

EXHIBIT A

**Cadillac Service Garage Event Center – 5 Talents, LLC
Urban Development Program Terms and Conditions**

Grantee	5 Talents, LLC
Grantor	The City of Greensboro
Authorization	<p>The proposed project meets the Urban Development Guidelines of:</p> <ol style="list-style-type: none">1) It is a proposed project within the corporate limits of Greensboro;2) Meets the minimum investment thresholds.
Authorizing Statutes	Charter §4.55
Sources of Funding	The grant shall be a grant funded from the City of Greensboro's Economic Development Fund FY 16/17
Amount of Developer Investment	No less than \$1,964,850.00 Million of Developer Investment (as defined by the Urban Development Investment Guidelines) not including Incentive Grant.
Amount of Grant Requested	\$200,000.00
Payment Terms/Security	<ul style="list-style-type: none">• Repayment upon default. A deed of trust and promissory note will be required from 5 Talents, LLC.• The note will be held until such time as the City's investment is recouped from prospective ad valorem property tax, sales tax, or other revenues.

Responsibilities of 5 Talents, LLC

- Complete redevelopment of the building by March 31, 2017
- Create 4 full time jobs. The creation of these jobs shall be at or above the current county average wage with benefits. Retain jobs for 2 years after the creation.
- Provide the City designee with an annual NCUI 101 for the duration of the grant which will provide documentation of job creation and retention.
- Allow the City upon reasonable notice to inspect, audit, examine and copy records of the Company pertaining to the investment in this project. In year 1, the company will provide a tax evaluation, substantiating the value of the asset, and every year after, provide property tax payment records.
- Shall obtain all required State and local permits required for construction.
- Pay all state and local taxes.
- Comply with the City's M/WBE Plan. M/WBE participation requirements for the Cadillac Service Garage Event Center project were established with a M/WBE goal of 11% of the total value of the City's contribution to the project.

Responsibilities of the Grantor

Grantor shall:

- Take reasonable steps to ensure the funds are available for payment in FY 16/17.
- Give reasonable notice of audit or inspection of Grantee's records pertaining to the terms of the Agreement.
- Take reasonable measures to ensure the confidentiality of documents provided by the Grantee, to the extent allowed by law.

Default provisions

5 Talents, LLC agrees to repayment to the City if:

- The grantee fails to invest \$1,964,850 Million by March 31, 2017
- Fails to pay State or local taxes,
- Fails to create and retain jobs for the duration of the grant.
- There is a reduction of 10% or more in the amounts of Developer Equity contributed to the project,
- Any representation or information contained in the Application relating to the financial structure of the project is false or materially misleading.

