

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

PERFORMANCE AGREEMENT

This Performance Agreement (the "Agreement") is made effective on September 23rd, 2026 (the "Effective Date"), by and between LUBBOCK ECONOMIC DEVELOPMENT ALLIANCE, INC., a Texas nonprofit corporation (hereinafter referred to as "LEDA") and SMALL LOT BOTTLES, a Texas limited liability company, (hereinafter referred to as "Recipient"), by and through their duly authorized officers and affiliate organizations under the terms and conditions that follow. LEDA and Recipient may collectively be referred to as the "Parties."

1. **Applicable Law:** It is understood by and between the parties that the term "Act," as used herein, is intended to mean the Development Corporation Act of 1979, as amended. (Sec. 501.001 *et seq*, Local Government Code, formerly Sec 5190.6, VACS). The parties hereto covenant and agree to comply with the terms of the Act as set forth in this Agreement.

2. **Parties:**

A. LEDA, a Texas non-profit corporation as well as a tax exempt 501(c)4 entity, was created by the City of Lubbock, Texas, as an Industrial Development Corporation under the Act for the purpose of creating and retaining positions and encouraging new businesses to be established in Lubbock, Texas, to stimulate business and commercial activities, as well as all other purposes allowed by the Act.

B. Recipient is preparing a new Project which shall include the expansion of its single-serve wine bottling operation at a new leased facility in Lubbock County, (NAICS 424820 – Wine and Distilled Alcoholic Beverage Merchant Wholesalers). This project is anticipated to result in eight (8) new Primary Full-Time Jobs with a Target Annual Compensation of \$520,000, in the aggregate, or a total of \$5,200,000 over ten years. Total capital investment, which excludes Target Annual Compensation, is \$370,000.

C. Recipient is a Texas limited liability company authorized to do business in Texas.

3. **Purpose:** The purpose for this agreement is to formalize the agreements between LEDA and Recipient for the payment of certain costs associated with Recipient's Project and specifically state the covenants, representations of the parties, and the incentives associated with Recipient's commitment to abide by the provisions of the Act and to abide by the terms of this Agreement which has been approved by the Board of Directors of LEDA as complying with the specific requirements of the Act. It is expressly agreed that this Agreement constitutes a single transaction. A failure to perform any obligation by Recipient may constitute a breach of the Agreement with the consequences of such breach being governed by Section 9 herein.

4. **Definitions:**

- A. The "Act" shall refer to the Development Corporation Act of 1979, as amended, as Sec. 501.001 *et seq.*, Local Government Code, formerly Sec 5190.6, VACS.
- B. "LEDA" shall refer to Lubbock Economic Development Alliance, Inc. a Texas non-profit corporation, created by the City of Lubbock as an "Industrial Development Corporation", pursuant to the Act.
- C. "Measurement Date" shall mean the date upon which the determination is made as to whether Recipient is in compliance with this Agreement. The Measurement Date shall be the date that is one (1) year following the Effective Date.
- D. "Payback Provisions" shall mean Recipient's payment obligations as described in Section 9 herein.
- E. "Primary Full-Time Jobs" shall include individuals employed by Recipient in Lubbock County in Primary Full-Time Jobs as defined by the Act.
- F. "Project" shall refer to the project identified in Section 2B.
- G. "Recipient" shall refer to Small Lot Bottles, a Texas limited liability company authorized to do business in Texas, and the Recipient party to this Agreement.
- H. "Recipient Request" may include the identification of a cost of the Project by Recipient to the facility or other purpose within Sec. 501.152, Local Government Code.
- I. "Term" as used herein shall begin on the Effective Date and end on the earliest to occur of: (i) the date LEDA issues the incentive payment; (ii) the date that is

fourteen (14) months after the Effective Date; or (iii) the date that this Agreement is terminated by Recipient's failure to perform.

5. Representations of Recipient:

- A. Recipient represents that it will utilize the incentive provided towards costs involved and associated with the Project contemplated herein.
- B. Recipient represents that it is authorized to do business in Texas and has authorization to enter into this Agreement on its behalf.
- C. Recipient represents that it has sought from LEDA economic assistance in connection with Recipient's Project.
- D. Recipient represents that it has conferred with attorneys of its own choosing and is fully knowledgeable of the terms of the Act and understands the reporting requirements of the Act, as well as all conditions precedent and subsequent as required to be eligible for the incentive offered by LEDA, including the Payback Provisions as outlined in Section 9 herein.
- E. Recipient represents that it acknowledges that its failure to perform any reporting requirements within a reasonable period of time after the request is made could result in payment adjustments or incentive forfeiture.
- F. Recipient agrees to consider participating in any LEDA-sponsored confidential wage and benefit surveys, and with Recipient's prior written approval after reviewing marketing materials, Recipient agrees that it will reasonably participate in marketing materials that focus on economic development in Lubbock County
- G. Recipient understands and agrees that any variations as to any term of this Agreement or any terms or conditions of the incentives as stated must be mutually agreed to in written supplements or addenda. No oral agreements, amendments, or representations will be binding on either party.

6. Representations by LEDA:

- A. LEDA represents that it is established as an Industrial Development Corporation under the Act and further represents that Recipient's Project and the costs applied toward Recipient's Project as stated in this Agreement have been found by the Board of Directors of LEDA, sitting as fact finders, to be in compliance with the

requirements and purposes of the Act, the provisions of LEDA's charter, as well as for the benefit of the City of Lubbock, Lubbock County, Texas, and the trade area.

- B. LEDA represents that it has authority to enter into this Agreement. LEDA understands and agrees that any variation in terms of this Agreement, the incentive offered to Recipient, or the commitment made by Recipient will only be binding if mutually agreed to in writing.
- C. LEDA represents that the incentive offered is a lawful and enforceable transaction under all applicable laws.
- D. LEDA and its representatives agree to maintain confidentiality of all of Recipient's records to the extent allowable by applicable laws.

7. **Incentives:**

A. **Capital Investment Incentive to be Awarded and Terms of Award:**

1. LEDA agrees to pay Recipient a Capital Investment Incentive of \$15,000 for capital investment expenditures incurred for the Project between January 1, 2026, and the Measurement Date, subject to the terms and conditions of this Agreement.
2. The Capital Investment Incentive is to be paid in a lump sum within thirty (30) days following verification by LEDA or LEDA's third-party accountants that Recipient has:
 - i. Incurred at least \$296,000 in capital expenditures (representing 80% of the expected capital investment) during the period beginning January 1, 2026, and ending on the Measurement Date; and
 - ii. Executed a lease for a facility in Lubbock County.
3. Recipient shall provide to LEDA or LEDA's designated accounting representative such documentation as may be reasonably requested to verify the final capital expenditures and executed lease within sixty (60) days following the Measurement Date. Should the Project be completed earlier, Recipient may provide the required documentation for early payment consideration at LEDA's sole discretion.

4. LEDA and its representatives shall maintain the confidentiality of Recipient's records and shall return such records upon request, unless otherwise mutually agreed by the parties regarding record retention by Recipient of inspection access to LEDA.

8. **Conditions for Payment of Incentive:** It is specifically agreed and understood by and between the parties that LEDA has agreed to make the incentives available to Recipient strictly upon the following terms and conditions:

- A. Any use of LEDA's name for publicity in connection with Recipient's business or activities must be approved in advance by LEDA. It is understood that LEDA may make known its contributions to Recipient in whatever public manner LEDA deems appropriate.
- B. Recipient shall have delivered to LEDA evidence of its authority for the execution and performance of this Agreement, as well as timely delivery of all other information expressly called for in this Agreement.
- C. During the Term, Recipient must actively pursue the development of the Project as identified in Section 2B of this Agreement in Lubbock County and must maintain its legal status under federal and state law such that it remains qualified to do business in the State of Texas.
- D. For the duration of this Agreement, the operations or activities of Recipient and its employees shall be performed and conducted in a professional businesslike manner and shall be in keeping with federal and state laws and regulations, and any ordinances of Lubbock County and/or governmental entities which may have jurisdiction over Recipient's operations and activities.
- E. Recipient certifies that the Recipient does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Recipient is convicted of a violation under 8 U.S.C. § 1324a(f), Recipient shall repay the amount of the public subsidy provided under this Agreement, with interest at the legal pre-judgment interest rate, with reasonable attorney's fees, not later than the 120th day after the date LEDA notifies Recipient of the violation.
- F. Any information obtained by LEDA or its agents or assigns during negotiations leading up to the execution of the Agreement or otherwise about the business, have or will be returned upon the execution of this Agreement, subject to a right to a

continuing examination by LEDA in order to comply with LEDA's reporting obligations, if any.

- G. Recipient agrees to cooperate in good faith with LEDA and LEDA's accountants in the confidential review and examination of records reasonably necessary to verify compliance with the conditions of the incentive payment. Failure to timely provide all information and documentation reasonably requested for such review may result in forfeiture of the incentive.
- H. Recipient agrees to comply with all Texas sales and use tax laws regarding the purchase, use and storage of personal property and other applicable expenditures associated with this Project and its location.
- I. Recipient agrees to remain current on and in compliance with all applicable tax obligations lawfully due. Failure to remain in good standing with respect to such obligations may result in the withholding or forfeiture of the incentive under this Agreement, as determined by LEDA.

9. Payback Provisions and Events of Default:

- A. Recipient acknowledges that LEDA and Recipient are required to remain in conformance with the statutory provisions of the Act. The parties hereto agree that in the event Recipient fails to comply with the provisions of this Agreement, including but not limited to Sections 7 and 8, and after written notice and failure to cure the violation continues for thirty (30) days after written notice to Recipient, then LEDA, in its sole discretion, may terminate this Agreement and permanently suspend all future payments to Recipient in addition to any other remedies contained in this Agreement.
- B. Recipient has provided to LEDA an expected capital investment of \$370,000 for the Project, anticipated to be incurred between January 1, 2026, and the Measurement Date, in the form of real property and personal property improvements. LEDA based its decision to grant the Capital Investment Incentive to Recipient based on such capital investment. If the actual capital investment amount is significantly lower (20% or greater) than the expected capital investment, the incentive may be forfeited. Capital investment will be measured by either documentation of construction or real property invoices provided to LEDA or LEDA's accountants within sixty (60) days following the Measurement Date.

- C. Recipient shall provide LEDA with a copy of the executed lease for the Project's facility no later than sixty (60) days following the Measurement Date.
- D. Should Recipient complete the Project earlier, Recipient may furnish the required documentation to LEDA or LEDA's accountants for early payment consideration at LEDA's sole discretion.

10. Assignment, Merger, and Termination Due to Merger, Etc.: This Agreement shall not be assignable, either in whole or in part. Termination as the result of assignment or merger or change in business form shall not disqualify the remaining or new entity from applying to LEDA for new incentive consideration.

11. No Privity of Endeavor Nor Joint Venture: It is specifically agreed that there shall be no privity of endeavor nor joint venture whatsoever between LEDA and Recipient and the sole connection between the parties is the contribution of the economic assistance by LEDA under the restricted conditions as set forth herein and that such contributions as stated herein are for the sole purposes as set forth herein and it shall in no way be construed as a continuing basis of financial support by LEDA to Recipient. The parties hereto have entered into this Agreement in an arms-length transaction. NO agency relationship or fiduciary relationship is intended to be created by this Agreement and no such relationship shall be determined to exist.

12. Good Faith – Normal Business Operations: The parties agree that this Agreement has been entered into in good faith and that each party shall act in good faith in complying with its provisions. The parties further agree to transact all their business under and that which relates to this Agreement in accordance with their normal business operations.

13. Miscellaneous Provisions:

- A. Notices: for the purposes of any notices to be given, pursuant to the terms of this Agreement, the parties shall use the following addresses, or any other address as may be changed by the parties, upon written notice to the other party, as follows:

1. LEDA

John Osborne
CEO and President
Lubbock Economic Development Alliance, Inc.
1500 Broadway, Suite 600
Lubbock, Texas 79401

With a copy to:
Ann Manning
Attorney at Law
Underwood Law Firm
P.O. Box 16197
Lubbock, Texas 79490

2. RECIPIENT
Abby Ramos
President / Owner
Small Lot Bottles
8926 CR 6820
Lubbock, TX 79407

With a copy to:

Notices shall be deemed to be given upon the placing in the United States Mail, Certified Mail, Return Receipt Requested, to the above-described addresses or as may be changed, pursuant to the terms and conditions hereof.

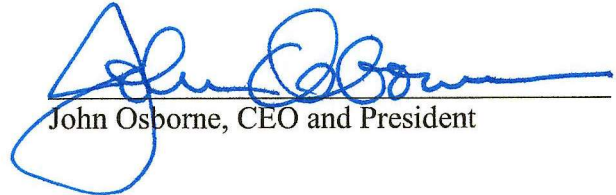
- B. No Waiver of Immunity: Notwithstanding any other provisions of this Agreement, including, without limitation, the provisions of Sections 7, 8 and 9 of this Agreement, nothing in this Agreement shall or may be deemed to be or shall or may be construed to be, a waiver or relinquishment of any immunity, defense, or limitation to which LEDA, the City of Lubbock, its elected officials, its officers, employees, representatives, or agents are or may be entitled, including without limitation, any waiver of immunity suit.
- C. Venue; Governing Law: All payments made pursuant to this Agreement and other obligations performed under this Agreement shall be made or performed in the City of Lubbock, Lubbock County, Texas. Exclusive venue for any action, cause of action, lawsuit, or other proceeding under or in connection with this Agreement shall be and lie in Lubbock County, Texas and the parties hereby submit themselves to the jurisdiction thereof; and this Agreement shall be governed by

and construed in accordance with the laws of the State of Texas without respect to the conflict of laws rules thereof. Recipient hereby waives and agrees not to assert by way of motion, as a defense, or otherwise, in any suit, action, or proceeding, any claim that (i) it is not subject to such venue or the jurisdiction of the courts of Lubbock County, Texas, (ii) the suit, action, or proceeding is brought in an inconvenient forum, or (iii) the venue of the suit, action, or proceeding is improper.

- D. Entire Agreement: This instrument constitutes the entire Agreement between the parties hereto and neither this Agreement nor any of the Exhibits attached hereto, if any, can be altered, changed, or amended in any respect except by an instrument in writing duly executed by both parties.
- E. Partial Invalidity: In the event that any portion of this Agreement should be found or declared to be invalid for any reason, the remaining provisions of this Agreement shall remain in full force and effect and shall be binding upon the parties. The parties agree that it is their intent for this Agreement to be determined as being an indivisible obligation of the parties.
- F. Binding Effect: This Agreement shall be binding upon the undersigned, their successors, and assigns, subject to the express terms of this Agreement concerning assignment.
- G. Force Majeure: If any default or performance of any other covenant or term of this Agreement is delayed by reason of strike, riots, shortages of labor, materials, supplies, or transportation, war, civil commotion, act of God, governmental restrictions, regulations, or interference, fire, or other casualty, or any other circumstances beyond a signatory party's control, then the duty to do or perform the Term or covenant, regardless of whether the circumstance is similar to any of those enumerated above or not, is excused during the delay period.
- H. Nonwaiver. The failure of either party to insist upon the strict performance of any term or condition of this Agreement shall not be deemed a waiver of any right or remedy that that party may have, and shall not be deemed a waiver of any subsequent breach of any such term or condition.

EXECUTED in multiple counterparts, each of which is an original, on this 23rd day of September, 2026.

LUBBOCK ECONOMIC DEVELOPMENT
ALLIANCE, INC.


John Osborne, CEO and President

ATTEST:



RECIPIENT:

Abby Ramos
Abby Ramos (Sep 2, 2026 10:27:16 CDT)

ATTEST:

LEDA - Small Lot Bottles Performance Agreement - 09022026

Final Audit Report

2026-09-02

Created:	2026-09-02
By:	Natalia Moore (natalia@marketlubbock.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACHvtfNIIGUnMlwHqMwYDbET69fdpEtTR

"LEDA - Small Lot Bottles Performance Agreement - 09022026" History

-  Document created by Natalia Moore (natalia@marketlubbock.org)
2026-09-02 - 3:03:15 PM GMT
-  Document emailed to Abby Ramos (abby@tailored385.com) for signature
2026-09-02 - 3:03:20 PM GMT
-  Email viewed by Abby Ramos (abby@tailored385.com)
2026-09-02 - 3:25:43 PM GMT
-  Document e-signed by Abby Ramos (abby@tailored385.com)
Signature Date: 2026-09-02 - 3:27:16 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
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