensing, registration, titling, gross receipts, stamp and personal property taxes, and (b) interest, penalties or fines on any of the foregoing.

13. **RISK OF LOSS.**

13.1 Borrower bears the entire risk of loss, theft, damage or destruction of any Equipment in whole or in part from any reason whatsoever ("Casualty Loss"). No Casualty Loss to any Equipment shall relieve Borrower from the obligation to make any Loan Payments or to perform any other obligation under any Loan. Proceeds of any insurance recovery will be applied to Borrower's obligations under this Section 13.

13.2 If a Casualty Loss occurs to any Equipment, Borrower shall immediately notify Lender of the same and Borrower shall, unless otherwise directed by Lender, immediately repair the same.

13.3 If Lender reasonably determines that any item of Equipment has suffered a Casualty Loss beyond repair ("Lost Equipment"), then Borrower shall either: (a) immediately replace the Lost Equipment with similar equipment in good repair, condition and working order free and clear of any Liens (except Lender's Liens), in which event such replacement equipment shall automatically be Equipment under the applicable Loan, and deliver to Lender true and complete copies of the invoice or bill of sale covering the replacement equipment; or (b) on earlier of 60 days after the Casualty Loss or the next scheduled Loan Payment date (the "Loss Payment Due Date"), pay Lender (i) all amounts owed by Borrower under the applicable Loan, including the Loan Payments due on or accrued through such date plus (ii) an amount equal to the Termination Value as of the Loan Payment date (or if the Casualty Loss payment is due between Loan Payment dates, then as of the Loan Payment date preceding the date that the Casualty Loss payment is due) set forth in the Payment Schedule to the applicable Loan.

14. INSURANCE.

14.1 (a) Borrower at its sole expense shall at all times keep all Equipment insured against all Casualty Losses for an amount not less than the Termination Value of the Equipment. Proceeds of any such insurance covering damage or loss of any Equipment shall be payable to Lender as lender loss payee. (b) Borrower maintains self-insurance and a fully funded reserve account which meets or exceeds Lender's insurance requirements.

14.2 Self-insurance shall be reasonably satisfactory to Lender. The self-insurance maintained by Borrower shall be primary without any right of contribution from insurance which may be maintained by Lender.

14.3 Notwithstanding anything to the contrary set out in Section 14.1 or Section 14.2 above, with Lender's prior written consent, Borrower may self-insure against the risks described in Section 14.1. Execution of this Contract on behalf of Lender evidences its prior written consent to Borrower's self-insurance against such risks. Borrower shall furnish to Lender evidence of such insurance or self-insurance coverage throughout each Loan Term. Borrower shall not cancel or modify such insurance or self-insurance coverage in any way that would affect the interests of Lender without first giving written notice thereof to Lender at least thirty (30) days in advance of such cancellation or modification.

15 PREPAYMENT; PURCHASE

15.1. **Purchase Rights.** Borrower shall be entitled to full title and all ownership interests in the Equipment identified on Schedule A, and Lender's security interest therein shall be terminated:

- (a) Upon payment in full of all Loan Payments under the Loan Schedule and all other amounts due under this Contract, with respect to the Loan Schedule; or
- (b) Upon written notice by Borrower delivered at least thirty (30) days in advance of any date on which a Loan Payment is due, and upon the payment on such date of the Loan Payments due, the Principal Balance, and all other amounts owed by Borrower under the Loan Schedule.

15.2. **Optional Prepayment.** Borrower shall have the right to prepay the outstanding principal balance of the Loan Schedule, in full or in part on any Loan payment date which occurs after the first twenty four (24) months of the Loan Term; provided, that as conditions precedent to Borrower's right to make, and Lender's obligation to accept, any such prepayment: (i) Lender shall have actually received the notice required in Section 15.1(b) above providing the amount of principal which will be prepaid (the "Prepaid Principal") and the date (the "Prepayment Date") on which the prepayment will be made; (ii) each prepayment of principal shall be in the amount of twenty-five (\$25,000) dollars or a larger integral multiple of five thousand (\$5,000) dollars (unless the prepayment retires the outstanding balance of the Schedule A in full); and (iii) each such prepayment shall be in the amount of one hundred percent (100%) of the principal amount to be prepaid plus accrued unpaid interest thereon to the Prepayment Date, plus any other sums which have become due to Lender under such Loan Schedule on or before the Prepayment Date but have not been paid, provided, however, in no event shall any prepayment cause the Interest Rate on such Loan Schedule to exceed the maximum interest rate allowed for similar governmental obligations pursuant to Chapter 1204, Texas Government Code, as amended, or other applicable laws in effect as of the date of such Loan Schedule. All prepayments of principal shall be applied to principal in inverse order of maturity. There are no prepayment premiums.

15.3. **Consummation of Purchase.** Lender's security interest in the Equipment identified in Loan Schedule shall be terminated and released automatically in conjunction with the Purchase Rights as provided in section 15.1 above, unless an Event of Default hereunder shall have occurred and be continuing as of such date. Such date may at the discretion of Lender be extended for such additional period as Lender's counsel reasonably determines to be necessary to reflect the impact of, and avoid the risks related to, bankruptcy-related laws. On such date, Lender shall deliver to Borrower such deeds, termination statements, bills of sale and other documents and instruments as Borrower shall reasonably require to evidence the transfer of all right, title and interest of Lender in such Equipment to Borrower free and clear of all liens and encumbrances created by or arising, directly or indirectly, through Lender.

15.4. **Mandatory Prepayment.** Subject to Section 18, all or substantially all of the assets of Borrower, including Borrower's interest in this Contract and the Equipment, may be acquired in any manner by another entity, subject to the opinion of counsel acceptable to Lender as to the continued exclusion from gross income of the interest component of the Loan Payments. However, if all or substantially all of the assets of Borrower, including Borrower's interest in this Contract and the Equipment, are

acquired in any manner by another entity, Borrower may be required, at the direction of Lender to prepay in whole pursuant to Section 15.2 hereof.

15.5. **Eminent Domain by Borrower.** Borrower expressly agrees that in connection with any exercise of its eminent domain powers, the fair market value of the Equipment shall be the Purchase Price plus any Loan Payment then due.

16. **BORROWER'S REPRESENTATIONS AND WARRANTIES.** With respect to each Loan and its Equipment, Borrower hereby represents and warrants to Lender that: (a) Borrower has full power, authority and legal right to execute and deliver the Loan and to perform its obligations under the Loan, and all such actions have been duly authorized by appropriate findings and actions of Borrower's governing body; (b) the Loan has been duly executed and delivered by Borrower and constitutes a legal, valid and binding obligation of Borrower, enforceable in accordance with its terms; (c) the Loan is authorized under, and the authorization, execution and delivery of the Loan complies with, all applicable federal, state and local laws and regulations (including, but not limited to, all open meeting, public bidding and property acquisition laws) and all applicable judgments and court orders; (d) the execution, delivery and performance by Borrower of its obligations under the Loan will not result in a breach or violation of, nor constitute a default under, any agreement, lease or other instrument to which Borrower is a party or by which Borrower's properties may be bound or affected; (e) there is no pending, or to the best of Borrower's knowledge threatened, litigation of any nature which may have a material adverse effect on Borrower's ability to perform its obligations under the Loan; and (f) Borrower is a state, or a political subdivision thereof, as referred to in Section 103 of the Code, and Borrower's obligation under the Loan constitutes an enforceable obligation issued on behalf of a state or a political subdivision thereof.

17. FEDERAL INCOME TAX EXCLUSION.

17.1 **General.** Borrower intends that the interest on the Loan be excludable from gross income for federal income tax purposes pursuant to Sections 103 and 141 through 150 of the Code and the applicable Treasury Regulations (the "Regulations"). Borrower covenants and agrees not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, would (i) cause the interest on the Loan to be includable in gross income, as defined in Section 61 of the Code, for federal income tax purposes or (ii) result in the violation of or failure to satisfy any provision of Section 103 and 141 through 150 of the Code and the applicable Regulations. In particular, Borrower covenants and agrees to comply with each requirement of this Section 17; provided, however, that Borrower will not be required to comply with any particular requirement of this Section 17 if Borrower has received an opinion of nationally recognized bond counsel ("Counsel's Opinion") that (i) such noncompliance will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Loan or (ii) compliance with some other requirement set forth in this Section 17 will satisfy the applicable requirements of the Code and the Regulations, in which case compliance with such other requirement specified in such Counsel's Opinion will constitute compliance with the corresponding requirement specified in this Section 17.

17.2 **No Private Activity Bond.** Borrower covenants and agrees that it will make such use of the proceeds of the Loan, including interest or other investment income derived from the Loan proceeds, regulate the use of property financed, directly or indirectly, with such proceeds, and take such other and further action as may be required so that the Loan will not be a "private activity bond" within the meaning of Section 141 of the Code and the Regulations promulgated thereunder. Moreover, Borrower will certify, through an authorized officer, employee or agent, based upon all facts and estimates known or reasonably expected to be in existence on the date the Loan is delivered, that the proceeds of the Loan will not be used in a manner that would cause the Loan to be a "private activity bond" within the meaning of Section 141 of the Code and the Regulations promulgated thereunder.

17.3 **No Federal Guarantee.** Borrower covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the Loan to be "federally guaranteed" within the meaning of Section 149(b) of the Code and the applicable Regulations thereunder, except as permitted by Section 149(b)(3) of the Code and such Regulations.

17.4 **No Hedge Bond.** Borrower covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the Loan to be a "hedge bond" within the meaning of Section 149(g) of the Code and the applicable Regulations thereunder.

17.5 **No Arbitrage.** Borrower covenants and agrees that it will make such use of the proceeds of the Loan, including interest or other investment income derived from the Loan, regulate investments of proceeds of the Loan, and take such other and further action as may be required so that the Loan will not be an "arbitrage bond" within the meaning of Section 148(a) of the Code and the applicable Regulations promulgated thereunder. Moreover, Borrower will certify, through an authorized officer, employee or agent, based upon all facts and estimates known or reasonably expected to be in existence on the date the Loan is delivered, that proceeds of the Loan will not be used in a manner that would cause the Loan to be "arbitrage bonds" within the meaning of Section 148(a) of the Code and the applicable Regulations promulgated thereunder.

17.6 **Arbitrage Rebate.** If Borrower does not qualify for an exception to the requirements of Section 148(f) of the Code relating to the required rebate to the United States, Borrower will take all necessary steps to comply with the requirement that certain amounts earned by Borrower on the investment of the "gross proceeds" of the Loan (within the meaning of Section 148(f)(6)(B) of the Code), be rebated to the federal government. Specifically, Borrower will (i) maintain records regarding the investment of the gross proceeds of the Loan as may be required to calculate the amount earned on the investment of the gross proceeds of the Loan separately from records of amounts on deposit in the funds and accounts of Borrower allocable to other bond issues of Borrower or moneys that do not represent gross proceeds of any bonds of Borrower, (ii) determine at such times as are required by applicable Regulations, the amount earned from the investment of the gross proceeds of the Loan that is required to be rebated to the federal government, and (iii) pay, not less often than every fifth anniversary date of the delivery of the Loan, or on such other dates as may be permitted under applicable Regulations, all amounts required to be rebated to the federal government. Further, Borrower will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Loan that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if the arrangement had been at arm's length and had the yield on the issue not been relevant to either party.

17.7 **Information Reporting.** Borrower covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Loan is issued, an information statement concerning the Loan, all under and in accordance with Section 149(e) of the Code and the applicable Regulations promulgated thereunder.

17.8 **Record Retention.** Borrower will retain all pertinent and material records relating to the use and expenditure of the proceeds of the Loan until three years after the final payment of the Loan Payments is made, or such shorter period as authorized by subsequent guidance issued by the Department of the Treasury, if applicable. All records will be kept in a manner that ensures their complete access throughout the retention period. For this purpose, it is acceptable that such records are kept either as hardcopy books and records or in an electronic storage and retrieval system, provided that such electronic system includes reasonable controls and quality assurance programs that assure the ability of Borrower to retrieve and reproduce such books and records in the event of an examination of the Loan by the Internal Revenue Service.

17.9 **Deliberate Actions.** Borrower will not take a deliberate action (as defined in Section 1.141-2(d)(3) of the Regulations) that causes the Loan to fail to meet any requirement of Section 141 of the Code after the issue date of the Finance Contract unless an appropriate remedial action is permitted by Section 1.141-12 of the Regulations, Borrower takes such remedial action and a Counsel's Opinion is obtained that such remedial action cures any failure to meet the requirements of Section 141 of the Code.

17.10 **Continuing Obligation.** Notwithstanding any other provision of this Contract, Borrower's obligations under the covenants and provisions of this Section 17 will survive the defeasance and discharge of the Loan for as long as such matters are relevant to the exclusion from gross income of interest on the Loan for federal income tax purposes.

18. ASSIGNMENT.

18.1 Borrower shall not assign, transfer, pledge, hypothecate, nor grant any Lien on, nor otherwise dispose of, any Loan or any Equipment or any interest in any Loan or Equipment.

18.2 Lender may assign its rights, title and interest in and to any Loan or any Equipment, and/or may grant or assign a security interest in any Loan and its Equipment, in whole or in part, to any party at any time. Any such assignee or lienholder (an "Assignee") shall have all of the rights of Lender under the applicable Loan. Lender hereby covenants not to take any action which will convert any Loan into a public security pursuant to the provisions of Chapter 1201, as amended, Texas Government Code, and require the approval of the Texas Attorney General, including any action to "participate" or issue certificates of participation in the Lender's Lease Payment stream. **BORROWER AGREES NOT TO ASSERT AGAINST ANY ASSIGNEE ANY CLAIMS, ABATEMENTS, SETOFFS, COUNTERCLAIMS, RECOUPMENT OR ANY OTHER SIMILAR DEFENSES WHICH BORROWER MAY HAVE AGAINST LENDER.** Unless otherwise agreed by Borrower in writing, any such assignment transaction shall not release Lender from any of Lender's obligations under the applicable Loan. An assignment or reassignment of any of Lender's right, title or interest in a Loan or its Equipment shall be enforceable against Borrower only after Borrower receives a written notice of assignment which discloses the name and address of each such Assignee, provided that such notice from Lender to Borrower of any assignment shall not be so required if Lender assigns a Loan to JPMORGAN CHASE & CO. or any of its direct or indirect subsidiaries. Borrower shall keep a complete and accurate record of all such assignments in the form necessary to comply with Section 149(a) of the Code and for such purpose, Borrower hereby appoints Lender (or Lender's designee) as the book entry and registration agent to keep a complete and accurate record of any and all assignments of any Loan. Borrower agrees to acknowledge in writing any such assignments if so requested.

18.3 Each Assignee of a Loan hereby agrees that: (a) the term Secured Obligations as used in Section 8.3 hereof is hereby amended to include and apply to all obligations of Borrower under the Assigned Loans and to exclude the obligations of Borrower under any Non-Assigned Loans; (b) said Assignee shall have no Lien on, nor any claim to, nor any interest of any kind in, any Non-Assigned Loan or any Equipment covered by any Non-Assigned Loan; and (c) Assignee shall exercise its rights, benefits and remedies as the assignee of Lender (including, without limitation, the remedies under Section 20 of the Contract) solely with respect to the Assigned Loans. "Assigned Loans" means only those Loans which have been assigned to a single Assignee pursuant to a written agreement; and "Non-Assigned Loans" means all Loans excluding the Assigned Loans.

18.4 Subject to the foregoing, each Loan inures to the benefit of and is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

19. EVENTS OF DEFAULT. For each Loan, "Event of Default" means the occurrence of any one or more of the following events as they may relate to such Loan: (a) Borrower fails to make any Loan Payment (or any other payment) as it becomes due in accordance with the terms of the Loan, and any such failure continues for ten (10) days after the due date thereof; (b) Borrower fails to perform or observe any of its obligations under Sections 12.1, 14 or 18.1 hereof; (c) Borrower fails to perform or observe any other covenant, condition or agreement to be performed or observed by it under the Loan and such failure is not cured within thirty (30) days after receipt of written notice thereof by Lender; (d) any statement, representation or warranty made by Borrower in the Loan or in any writing delivered by Borrower pursuant thereto or in connection therewith proves at any time to have been false, misleading or erroneous in any material respect as of the time when made; or (e) Borrower applies for or consents to the appointment of a receiver, trustee, conservator or liquidator of Borrower or of all or a substantial part of its assets, or a petition for relief is filed by Borrower under any federal or state bankruptcy, insolvency or similar law, or a petition in a proceeding under any federal or state bankruptcy, insolvency or similar law is filed against Borrower and is not dismissed within sixty (60) days thereafter.

20. REMEDIES. If any Event of Default occurs, then Lender may, at its option, exercise any one or more of the following remedies:

(a) Lender may require Borrower to pay (and Borrower agrees that it shall pay) all amounts then currently due under all Loans and all remaining Loan Payments due under all Loans during the fiscal year in effect when the Event of Default occurs together with interest on such amounts at the rate of twelve percent (12%) per annum (but not to exceed the highest rate permitted by applicable law) from the date of Lender's demand for such payment;

(b) Lender may require Borrower to promptly return all Equipment under all or any of the Loans to Lender in the manner set forth in Section 21 (and Borrower agrees that it shall so return the Equipment), or Lender may, at its option, enter upon the premises where any Equipment is located and repossess any Equipment without demand or notice, without any court order or other process of law and without liability for any damage occasioned by such repossession;

(c) Lender may sell, lease or otherwise dispose of any Equipment under all or any of the Loans, in whole or in part, in one or more public or private transactions, and if Lender so disposes of any Equipment, then Lender shall retain the entire proceeds of such disposition free of any claims of Borrower, provided, that if the net proceeds of the disposition of all the Equipment exceeds the applicable Termination Value of all the Schedules plus the amounts payable by Borrower under clause (a) above of this Section and under clause (f) below of this Section, then such excess amount shall be remitted by Lender to Borrower;

(d) Lender may terminate, cancel or rescind any Loan as to any and all Equipment;

(e) Lender may enforce any and all rights to payment by mandamus;

(f) Lender may exercise any other right, remedy or privilege which may be available to Lender under applicable law or, by appropriate court action at law or in equity, Lender may enforce any of Borrower's obligations under any Loan; and/or

(g) Lender may require Borrower to pay (and Borrower agrees that it shall pay) all out-of-pocket costs and expenses incurred by Lender as a result (directly or indirectly) of the Event of Default and/or of Lender's actions under this section, including, without limitation, any attorney fees and expenses and any costs related to the repossession, safekeeping, storage, repair, reconditioning or disposition of any Equipment.

None of the above remedies is exclusive, but each is cumulative and in addition to any other remedy available to Lender. Lender's exercise of one or more remedies shall not preclude its exercise of any other remedy. No delay or failure on the part of Lender to exercise any remedy under any Loan shall operate as a waiver thereof, nor as an acquiescence in any default, nor shall any single or partial exercise of any remedy preclude any other exercise thereof or the exercise of any other remedy.

21. RETURN OF EQUIPMENT. If Lender is entitled under the provisions of any Loan, including any termination thereof pursuant to Sections 6 or 20 of this Contract, to obtain possession of any Equipment or if Borrower is obligated at any time to return any Equipment, then (a) title to the Equipment shall vest in Lender immediately upon Lender's notice thereof to Borrower, and (b) Borrower shall, at its sole expense and risk, immediately de-install, disassemble, pack, crate, insure and return the Equipment to Lender (all in accordance with applicable industry standards) at any location within a 300 mile radius of the City of San Antonio, Texas and within the State, as designated by Lessor, or such other location as the parties may from time to time reasonably agree or specify to the contrary in any Lease hereunder, with Lessee bearing such costs and expenses up to the point of redelivery. Such Equipment shall be in the same condition as when received by Borrower (reasonable wear, tear and depreciation resulting from normal and proper use excepted), shall be in good operating order and maintenance as required by the applicable Loan, shall be free and clear of any Liens (except Lender's Lien) and shall comply with all applicable laws and regulations. Until Equipment is returned as required above, all terms of the applicable Loan shall remain in full force and effect including, without limitation, obligations to pay Loan Payments and to insure the Equipment. Borrower agrees to execute and deliver to Lender all documents reasonably requested by Lender to evidence the transfer of legal and beneficial title to such Equipment to Lender and to evidence the termination of Borrower's interest in such Equipment.

22. LAW GOVERNING. Each Loan shall be governed by the laws of the state where Borrower is located (the "State").

23. NOTICES. Any notices and demands under or related to this document shall be in writing and delivered to the intended party at its address stated herein (if to Lender 1111 Polaris Parkway, Suite 1P – OH1-1085, Columbus, Ohio 43240-2050, to the attention of the GNPH Operations Manager). Notice shall be deemed sufficiently given or made (a) upon receipt if delivered by hand, (b) on the Delivery Day after the day of deposit with a nationally recognized courier service, (c) on the third Delivery Day after the day of deposit in the United States mail, sent certified, postage prepaid with return receipt requested, and (d) only if to Borrower, on the third Delivery Day after the notice is deposited in the United States mail, postage prepaid. "Delivery Day" means a day other than a Saturday, a Sunday, or any other day on which national banking associations are authorized to be closed. Any party may change its address for the purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

24. FINANCIAL INFORMATION. Borrower agrees to furnish to Lender annual audited financial statements of Borrower within 180 days of the end of each fiscal year of Borrower.

25. DECLARATION OF PERSONAL PROPERTY FINANCING.

(a) BORROWER AND LENDER EXPRESSLY DECLARE AND AGREE THAT THE EQUIPMENT SHALL CONSTITUTE PERSONAL PROPERTY AND THAT THE EQUIPMENT SHALL NOT BE DEEMED, OR IDENTIFIED AS, ANY OF THE FOLLOWING: REAL PROPERTY; AN IMPROVEMENT ON ANY REAL PROPERTY; A PERMANENT BUILDING OR STRUCTURE ON ANY REAL PROPERTY; OR A FIXTURE ON ANY REAL PROPERTY.

(b) Borrower represents and warrants to Lender that the Equipment is personal property and that the Equipment is not any of the following: real property; an improvement on any real property; a permanent building or structure on any real property; or a fixture on any real property.

(c) Without limiting the generality of the representations in the Contract as it applies to the Loan, Borrower represents and warrants to Lender that the Loan complies with all applicable provisions of the laws of the State of Texas, including, without limitation, all applicable public finance laws of the State of Texas.

26. NO SALE OF FRACTIONAL INTERESTS IN THE LOAN. Lender agrees that: (a) unless otherwise agreed by Borrower in writing, Lender will not create or sell fractional interests in the Loan or participation interests in the Loan; (b) if Lender sells or assigns its rights in the Loan, then, unless otherwise agreed by Borrower in writing, such sale or assignment shall be of an undivided interest in all of Lender's right, title and interest in the Loan to a single purchaser or assignee; and (c) if Borrower consents to the creation or sale of any fractional interests in the Loan or any participation interests in the Loan, Lender agrees that such transaction shall comply with applicable State and federal law.

27. INTEREST RATE. The interest rate payable under the Loan Schedule shall never exceed the then maximum interest rate allowed for similar governmental obligations pursuant to Chapter 1204, Texas Government Code, as amended, or other applicable laws in effect as of the date of such Loan Schedule.

28. SECTION HEADINGS. All section headings contained herein or in any Schedule are for convenience of reference only and do not define or limit the scope of any provision of any Loan.

29. EXECUTION IN COUNTERPARTS. Each Schedule to this Contract may be executed in several counterparts, each of which shall be deemed an original, but all of which shall be deemed one instrument. If more than one counterpart of each Schedule is executed

by Borrower and Lender, then only one may be marked "Lender's Original" by Lender. A security interest in any Schedule may be created through transfer and possession only of: the sole original of said Schedule if there is only one original; or the counterpart marked "Lender's Original" if there are multiple counterparts of said Schedule.

30. SECTION 26.02 NOTICE; WRITTEN AMENDMENTS. THE CONTRACT, THE LOAN SCHEDULE AND ALL OTHER INSTRUMENTS, DOCUMENTS AND AGREEMENTS EXECUTED AND DELIVERED IN CONNECTION THEREWITH EMBODY THE FINAL, ENTIRE AGREEMENT AMONG THE PARTIES HERETO AND SUPERSEDE ANY AND ALL PRIOR COMMITMENTS, AGREEMENTS, REPRESENTATIONS AND UNDERSTANDINGS, WHETHER WRITTEN OR ORAL, RELATING THERETO, AND MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES HERETO. No Loan shall be modified, amended, altered, or changed except with the written consent of Borrower and Lender. Any provision of any Loan found to be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remainder of the Loan.

31. BOYCOTT ISRAEL. The Lender represents and verifies that the Lender and any parent company, wholly-or majority-owned subsidiaries, and other affiliates of the Lender do not boycott Israel and will not boycott Israel through the end of the Lease period. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification, "boycott Israel," a term defined in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

32. BUSINESS WITH IRAN, SUDAN, OR FOREIGN TERRORIST ORGANIZATION.

The Lender represents and verifies that neither the Lender nor any parent company, wholly-or majority-owned subsidiaries, and other affiliates of the Lender is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

- <https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
- <https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>,
- <https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to enable the City to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal or Texas law and excludes the Lender and any parent company, wholly-or majority-owned subsidiaries, and other affiliates of the Lender.

The Texas state comptroller currently does not prepare, maintain or provide to any governmental entity a list of scrutinized companies that provide supplies or services to Iran, Sudan, or a foreign terrorist organization. Lessor hereby verifies that if the Texas state comptroller as of the date of this Contract prepares and maintains and provides a list of all scrutinized companies, then Lessor will search all applicable databases to determine if Lessor has a contract with or provides supplies or services to any company on the state controller's list of scrutinized companies.

33. BOYCOTT ENERGY COMPANIES The Lender represents and verifies that the Lender and the parent company, wholly-or majority- owned subsidiaries, and other affiliates, if any, of the Lender does not boycott energy companies and, such entities will not boycott energy companies through the end of the Lease period. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by SB 13) by reference to Section 809.001, Texas Government Code (also as enacted by SB 13), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

DISCRIMINATION AGAINST FIREARM ENTITY AND TRADE ASSOCIATION. The Lender represents and verifies that neither Lender nor the parent company, wholly-or majority- owned subsidiaries, and other affiliates, if any, of the Lender have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and such entities will not through the end of the Lease period discriminate against a firearm entity or firearm trade association. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification and the following definitions, (a) "discriminate against a firearm entity or firearm trade association," a term defined in Section 2274.001(3), Texas Government Code (as enacted by SB 19), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association, (b) "firearm entity," a term defined in Section 2274.001(6), Texas Government Code (as enacted by SB 19), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by SB 19, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by SB 19, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by SB 19, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting), and (c) "firearm trade association," a term defined in Section 2274.001(7), Texas Government Code (as enacted by SB 19), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

As used in the verifications contained in this Contract, the Lender understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with, the Lender.

34. STANDING LETTER WITH TEXAS ATTORNEY GENERAL. By executing this Contract, the Lender agrees to provide a standing letter (a "Standing Letter") to the Texas Office of Attorney General not later than August 16, 2022, in the form prescribed by the Texas Office of Attorney General's All Bond Counsel Letter, dated September 22, 2021, related to the representations and verifications contained in Sections 31, 32, 33, and 34, and above. In executing this Contract, the Lender represents to the City that it has no reason to believe that the City may not be entitled to rely on such Standing Letter. The Lender agrees that it will not rescind their Standing Letter at any time before the end of the Lease period unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter. In addition, the Lender agrees to provide email confirmation to the City at any time prior to closing on January 30, 2024, that the Texas Office of Attorney General can continue to rely on such Standing Letter and, if such entity has received a Notification Letter, that such entity has responded to or intends to timely respond to the Notification Letter.

In the event that any of the representations and verifications herein or in the Standing Letter is found to be false, the Borrower may terminate this "Contract" for material breach. Liability of the "Lender" for breach of any such verification prior to the expiration or earlier termination of the "Contract" shall survive until barred by the applicable statute of limitations.

(Signature Page on Following Page)

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date first written above.

CITY OF SAN ANTONIO, TEXAS

(Borrower)

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

By: _____

Title: Deputy Chief Financial Officer

Title: Authorized Officer

DRAFT

LOAN SCHEDULE

Dated as of: January 30, 2024

Loan No.: 1000150204

This Loan Schedule, together with its Payment Schedule, is attached and made a part of the Public Property Finance Contract described below ("Contract") between the Borrower and Lender named below. All terms and conditions of the Contract are incorporated herein by reference. Unless otherwise defined herein, capitalized terms defined in the Contract will have the same meaning when used herein.

Public Property Finance Contract dated January 30, 2024

- A. EQUIPMENT DESCRIBED:** The Equipment includes all of the property described on Schedule A-1 attached hereto and made a part hereof.
- B. EQUIPMENT LOCATION:** See attached Schedule A-1
- C. [RESERVED]:**
- D. GOVERNMENTAL PURPOSE; CURRENT INTENT OF BORROWER:** The Borrower is a political subdivision of the State of Texas, and is authorized and empowered under the laws of the State, particularly the Public Property Finance Act, Texas Loc. Gov't Code Ann. §271.001 et seq. (the "Act") to Loan, as Borrower, to purchase, finance, and receive, and to control and dispose of personal property, whether movable or fixed, considered by the City Council of Borrower to be necessary, useful or appropriate to one or more governmental purposes of Borrower. The City Council of Borrower has determined the Equipment is necessary, useful and appropriate to one or more governmental purposes of the Borrower. Borrower currently intends for the full Loan Term to use the Equipment and to make Loan Payments if funds are appropriated in each fiscal year by its governing body.
- E. LOAN PAYMENTS; LOAN TERM:** The Loan Payments to be paid by Borrower to Lender, the interest rate at which the interest portion of the Loan Payments is calculated, the commencement date and the Loan Term of this Loan Schedule are each set forth on the Payment Schedule attached to this Loan Schedule.
- F. RE-AFFIRMATION OF THE CONTRACT:** Borrower hereby re-affirms all of its representations, warranties and obligations under the Contract (including, without limitation, its obligation to pay all Loan Payments, its disclaimers in Section 7 thereof and its representations in Section 16 thereof).
- G. GOVERNMENT REGULATION. ANTI-CORRUPTION.**
- (a) **Representations and Warranties Regarding Anti-Corruption Laws and Sanctions.** Borrower has implemented and maintains in effect policies and procedures designed to ensure compliance by Borrower and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions, and Borrower and its officers and employees and to the knowledge of Borrower its agents, are in compliance with Anti-Corruption Laws and applicable Sanctions in all material respects. None of (a) Borrower or to the knowledge of Borrower any of its officers or employees, or (b) to the knowledge of Borrower, any agent of Borrower that will act in any capacity in connection with or benefit from the credit facility established hereby, is a Sanctioned Person. No advance, letter of credit, use of proceeds or other transaction contemplated by this Contract will violate Anti-Corruption Laws or applicable Sanctions.
- (b) **Compliance with Anti-Corruption Laws and Sanctions.** Borrower shall maintain in effect and enforce policies and procedures designed to ensure compliance by Borrower and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions.
- (c) **Use of Proceeds.** Borrower shall not use, or permit any proceeds of the Contract to be used, directly or indirectly, by Borrower or its officers, employees and agents: (1) in furtherance of an offer, payment, promise to pay, or authorization of the payment or giving of money, or anything else of value, to any Person in violation of any Anti-Corruption Laws; (2) for the purpose of funding,

financing or facilitating any activities, business or transaction of or with any Sanctioned Person, or in any Sanctioned Country; or (3) in any manner that would result in the violation of any Sanctions applicable to any party hereto.

(d) **Definitions.** For the purposes of this Section G, the following terms shall have the following meanings:

"Anti-Corruption Laws" means all laws, rules, and regulations of any jurisdiction applicable to the Borrower from time to time concerning or relating to bribery or corruption. "**Person**" means any individual, corporation, partnership, limited liability company, joint venture, joint stock association, association, bank, business trust, trust, unincorporated organization, any foreign governmental authority, the United States of America, any state of the United States and any political subdivision of any of the foregoing or any other form of entity. "Sanctions" means economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by the U.S. government, including those administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State. "Sanctioned Country" means, at any time, a country, region or territory which is the subject or target of any Sanctions (as at the time of this Agreement, Crimea, Cuba, Iran, North Korea, Sudan and Syria). "Sanctioned Person" means, at any time, (a) any Person listed in any Sanctions-related list of designated Persons maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. Department of State, (b) any Person operating, organized or resident in a Sanctioned Country or (c) any Person controlled by any such Person.

(Signature Page on Following Page)

DRAFT

CITY OF SAN ANTONIO, TEXAS

(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

Title: Authorized Officer

DRAFT

EXHIBIT C TO ORDINANCE

**SCHEDULE A-1
Equipment Description**

Expected Equipment Purchase Price: \$4,716,887.20

Net Amount Financed: \$4,716,887.20

Equipment Location: 6802 Culebra Rd
San Antonio, TX 78238

Equipment Description: Including but not limited to:

Various sized waste management carts for the Solid Waste Management Department

TOGETHER WITH ALL ATTACHMENTS, ADDITIONS, ACCESSIONS, PARTS, REPAIRS,
IMPROVEMENTS, REPLACEMENTS AND SUBSTITUTIONS THERETO.

This Schedule A-1 is attached to the Loan Schedule **1000150204** or a Receipt Certificate/Payment Request relating to the Loan Schedule.

(Signature Page on Following Page)

CITY OF SAN ANTONIO, TEXAS

(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

Title: Authorized Officer

DRAFT

PAYMENT SCHEDULE

This Payment Schedule is attached and made a part of the Loan Schedule identified below which is part of the Public Property Finance Contract identified therein, all of which are between the Borrower and Lender named below.

Loan Schedule No: 1000150204

Dated: January 30, 2024

Accrual Date: January 30, 2024

Amount Financed: \$4,716,887.20

Interest Rate: 3.7690% per annum

Rent Number	Rent Date	Rent Payment	Interest Interest	Principal Principal	Principal Balance	Termination Value
1	5/1/2024	\$44,938.70	\$44,938.70	\$0.00	\$4,716,887.20	N/A
2	8/1/2024	\$220,516.83	\$44,444.87	\$176,071.96	\$4,540,815.24	N/A
3	11/1/2024	\$220,516.83	\$42,785.83	\$177,731.00	\$4,363,084.24	N/A
4	2/1/2025	\$220,516.83	\$41,111.16	\$179,405.67	\$4,183,678.57	N/A
5	5/1/2025	\$220,516.83	\$39,420.71	\$181,096.12	\$4,002,582.45	N/A
6	8/1/2025	\$220,516.83	\$37,714.34	\$182,802.49	\$3,819,779.96	N/A
7	11/1/2025	\$220,516.83	\$35,991.88	\$184,524.95	\$3,635,255.01	N/A
8	2/1/2026	\$220,516.83	\$34,253.19	\$186,263.64	\$3,448,991.37	N/A
9	5/1/2026	\$220,516.83	\$32,498.12	\$188,018.71	\$3,260,972.67	\$3,260,972.67
10	8/1/2026	\$220,516.83	\$30,726.52	\$189,790.31	\$3,071,182.36	\$3,071,182.36
11	11/1/2026	\$220,516.83	\$28,938.22	\$191,578.61	\$2,879,603.75	\$2,879,603.75
12	2/1/2027	\$220,516.83	\$27,133.07	\$193,383.76	\$2,686,219.99	\$2,686,219.99
13	5/1/2027	\$220,516.83	\$25,310.91	\$195,205.92	\$2,491,014.07	\$2,491,014.07
14	8/1/2027	\$220,516.83	\$23,471.58	\$197,045.25	\$2,293,968.82	\$2,293,968.82
15	11/1/2027	\$220,516.83	\$21,614.92	\$198,901.91	\$2,095,066.91	\$2,095,066.91
16	2/1/2028	\$220,516.83	\$19,740.77	\$200,776.06	\$1,894,290.85	\$1,894,290.85
17	5/1/2028	\$220,516.83	\$17,848.96	\$202,667.87	\$1,691,622.97	\$1,691,622.97
18	8/1/2028	\$220,516.83	\$15,939.32	\$204,577.51	\$1,487,045.46	\$1,487,045.46
19	11/1/2028	\$220,516.83	\$14,011.69	\$206,505.14	\$1,280,540.32	\$1,280,540.32
20	2/1/2029	\$220,516.83	\$12,065.89	\$208,450.94	\$1,072,089.38	\$1,072,089.38
21	5/1/2029	\$220,516.83	\$10,101.76	\$210,415.07	\$861,674.32	\$861,674.32
22	8/1/2029	\$220,516.83	\$8,119.13	\$212,397.70	\$649,276.62	\$649,276.62
23	11/1/2029	\$220,516.83	\$6,117.81	\$214,399.02	\$434,877.60	\$434,877.60
24	2/1/2030	\$220,516.83	\$4,097.64	\$216,419.19	\$218,458.40	\$218,458.40
25	5/1/2030	\$220,516.83	\$2,058.43	\$218,458.40	\$0.00	\$0.00
TOTALS		\$5,337,342.62	\$620,455.42	\$4,716,887.20		

PAYMENT SCHEDULE

PAYMENT SCHEDULE
(signature page)

CITY OF SAN ANTONIO, TEXAS
(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.
(Lender)

By: _____

Title: Authorized Officer

DRAFT

PREPAYMENT SCHEDULE ADDENDUM
(24-Month Lockout Period)

Dated: January 30, 2024

Loan Schedule No: 1000150204

Borrower: CITY OF SAN ANTONIO, TEXAS

Reference is made to the above Loan Schedule ("Schedule") and to the Public Property Finance Contract ("Public Property Finance Contract") identified in the Schedule, which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lender") and the above borrower ("Borrower"). As used herein: "Loan" shall mean the Schedule and the Public Property Finance Contract, but only to the extent that the Public Property Finance Contract relates to the Schedule. This Addendum amends and supplements the terms and conditions of the Loan. Unless otherwise defined herein, capitalized terms defined in the Loan shall have the same meaning when used herein. **Solely for purposes of the Schedule, Lender and Borrower agree as follows:**

1. Notwithstanding anything to the contrary herein or the Loan, Borrower and Lender agree that Borrower shall not exercise its prepayment or early purchase rights under the Loan or this Addendum prior to the end of the Lock-Out Period specified below.

Lock-Out Period: the first 24 months of the Lease Term of the Schedule

2. Notwithstanding anything to the contrary in the Loan, Borrower and Lender agree that so long as no Event of Default has occurred and continues under the Loan **and** so long as Borrower gives Lender at least 20 days prior written notice (the "Notice Period") **and** so long as the above Lock-Out Period has expired, Borrower may elect to prepay its obligations under the Schedule by paying to Lender on the Loan Payment due date (a "Prepayment Date") following the Notice Period the total of the following (the "Prepayment Amount"): (a) all accrued Loan Payments, interest, taxes, late charges and other amounts then due and payable under the Loan; plus (b) the remaining principal balance payable by Borrower under the Schedule as of said Prepayment Date.
3. The parties acknowledge that the Termination Value column of the Payment Schedule to the Schedule is included solely for purposes of the calculations required by Section 13.3 of the Public Property Finance Contract (casualty loss of Equipment), Section 14.1 of the Public Property Finance Contract (required amount of casualty loss insurance) and Subsection 20(c) of the Public Property Finance Contract (post-default remedies of Lessor) and said Termination Value column does not negate the restrictions on purchase options or voluntary prepayment in paragraphs 1 and 2 of this Addendum.
4. The prepayment or early purchase option rights granted herein shall control in the event of any conflict between the provisions of this Addendum and the Public Property Finance Contract as it relates to the Schedule. Except as expressly amended or supplemented by this Addendum and other instruments signed by Lender and Borrower, the Loan remains unchanged and in full force and effect.

(Signature Page on Following Page)

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

CITY OF SAN ANTONIO, TEXAS

(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

Title: Authorized Officer

DRAFT

LOAN SCHEDULE ADDENDUM
(Self-Insurance)

Date: January 30, 2024

Borrower: CITY OF SAN ANTONIO, TEXAS

Loan Schedule No: 1000150204

Reference is made to the above Loan Schedule as amended ("Schedule") and to the Public Property Finance Contract identified therein as amended ("Public Property Finance Contract"), both of which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lender") and the above Borrower ("Borrower"). In this Addendum: "Loan" means the Schedule and the Public Property Finance Contract to the extent that it relates to the Schedule; and "Equipment" means the property described in the Schedule. This Addendum amends and modifies the terms and conditions of the Loan and is hereby made a part of the Loan. Unless otherwise defined herein, capitalized terms defined in the Loan shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Loan, Lender and Borrower hereby agree to amend the Loan as follows:

1. CASUALTY LOSS. Notwithstanding anything to the contrary in Section 14 of the Contract, Lender agrees that Lessee may self-insure against risk of casualty loss of or physical damage to the Equipment; provided, that (i) proceeds of such insurance are payable to Lender as lender loss payee and (ii) upon written notice from Lender to Borrower, Borrower agrees to provide proof of self-insurance against such risks to the Equipment as otherwise required by the Contract if an event of default has occurred and is continuing under the Contract.

2. THIRD PARTY LIABILITY. Notwithstanding anything to the contrary in Section 14 of the Public Property Finance Contract, Lender agrees that Borrower may self-insure against risk of injuries to persons and damage to property of others due to the negligent use of leased equipment by a City of San Antonio employee, under the course and scope of their duties, provided, that upon written notice from Lender to Borrower, Borrower agrees to provide proof of self-insurance against such risks as otherwise required by the Public Property Finance Contract if an event of default has occurred and is continuing under the Public Property Finance Contract.

3. COMPLIANCE WITH LAW; ACTUARIALLY SOUND BASIS. Borrower agrees that its self-insurance arrangements as described herein shall comply with applicable State law related thereto or, if there is no State law applicable to such self-insurance arrangements, then Borrower's self-insurance arrangements shall be maintained on an actuarially sound basis.

4. GENERAL. Except as expressly amended by this Addendum and other modifications signed by Lender and Borrower, the Loan remains unchanged and in full force and effect.

(Signature Page on Following Page)

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date of the Schedule first referenced above.

CITY OF SAN ANTONIO, TEXAS

(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

Title: Authorized Officer

DRAFT

CERTIFICATE OF INCUMBENCY

Dated: January 30, 2024

Loan Schedule No: 1000150204

Borrower: CITY OF SAN ANTONIO, TEXAS

I, the undersigned Secretary/Clerk identified below, do hereby certify that I am the duly elected or appointed and acting City Clerk of the above Borrower (the "Borrower"), a political subdivision duly organized and existing under the laws of the State where Borrower is located, that I have the title stated below, and that, as of the date hereof, the individuals named below are the duly elected or appointed officers of the Borrower holding the offices set forth opposite their respective names.

[NOTE: Use same titles as Authorized Representatives stated in Resolutions.]

<u>Troy Elliott</u>	<u>Deputy Chief Financial Officer</u>	_____
Name	Title	Signature

_____	_____	_____
Name	Title	Signature

IN WITNESS WHEREOF, I have duly executed this certificate and affixed the seal of such Borrower as of the date set forth below.

Signature of City Clerk of Borrower

Print Name: _____

Official Title: _____

Date: _____

NOTE: In case the Secretary/Clerk is also the authorized representative that executes a Public Property Finance Contract / documents by the above incumbency, this certificate must also be signed by a second officer.

Print Name: _____ Signature: _____

Title: _____

FORM OF OPINION OF COUNSEL
(To Be Typed on Attorney's Letterhead Stationery)

Date: **January 30, 2024**

Borrower: **CITY OF SAN ANTONIO, TEXAS**

Lender: **JPMORGAN CHASE BANK, N.A.**

Re: Loan Schedule No. **1000150204** dated **January 30, 2024** together with its Public Property Finance Contract dated as of **January 30, 2024** by and between the above-named Borrower and the above-named Lender and the Escrow and Account Control Agreement dated **January 30, 2024** relating to the foregoing.

Sir/Madam:

I have acted as counsel to Borrower with respect to the Loan Schedule and its Addenda, the Public Property Finance Contract and its Addenda, and all other agreements described above or related thereto (collectively, the "Agreements") and various related matters, and in this capacity have reviewed a duplicate original or certified copy of the Agreements and such other documents as I have deemed necessary for the purposes of this opinion.

Based upon the examination of such documents, it is my opinion that:

1. Borrower is a political subdivision of the State of Texas (the "State") duly organized, existing and operating under the Constitution and laws of the State.
2. Borrower is authorized and has power under State law to enter into all of the Agreements, and to carry out its obligations thereunder and the transactions contemplated thereby.
3. The Agreements and all other documents related thereto have been duly authorized, approved and executed by and on behalf of Borrower, and each of the Agreements is a valid and binding contract of Borrower enforceable in accordance with its terms, except to the extent limited by State and Federal laws affecting creditor's remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.
4. The authorization, approval and execution of the Agreements and all other proceedings of Borrower relating to the transactions contemplated thereby have been performed in accordance with all applicable Local, State and Federal laws (including open meeting laws and public bidding and property acquisition laws).
5. To the best of my knowledge, there is no litigation or proceeding pending before any court, administrative agency or governmental body, that challenges: the organization or existence of Borrower; the authority of its officers; the proper authorization, approval and execution of any of the Agreements or any documents relating thereto; the appropriation of monies to make payments under the Agreements for the current fiscal year; or the ability of Borrower otherwise to perform its obligations under the Agreements and the transactions contemplated thereby.
6. Borrower is a political subdivision of the State as referred to in Section 103 of the Internal Revenue Code of 1986, as amended, and the related regulations and rulings thereunder.

Lender, its Assignee and any of their assigns may rely upon this opinion.

Very truly yours,

Attorney

DECLARATION OF OFFICIAL INTENT

Borrower: City of San Antonio, Texas

Principal Amount Expected To Be Financed: \$4,716,887.20

WHEREAS, the above Borrower is a political subdivision of the State in which Borrower is located (the "State") and is duly organized and existing pursuant to the constitution and laws of the State.

WHEREAS, pursuant to applicable law, the governing body of the Borrower ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the Borrower.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more lease-purchase agreements ("Equipment Leases") in the principal amount not exceeding the amount stated above ("Principal Amount") for the purpose of acquiring the property generally described below ("Property") and to be described more specifically in the Equipment Leases is appropriate and necessary to the functions and operations of the Borrower.

Brief Description Of Property: See Attached Schedule A-1

WHEREAS, JPMorgan Chase Bank, N.A. ("Lender") is expected to act as the Lender under the Equipment Leases.

WHEREAS, the Borrower may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Equipment Leases ("Lease Purchase Proceeds") for such expenditures and such expenditures are not expected to exceed the Principal Amount.

WHEREAS, the U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital and the Borrower shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Lease Purchase Proceeds.

NOW, THEREFORE, Be It Resolved by the Governing Body of the Borrower:

SECTION 1. The Governing Body of Borrower anticipates that the Borrower may pay certain capital expenditures in connection with the Property prior to the receipt of the Lease Purchase Proceeds for the Property. The Governing Body of Borrower hereby declares the Borrower's official intent to use the Lease Purchase Proceeds to reimburse itself for Property expenditures. This section is adopted by the Governing Body of Borrower for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This does not bind the Borrower to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

CITY OF SAN ANTONIO, TEXAS

Print Name: Troy Elliott

Official Title: Deputy Chief Financial Officer

Signature: _____

Date: _____

PROCEEDS DISBURSEMENT AUTHORIZATION

JPMORGAN CHASE BANK, N.A.
1111 Polaris Parkway, Suite 1P (OH1-1085)
Columbus, OH 43240

Date: January 30, 2024

Re: Disbursements Of Proceeds Under The PUBLIC PROPERTY FINANCE CONTRACT Referred To Below

Reference is made to that certain Public Property Finance Contract between **CITY OF SAN ANTONIO, TEXAS**, ("Borrower") and **JPMORGAN CHASE BANK, N.A.** (the "Lender") and Schedule A-1 dated January 30, 2024 for loan schedule number **1000150204** dated January 30, 2024 and the related Escrow Agreement dated January 30, 2024.

I hereby instruct you and authorize you to disburse \$4,716,887.20 to the account number(s) as specified below:

Name of Bank:	Frost Bank
ABA No.:	TBD
Account Number:	TBD
Account Name:	<u>City of San Antonio Tax-Exempt Equipment Lease/Purchase for JPMorgan Chase</u>
Amount:	<u>\$4,716,887.20</u>
Re:	<u>Dated January 30, 2024</u>

By signing below, Borrower authorizes Lender to issue checks or direct fund transfers to the payees, in the amounts, and per the instructions (if applicable) set forth above. Borrower also acknowledges that it may be responsible for paying other fees directly to third parties, such as Lender's counsel, and making other disbursements in connection with the Loan transaction per the terms of the Loan documents. Lender may rely and act on the instructions set forth herein and shall not be responsible for the use or application of the funds, and Borrower shall indemnify, defend and hold harmless Lender from and against any and all losses, costs, expenses, fees, claims, damages, liabilities, and causes of action in any way relating to or arising from acting in accordance therewith. In the event of any conflict with any other instruction set forth herein, the ABA # and Account # shall control.

(Signature Page on Following Page)

IN WITNESS WHEREOF, the Borrower has caused this Proceeds Disbursement Authorization to be executed as of the day and year first above written.

CITY OF SAN ANTONIO, TEXAS
(Borrower)

By: _____

Title: Deputy Chief Financial Officer

DRAFT

EXHIBIT B TO THE ORDINANCE

ESCROW AND ACCOUNT CONTROL AGREEMENT

THIS ESCROW AND ACCOUNT CONTROL AGREEMENT ("*Escrow Agreement*") is made as of January 30, 2024 by and among JPMorgan Chase Bank, N.A., a national association ("*Lender*"), City of San Antonio, Texas, a political subdivision of the State of Texas ("*Borrower*"), and Frost Bank, San Antonio, Texas, a state banking association organized under the laws of the State of Texas, as escrow agent ("*Escrow Agent*").

Lender and Borrower have heretofore entered into that certain Public Property Finance Contract (Non-Appropriation) dated as of January 30, 2024, with a Loan Schedule #1000150204 dated as of January 30, 2024 (the "*Contract*"). The Contract contemplates that certain equipment described therein (the "*Equipment*") is to be acquired from the vendor(s) or manufacturer(s) thereof. After acceptance of the Equipment by Borrower, the Equipment is to be Contracted by Lender to Borrower pursuant to the terms of the Contract.

The Contract further contemplates that Lender will deposit an amount equal to the anticipated aggregate acquisition cost of the Equipment and Borrower's costs of issuance (the "*Purchase Price*"), being \$4,716,887.20 with Escrow Agent to be held in escrow and applied on the express terms set forth herein. The Purchase Price shall be held in the Equipment Acquisition Account (defined herein), together with all interest and other additions received with respect thereto, is to be applied to pay the vendor(s) or manufacturer(s) of the Equipment (the "*Vendor*") its invoice cost, and to the reimbursement of Borrower for its costs of issuance.

The parties desire to set forth the terms on which the Equipment Acquisition Account is to be created and to establish the rights and responsibilities of the parties hereto.

NOW, THEREFORE, the parties agree as follows:

1. (a) There is hereby created a special escrow account to be known as the "City of San Antonio Tax-Exempt Equipment Contract/Purchase for JPMorgan (2024)" (the "Equipment Acquisition Account") to be held by the Escrow Agent for the purposes stated herein.

(b) Escrow Agent hereby agrees to serve as escrow agent upon the terms and conditions set forth herein.

(c) The moneys and investments held in the Equipment Acquisition Account are irrevocably held in escrow for the benefit of Borrower and Lender, and such moneys, together with any income or interest earned thereon, shall be expended only as provided in this Escrow Agreement, and Lender and Borrower acknowledge, and declare that the same shall not, to the extent permitted by applicable law, be subject to levy or attachment or lien by or for the benefit of any creditor of either Borrower or Lender, Borrower and Escrow Agent intend that the Equipment Acquisition Account constitute an escrow account in which Borrower has no legal or equitable right, title or interest until satisfaction in full of all conditions contained herein for the disbursement of funds by the

Escrow Agent therefrom. However, if the parties' intention that Borrower shall have no legal or equitable right, title or interest until all conditions for disbursement are satisfied in full is not respected in any legal proceeding, the parties hereto intend that Lender shall have a security interest in the Equipment Acquisition Account, and such security interest is hereby granted by Borrower to secure payment of all sums due to Lender under the Contract. For such purpose, Escrow Agent hereby agrees to act as agent for Lender in connection with the perfection of such security interest and agrees to note, or cause to be noted, on all books and records relating to the Equipment Acquisition Account, the Lender's interest therein.

(d) The Escrow Agent shall invest and reinvest moneys on deposit in the Equipment Acquisition Account in Authorized Investments (as defined herein) in accordance with written instructions received from Borrower. Borrower shall be solely responsible for ascertaining that all proposed investments and reinvestments are Authorized Investments and that they comply with federal, state and local laws, regulations and ordinances governing investment of such funds and for providing appropriate notice to the Escrow Agent for the reinvestment of any maturing investment. Accordingly, Borrower acknowledges that neither Escrow Agent nor Lender will be responsible for any liability, cost, expense, loss or claim of any kind, directly or indirectly arising out of or related to the investment or reinvestment of all or any portion of the moneys on deposit in the Equipment Acquisition Account, and Borrower agrees to and does hereby release each of Escrow Agent and Lender from any such liability, cost, expenses, loss or claim. Interest on the Equipment Acquisition Account shall become part of the Equipment Acquisition Account, and gains and losses on the investment of the moneys on deposit in the Equipment Acquisition Account shall be borne by the Equipment Acquisition Account. For purposes of this agreement, "Authorized Investments" means any investments which meet the requirements of the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended ("Chapter 2256"), and are permitted by the Borrower's current Investment Policy. Interest or other amounts earned and received by Escrow Agent with respect to the Equipment Acquisition Account shall be deposited in and comprise a part of the Equipment Acquisition Account.

(e) If the amounts in the Equipment Acquisition Account are insufficient to pay such amounts, Borrower shall provide any balance of the funds needed to complete the acquisition of the Equipment.

2. On such day as is determined to the mutual satisfaction of the parties (the "*Closing Date*"), Lender shall deposit with Escrow Agent cash in the amount of the Purchase Price, to be held in escrow by Escrow Agent on the express terms and conditions set forth herein. Borrower shall provide notice to Escrow Agent at least two (2) business days prior the Closing Date that the Lender will be transferring such funds to Escrow Agent.

Subject to having received the notice required above, Escrow Agent agrees to accept the deposit of the Purchase Price by Lender on the Closing Date, and further agrees to hold the amount so deposited together with all interest and other cash additions received with respect thereto, as the

Equipment Acquisition Account hereunder, in escrow on the express terms and conditions set forth herein.

3. Escrow Agent shall at all times segregate the Equipment Acquisition Account into an account maintained for that express purpose, which shall be clearly identified on the books and records of Escrow Agent as being held in its capacity as Escrow Agent. Securities and other negotiable instruments comprising the Equipment Acquisition Account from time to time shall be held or registered in the name of "City of San Antonio Tax-Exempt Equipment Contract/Purchase for JPMorgan (2024)". The Equipment Acquisition Account shall not, to the extent permitted by applicable law, be subject to levy or attachment or lien by or for the benefit of any creditor of any of the parties hereto (except with respect to the security interest therein held by Lender).

4. In order to perfect Lender's security interest by means of control in (i) the Equipment Acquisition Account established hereunder, (ii) all securities entitlements, investment property and other financial assets now or hereafter credited to the Equipment Acquisition Account, (iii) all of Borrower's rights in respect of the Equipment Acquisition Account, such securities entitlements, investment property and other financial assets, and (iv) all products, proceeds and revenues of and from any of the foregoing personal property (collectively, the "Collateral"), Lender, Borrower and Escrow Agent further agree as follows:

(a) All terms used in this Section 4 which are defined in the Commercial Code of the State of Texas ("Commercial Code") but are not otherwise defined herein shall have the meanings assigned to such terms in the Commercial Code, as in effect on the date of this Escrow Agreement.

(b) Escrow Agent will comply with all "entitlement orders" (as such term is defined in the UCC §8.102(a)(8)) originated by Lender with respect to the Collateral, or any portion of the Collateral, without further consent by Borrower.

(c) Escrow Agent and Borrower hereby agree that each item of investment property held in the Equipment Acquisition Account (the "Account Property") shall be treated as a financial asset under such section of the Commercial Code as corresponds with Section 8-102(a)(9) of the Uniform Commercial Code, notwithstanding any contrary provision of any other agreement to which Escrow Agent may be a party. Lender and Borrower agree that Escrow Agent has no obligation to monitor the market value of the Account Property or the Equipment Acquisition Account for the benefit of the Lender. Such monitoring is the sole responsibility of the Lender and the Borrower. The Lender and the Borrower agree that the Escrow Agent will not be responsible for any diminution of the loss of value of the Account Property, including any diminution or loss of value attributable to declines in the market value of the Account Property.

(d) Escrow Agent hereby represents and warrants (i) that the records of Escrow Agent show that Borrower is the sole owner of the Collateral, (ii) that Escrow Agent has not been served with any notice of levy or received any notice of any security interest in or other claim to the Collateral, or any portion of the Collateral, other than Lender's claim pursuant to this Escrow Agreement, and (iii) that Escrow Agent is not presently obligated

to accept any entitlement order from any person with respect to the Collateral, except for entitlement orders that Escrow Agent is obligated to accept from Lender under this Escrow Agreement and entitlement orders that Escrow Agent, subject to the provisions of paragraph (e) below, is obligated to accept from Borrower.

(e) Without the prior written consent of Lender, Escrow Agent will not enter into any agreement by which Escrow Agent agrees to comply with any entitlement order of any person other than Lender or, subject to the provisions of paragraph (f) below, Borrower, with respect to any portion or all of the Collateral. Escrow Agent shall promptly notify Lender in writing if any person requests Escrow Agent to enter into any such agreement or otherwise asserts or seeks to assert a lien, encumbrance or adverse claim against any portion or all of the Collateral.

(f) Except as otherwise provided in this paragraph (f) and subject to Section 1(b) hereof, Escrow Agent may allow Borrower to effect sales, trades, transfers and exchanges of Collateral within the Equipment Acquisition Account, but will not, without the prior written consent of Lender, allow Borrower to withdraw any Collateral from the Equipment Acquisition Account. Escrow Agent acknowledges that Lender reserves the right, by delivery of written notice to Escrow Agent, to prohibit Borrower from effecting any withdrawals (including withdrawals of ordinary cash dividends and interest income), sales, trades, transfers or exchanges of any Collateral held in the Equipment Acquisition Account. If at any time the Lender delivers to Escrow Agent a notice instructing Escrow Agent to terminate Borrower's access to the Equipment Acquisition Account (the "**Notice of Sole Control**"), the Escrow Agent agrees that, commencing two (2) business days after receipt of such notice, it will take all instruction with respect to such Equipment Acquisition Account solely from the Lender, terminate all instructions and orders originated by the Borrower with respect to the Equipment Acquisition Account or any funds therein, and cease taking instructions from the Borrower, including, without limitation, instructions for distribution or transfer of any funds in the Equipment Acquisition Account. Borrower and Lender acknowledge that Escrow Agent has no obligation to, and will not, investigate the reason for any action taken by Lender, the amount of any obligations of Borrower to Lender, the validity of any of Lender's claims against or agreements with Borrower, the existence of any defaults under such agreements, or any other matter. Until such time as the Escrow Agent receives a Notice of Sole Control, Borrower shall direct Escrow Agent with respect to the voting of any financial assets credited to the Equipment Acquisition Account.

(g) Borrower hereby irrevocably authorizes Escrow Agent to comply with all instructions and entitlement orders delivered by Lender to Escrow Agent after Escrow Agent receives a Notice of Sole Control. Escrow Agent will not be liable to Lender for complying with instructions concerning the Equipment Acquisition Account from Borrower that are received by Escrow Agent before Escrow Agent receives, and has a reasonable opportunity to act on, a Notice of Sole Control.

(h) Escrow Agent hereby agrees that any security interest in, lien on, encumbrance, claim or (except as provided in the next sentence) right of set-off against, the Equipment Acquisition Account or any Account Property it now has or subsequently obtains shall be subordinate to the security interest of the Lender in the Equipment Acquisition Account and the Account Property therein or credited thereto. Escrow Agent hereby agrees not to exercise any present or future right of recoupment or set-off against the Equipment Acquisition Account or to assert against the Equipment Acquisition Account any present or future security interest, banker's lien or any other lien or claim (including claim for penalties) that Escrow Agent may at any time have against or in the Equipment Acquisition Account or any Account Property therein or credited thereto; *provided*, however, that Escrow Agent may set off amounts due to Escrow Agent in respect of its customary fees and expenses for the routine maintenance and operation of the Equipment Acquisition Account and to secure or satisfy payment for Account Property.

(i) Escrow Agent is hereby authorized and instructed, and hereby agrees, to send to Lender at its address set forth in Section 13 hereof, concurrently with the sending thereof to Borrower, duplicate copies of any and all monthly Equipment Acquisition Account statements or reports issued or sent to Borrower with respect to the Equipment Acquisition Account.

5. Escrow Agent shall send monthly statements of account to Borrower and Lender, which statements shall set forth all withdrawals from and interest earnings on the Equipment Acquisition Account as well as the investments in which the Equipment Acquisition Account is invested.

6. Escrow Agent shall take the following actions with respect to the Equipment Acquisition Account:

(a) From time to time, Escrow Agent shall disburse funds from the Equipment Acquisition Account that are then due and payable to the Vendor of the Equipment and/or other named party, upon Escrow Agent's receipt of a duly and fully executed Requisition Request and Certificate of Acceptance, substantially in the form attached as Exhibit 1 hereto, that authorizes the payment, describes it with specificity, and is signed by an authorized representative of each of Borrower and Lender who is also an authorized signer on the Equipment Acquisition Account and, with respect to Lender, specifically named in the Lender's List of Authorized Signers attached hereto as Exhibit 2. Lender acknowledges that Escrow Agent has no duty to question the continued authority of Lender's authorized signatories and may rely on the list attached as Exhibit 2.

(b) Upon receipt of written notice from Lender that an Event of Default or Nonappropriation Event has occurred under the Contract prior to the Borrower's acceptance of all the Equipment, or to the extent that Lender provides Escrow Agent with written notice that funds have not been disbursed from the Equipment Acquisition Account within the eighteen month period identified in the Contract, Escrow Agent shall, upon receipt of written notice from Lender, disburse by wire transfer to Lender in accordance with Lender's wiring instructions all funds then on deposit in the Equipment Acquisition

Account, and all such funds shall be applied by Lender to the prepayment of Contract Payments under the Contract.

(c) Upon receipt by Escrow Agent of written notice from Lender that the purchase price of the Equipment has been paid in full, Escrow Agent shall disburse to Lender by wire transfer in accordance with Lender's wiring instructions all funds (if any) then remaining in the Equipment Acquisition Account, to be applied by Lender against any current interest component of Contract Payments due under the Contract as provided therein, then to remaining outstanding principal in reverse order.

(d) Escrow Agent will not be liable to Borrower or Lender for complying with a Notice of Sole Control or with instructions concerning the Equipment Acquisition Account originated by the Lender, even if the Borrower notifies Escrow Agent that Lender is not legally entitled to issue a Notice of Sole Control or any other instructions contemplated under this Escrow Agreement unless the Escrow Agent takes the action after it is served with an injunction, restraining order, or other legal process enjoining it from doing so, issued by a court of competent jurisdiction, and had a reasonable opportunity to act on the injunction, restraining order or other legal process.

(e) This Escrow Agreement does not create any obligation of Escrow Agent except for those expressly set forth in this Escrow Agreement. In particular, Escrow Agent need not investigate whether Lender is entitled under Lender's agreements with Borrower to give instructions concerning the Equipment Acquisition Account or a Notice of Sole Control. Escrow Agent may rely on notices and communications it believes to be given by the appropriate party.

7. Borrower shall reimburse the Escrow Agent for all reasonable costs and expenses, including those of the Escrow Agent's attorneys, agents and employees incurred for extraordinary administration of the Escrow Account and the performance of the Escrow Agent's powers and duties hereunder in connection with any Event of Default under the Contract, or in connection with any dispute between Lender and Borrower concerning the Escrow Account. Escrow Agent waives any claim against Lender with respect to compensation for maintaining the Equipment Acquisition Account or complying with its responsibilities hereunder.

8. Escrow Agent shall have no liability for acting upon any written instruction presented by Lender in connection with this Escrow Agreement, which Escrow Agent in good faith believes to be genuine. Furthermore, Escrow Agent shall not be liable for any act or omission in connection with this Escrow Agreement except for its own negligence, willful misconduct or bad faith. In no event shall Escrow Agent be liable for losses or delays resulting from computer malfunction, interruption of communication facilities, labor difficulties, delays due to natural disasters or pandemics, or other causes beyond Escrow Agent's reasonable control or for indirect, special, or consequential damages.

(a) EXCEPT IN CASES OF ESCROW AGENT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, LENDER HEREBY AGREES TO INDEMNIFY

ESCROW AGENT AND HOLD IT HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS LIABILITIES, LOSSES, ACTIONS, SUITS OR PROCEEDINGS AT LAW OR IN EQUITY (COLLECTIVELY, "CLAIMS"), OR ANY OTHER EXPENSES, FEES OR CHARGES OF ANY CHARACTER OR NATURE WHICH ESCROW AGENT MAY INCUR OR WITH WHICH IT MAY BE THREATENED BY REASON OF ESCROW AGENT'S, LENDER'S OR BORROWER'S ACTIONS UNDER THIS AGREEMENT; AND, IN CONNECTION THEREWITH, TO THE EXTENT PERMITTED BY LAW, TO INDEMNIFY ESCROW AGENT AGAINST ANY AND ALL EXPENSES, INCLUDING WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND EXPENSES INCURRED BY ESCROW AGENT. ESCROW AGENT MAY ITSELF IN ITS SOLE DISCRETION DEFEND ANY SUIT OR PROCEEDING BROUGHT AGAINST IT AND SHALL BE EQUALLY ENTITLED TO RECEIVE REIMBURSEMENT FROM LENDER, ITS REASONABLE ATTORNEYS' FEES, EXPENSES, AND ALL FEES AND COSTS INCIDENT TO ANY APPEALS WHICH MAY RESULT.

9. Lender and Borrower represent and warrant to Escrow Agent that the Contract does not contain any provision that expands the liabilities or duties of the Escrow Agent beyond those set forth in this instrument.

10. Lender, Borrower, and Escrow Agent acknowledge that Escrow Agent presently serves as Borrower's depository financial institution. The Escrow Agent and the Borrower hereby agree that, in consideration for performing services as the Escrow Agent, any amounts that may be payable by the Borrower to the Escrow Agent for services provided by Escrow Agent hereunder will be paid by the Borrower pursuant to, and as a part of, the agreement between Borrower and Escrow Agent as the Borrower's depository financial institution, and Escrow Agent agrees, subject to Section 4(h) of this Escrow Agreement, that the sole remedy for nonpayment will be action under such agreement for depository services. All of the above named parties agree that in the event that at any time during the term of this Agreement and the Contract, Escrow Agent ceases to be Borrower's depository financial institution, Escrow Agent shall deliver its written resignation as Escrow Agent to Borrower and Lender in the manner specified in Section 13 of this Agreement for notices. Such resignation shall be effective as of the end of business on the last day on which Escrow Agent is Borrower's depository financial institution, and shall be delivered to Borrower and Lender not later than thirty (30) days prior thereto. Subject to the Lender's prior written approval which shall not be unreasonably withheld or delayed, Borrower's new depository financial institution (or such other mutually agreeable entity) shall be substituted as the Escrow Agent under this Agreement and with respect to the Contract ("Substitute Escrow Agent"), effective on the first day on which it is Borrower's new depository financial institution or such other mutually agreeable entity takes control and possession of the Equipment Acquisition Fund. Escrow Agent shall take any and all actions necessary to effect the complete and immediate transition of all of its rights, obligations and duties under this Agreement and the Contract to the Substitute Escrow Agent. Escrow Agent shall not be responsible for any actions of the Substitute Escrow Agent after the effective date of the Substitute Escrow Agent's substitution under this Agreement and the Contract, but shall remain responsible (but only if and to the extent provided in this Agreement) to Lender and Borrower for its actions during the entire time it served as Escrow Agent.

11. This Escrow Agreement and the escrow established hereunder shall terminate upon receipt by Escrow Agent of the written notice from Lender specified in Section 6(b) or Section 6(c) hereof or upon disbursement of all funds or mutual agreement of Lender and Borrower.

12. In the event of any disagreement between the undersigned or any of them, and/or any other person, resulting in adverse claims and demands being made in connection with or for any moneys involved herein or affected hereby, Escrow Agent shall be entitled at its option to refuse to comply with any such claim or demand, so long as such disagreement shall continue, and in so refusing Escrow Agent may refrain from making any delivery or other disposition of any moneys involved herein or affected hereby and in so doing Escrow Agent shall not be or become liable to the undersigned or any of them or to any person or party for its failure or refusal to comply with such conflicting or adverse demands, and Escrow Agent shall be entitled to continue so to refrain and refuse so to act until:

(a) the rights of the adverse claimants have been finally adjudicated in a court assuming and having jurisdiction of the parties and the moneys involved herein or affected hereby; or

(b) all differences shall have been adjusted by agreement and Escrow Agent shall have been notified thereof in writing signed by all of the persons interested.

13. All notices (excluding billings and communications in the ordinary course of business) hereunder shall be in writing, and shall be sufficiently given and served upon the other party if delivered (a) personally, (b) by United States registered or certified mail, return receipt requested, postage prepaid, (c) by an overnight delivery by a service such as Federal Express or Express Mail from which written confirmation of overnight delivery is available, or (d) by email with a confirmation copy by regular United States mail, postage prepaid, addressed to the other party at its respective address stated below the signature of such party or at such other address as such party shall from time to time designate in writing to the other party, and shall be effective from the date of receipt.

If to Lender: JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 1P
Columbus, OH 43240
Attention: Operations Manager
Mail Code: OH1-1085
Email: cefi.escrow.disbursement.request@jpmchase.com

If to Borrower: City of San Antonio, Texas
Finance Department
100 W. Houston St., 8th Floor
San Antonio, Texas 78205
Attn: Division of Financial Management
Phone: (210) 207-8668
Fax: (210) 207-7774

If to Escrow Agent: Frost Bank
P.O. Box 1600
San Antonio, Texas 78296-1600
Attn: Mallory Ahl
Phone: (210) 220-5133
Email: Mallory.ahl@frostbank.com with a copy to
pftreasurymanagement@frostbank.com

14. This Escrow Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns. No rights or obligations of Escrow Agent under this Escrow Agreement may be assigned without the prior written consent of Lender and Escrow Agent.

15. This Escrow Agreement shall be governed by and construed in accordance with the laws in the state of Texas. This Escrow Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and no waiver, consent, modification or change of terms hereof shall bind any party unless in writing signed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be duly executed as of the day and year first above set forth.

JPMorgan Chase Bank, N.A., as Lender

By: _____
Name:
Title:

City of San Antonio, Texas, as Borrower

By: _____
Name: Troy Elliott
Title: Deputy Chief Financial Officer

Frost Bank, as Escrow Agent

By: _____

Name: Mallory Ahl

Title: Senior Vice President

DRAFT

EXHIBIT 1

**REQUISITION REQUEST AND CERTIFICATE OF ACCEPTANCE NO. _____
(to be submitted with each requisition request for payment to the vendor)**

-or-

**_____ () FINAL REQUISITION REQUEST AND CERTIFICATE OF ACCEPTANCE
(to be submitted with the final requisition request upon acceptance of the Equipment)**

The Escrow Agent is hereby requested to pay from the Equipment Acquisition Account established and maintained under that certain Escrow Agreement dated as of January 30, 2024 with a Loan Schedule#1000150204 date as of January 30, 2024, (the "*Escrow Agreement*") by and among JPMorgan Chase Bank, N.A. (the "*Lender*"), City of San Antonio, Texas (the "*Borrower*"), and Frost Bank (the "*Escrow Agent*"), the amount set forth below to the named payee(s). The amount shown is due and payable under a purchase order or contract (or has been paid by and not previously reimbursed to Borrower) with respect to Equipment being financed under that certain Personal Property Finance Contract dated as of January 30, 2024 (the "*Contract*") and Schedule A dated January 30, 2024 (collectively, the "*Schedule*" and, together with the terms and conditions of the Contract incorporated therein, the ("*Contract*"), by and between the Lender and the Borrower, and has not formed the basis of any prior requisition request.

PAYEE'S FUNDING INSTRUCTIONS	INVOICE NUMBER	AMOUNT	PURPOSE

Total requisition amount \$ _____

The undersigned, as Borrower under the Contract hereby certifies:

1. The items of the Equipment, as such term is defined in the Contract, fully and accurately described on the Loan Schedule attached hereto have been delivered and installed at the location(s) set forth therein.

2. A present need exists for the Equipment which need is not temporary or expected to diminish in the near future. The Equipment is essential to and will be used by the Borrower only for the purpose of performing one or more governmental functions of Borrower consistent with the permissible scope of Borrower's authority.

3. The estimated useful life of the Equipment based upon the manufacturer's representations and the Borrower's projected needs is not less than the Term of the Loan Schedule with respect to the Equipment.

4. The Borrower has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes as of the date of this Certificate.

5. The Equipment is covered by insurance in the types and amounts required by the Contract.

6. No Event of Default or Nonappropriation Event, as each such term is defined in the Contract, and no event which with the giving of notice or lapse of time, or both, would become such an Event of Default or Non-Appropriation Event has occurred and is continuing on the date hereof.

7. Sufficient funds have been appropriated by the Borrower for the payment of all Contract Payments due under the Contract during Borrower's current fiscal year.

8. Based on the foregoing, Lender is hereby authorized and directed to fund the acquisition of the Equipment set forth on the Loan Schedule by paying, or causing to be paid, the manufacturer(s)/vendor(s) the amounts set forth on the attached invoices.

9. The following documents are attached hereto and made a part hereof:

- (a) Original Invoice(s);
- (b) Copies of Certificate(s) of Origin designating Lender as lienholder if any part of the Equipment consists of motor vehicles, and evidence of filing; and
- (c) Requisition for Payment.

10. If this is the final acceptance of Equipment, then as of the Acceptance Date stated below and as between the Borrower and the Lender, the Borrower hereby agrees that: (a) the Borrower has received and inspected all of the Equipment described in the Contract; (b) all Equipment is in good working order and complies with all purchase orders, contracts and specification; (c) the Borrower accepts all Equipment for purposes of the Contract "as-is, where-is"; and (d) the Borrower waives any right to revoke such acceptance.

If Borrower paid an invoice prior to the commencement date of the Contract and is requesting reimbursement for such payment, also attach a copy of evidence of such payment and other evidence that Borrower has satisfied the requirements for reimbursement set forth in Treas. Reg. §1.150-2.

11. Borrower will confirm wire instructions by telephone (if required by Lender) by designating an Authorized Contact ("Contact") for Borrower below. This Contact must be someone who has the requisite knowledge to verify the instructions outlined above AND must be someone other than the authorized signer hereto. Borrower should consider designating more than one Contact to avoid funding delays.

[Remainder of page intentionally left blank.]

DRAFT

Acceptance Date: _____

City of San Antonio, Texas
as Borrower

By: _____

Name: _____

Title: _____

Date: _____

Contact #1: _____

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

Contact #2: _____

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

JPMorgan Chase Bank, N.A., *as Lender*

By: _____

Title: _____

Date: _____

EXHIBIT 2
LENDER AUTHORIZED SIGNATORIES

NAME	<u>TITLE</u>

DRAFT

ESCROW FUNDING SCHEDULE ADDENDUM

Dated as of: January 30, 2024

Loan Schedule No.: 1000150204

Borrower: CITY OF SAN ANTONIO, TEXAS

Escrow Agent: FROST BANK

Escrow Agreement dated as of: January 30, 2024

Amount To Be Deposited Into Escrow: \$4,716,887.20 ("Lender's Deposit")

Reference is made to the above Loan Schedule ("Schedule") to the Public Property Finance Contract identified in the Schedule ("Public Property Finance Contract") by and between **JPMORGAN CHASE BANK, N.A.** ("Lender") and the above Borrower ("Borrower"). As used herein, "Finance Contract" shall mean the Schedule and the Public Property Finance Contract, but only to the extent that the Public Property Finance Contract relates to the Schedule. This Addendum amends and modifies the terms and conditions of the Finance Contract and is hereby made a part of the Finance Contract. Unless otherwise defined herein, capitalized terms defined in the Public Property Finance Contract shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Finance Contract, Lender and Borrower hereby agree to amend the Finance Contract as follows:

1. Borrower and Lender together with the above Escrow Agent ("Escrow Agent") have entered into the above Escrow Agreement ("Escrow Agreement") establishing a fund ("Equipment Acquisition Fund") from which the Purchase Price of the Equipment will be paid.

2. Lender shall deposit such amount into escrow as is required by the Escrow Agreement, which amount shall be credited to the Equipment Acquisition Fund. Borrower shall pay the balance of the Purchase Price of the Equipment, either by deposit in escrow to the Equipment Acquisition Fund or by direct payment to the Suppliers of the Equipment.

3. The Loan Term of the Finance Contract shall commence on the earlier of the date specified in the Payment Schedule to the Schedule or the date of Lender's deposit of funds into the Equipment Acquisition Fund. Notwithstanding the statements regarding delivery and acceptance of the Equipment in the Schedule, the parties acknowledge that the Equipment will be accepted as provided in the Escrow Agreement.

4. The delivery of documents and the satisfaction of any other conditions required by the Escrow Agreement or this Addendum shall be additional Funding Conditions for the Finance Contract.

5. Upon Borrower's execution of the Escrow Agreement, Borrower hereby represents and warrants to Lender that: (a) Borrower has full power, authority and legal right to execute and deliver the Escrow Agreement and to perform its obligations under the Escrow Agreement, and all such actions have been duly authorized by appropriate findings and actions of Borrower's governing body; (b) the Escrow Agreement has been duly executed and delivered by Borrower and constitutes a legal, valid and binding obligation of Borrower, enforceable in accordance with its terms; and (c) the Escrow Agreement is authorized under, and the authorization, execution and delivery of the Escrow Agreement complies with, all applicable federal, state and local laws and regulations (including, but not limited to, all open meeting, public bidding and public investment laws) and all applicable judgments and court orders.

6. The opinion of Borrower's legal counsel will include statements to the same effect as the representations of Borrower in paragraph 5 above.

7. It shall be an additional event of default under the Finance Contract if Borrower fails to pay or perform any of its obligations under the Escrow Agreement or this Addendum or if any of the representations of Borrower in the Escrow Agreement or this Addendum prove to be false, misleading or erroneous in any material respect.

8. Except as expressly amended by this Addendum and other modifications signed by Lender, the Finance Contract remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

CITY OF SAN ANTONIO, TEXAS

(Borrower)

By: _____

Title: Deputy Chief Financial Officer

JPMORGAN CHASE BANK, N.A.

(Lender)

By: _____

Title: Authorized Officer

DRAFT

Requesting Escrow Disbursement

To request an escrow disbursement, the following documents should be emailed to: cefi_escrow_disbursement.request@jpmchase.com

Excel Spreadsheet (required when more than 5 invoices are submitted for payment)

• Include Excel spreadsheet listing the following information

Vendor Name	Invoice #	Equip. Desc.	VIN/Serial #	Invoice Amount

Invoice(s)

- ✓ Should have a clear description of the equipment including Serial Numbers
- ✓ Should reflect the total amount of the equipment, along with any progress payment due
- ✓ The Purchaser shown on the invoice
- ✓ **Wire Transfer instructions of the vendor**

Vehicle Attachment(s)

If the payment is for an Attachment to a Vehicle, the Invoice clearly reflects the VIN # of the vehicle for the attachment.

If **reimbursement** for previously paid invoices is being requested, also provide Proof of Payment:

- ✓ Copy of the Wire Confirmation
- ✓ Copy of cancelled check front and back
- ✓ Bank Wiring instructions for the account where the funds are to be deposited

If the escrow disbursement is **for titled vehicles**:

- ✓ Copy of the Title/MSO front and back or Copy of the Title Application showing:
 - Purchaser = Legal Entity name of client as shown on the Lease Financing Documents
 - Lienholder = JPMorgan Chase Bank, N.A., P>O> Box 6026, Chicago, IL 60680 (LA does not require JPMorgan Chase Bank, N.A. to be listed as lien holder on title applications.)

Completing the Information on the Authorization Form

Indicate if the request being submitted is a Final Request (section 4)

- ✓ The payee name should reflect who we are disbursing funds to
- ✓ Multiple invoices can be grouped together for a unique vendor (please include a spreadsheet of each of the invoices to be paid and note "see attached" on the invoice detail line).
- ✓ Disbursement requests **must be signed by an authorized signer as shown on the Certificate of Incumbency, Resolution or Schedule 2 of the escrow agreement.**
- ✓ Certain Wire transfers will require a callback performed on a recorded line to verify wiring instructions to us on the payment request form. In order to expedite this process, please provide Loan Contact information on Page 3 of the payment request form.

Insurance certificate is required for all delivered equipment which certificate includes and is not limited to:

1. PHYSICAL DAMAGE
 - a. Replacement cost coverage for the equipment (physical damage coverage for vehicles) identified on the attached Schedule A-1 and the equipment cost referenced on same.
 - b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Lender's Loss Payee.
2. LIABILITY
 - a. General liability and Auto liability coverage as required must be provided in the amount of **\$5,000,000.00**, or in the State of Texas in the amount of \$300,000.00.
 - b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Additional Insured.
3. Please reference the Insurance Request Letter for further details.

J.P.Morgan

**CITY OF SAN ANTONIO, TEXAS
111 SOLEDAD
5TH FLOOR
San Antonio, TX 78205**

January 30, 2024

Re: Marketing Consent

Ladies and Gentlemen:

From time to time, JPMorgan Chase Bank, N.A. ("JPMorgan") may wish to, at its sole expense, include your company in its marketing efforts by publishing tombstones, including your company's name and logo in advertising, and otherwise giving publicity to your company and your transactions with City of San Antonio, Texas. By signing below, you authorize JPMorgan to do so without any prior approval by you and such authorization will remain in effect unless you notify JPMorgan in writing that it is revoked. Should you fail to return this letter to JPMorgan, JPMorgan will assume that you have not given your authorization and JPMorgan must obtain your prior written consent to include your company in its marketing efforts.

Very Truly Yours,

JPMorgan Chase Bank, N.A.

By: Kathryn M. LoMastro

Name: Kathryn LoMastro

Title: Authorized Officer

Accepted and agreed to as of
the date first written above by:

CITY OF SAN ANTONIO, TEXAS

By: _____

Name: _____

Title: _____

SIGN UPFOR AUTOMATED BILL PAYMENT

Please complete ALL Sections and return this form:

I authorize **JPMORGAN CHASE BANK, N.A.** to make withdrawals from the account listed below. I understand that I control my withdrawals for payments on leases and loans. If at any time I decide to discontinue this payment service, I will notify the biller. **I also understand that any future leases and loans will automatically be set up with auto debit withdrawals unless JPMorgan Chase Bank, N.A. elects to the contrary. All assessments and other fees payable under the leases and loans will be withdrawn with rental/installment payments unless otherwise instructed.**
(PLEASE PRINT)

Customer Information:

Financial Institution:

Name:	CITY OF SAN ANTONIO, TEXAS		Name:			
Address:	100 W HOUSTON STREET FLOOR 8		Address:			
City:	SAN ANTONIO		City:			
State:	TX	Zip: 78205	State:		Zip:	

Account Type (check one) ☐ Checking ☐ Savings

Routing /ABA Number _____ Account Number _____

(Please enclose a voided check)

Billor Information:

Your JPMorgan Chase Bank, N.A. Account Number(s) as Shown on Agreement or Invoice.
(A sign up form is required for each unique financial institution account and routing/ABA number.)

1000150204 1000 _ _ _ _ _ 1000 _ _ _ _ _ 1000 _ _ _ _ _

Notice to Customer - This agreement authorizes the periodic transfer of funds from your account at the financial institution listed on this sign up form by electronic means. Your rights and liabilities under this agreement are governed in part by federal laws and regulations dealing with electronic fund transfers. You should consult your agreement with the financial institution, which holds your account for a more complete disclosure of your legal rights. Withdrawal amount may change to reflect the payment schedule defined in the agreement. This authorization and change of payment method will not modify or amend the agreement, including any rights or remedies of JPMorgan Chase Bank, N.A. The biller reserves the right to discontinue this payment service at biller's discretion and upon notice to the customer.

Authorized Signature

Date

Telephone No.

Do Not Enclose Payment!

Mail to: JPMorgan Chase Bank, N.A.

_____, _____
Phone: 1-800-678-2601 Option #2

Or

Email: **JPMEF.Portfolio.Service@JPMORGAN.com**

THINGS YOU NEED TO KNOW ABOUT AUTOMATED BILL PAYMENT

Q. How do I sign up?

A. Complete all sections of this form, sign, enclose a voided check and mail or email to JPMEF.Portfolio.Service@JPMORGAN.com.

Q. Once I have enrolled in the automated bill payment will JPMorgan Chase Bank, N.A. give me notice of when my automated bill payment will begin?

A. Yes. You will be notified by mail in advance of your actual start date. Typically, it will take 4 to 6 weeks before you will begin. Please continue to pay until notification is received.

Q. When will the payment amounts be taken out of my checking or savings account?

A. The periodic payment will be deducted from your checking or savings account automatically by JPMorgan Chase Bank, N.A. on the payment due date. If the payment due date falls on a weekend or holiday the payment will be deducted on the next business day.

Q. What if I have a question about my bill payment or want to stop the automated payment plan?

A. Simply call us at 1-800-678-2601 Option #2.

Q. How can I be sure my bill has been paid?

A. Your payment will be clearly itemized on your bank's monthly account statement.

Q. Is there a charge for this service?

A. No. You are a valued customer and we offer this service free of charge.

Q. If I've already signed up, must I complete the form again?

A. Only if you are adding or changing the financial institution account and/or routing/ABA numbers.

Q. How will I be billed for assessments?

A. Assessments such as personal property tax and fees will be deducted with your rental payment unless otherwise instructed by you in writing.