

BBVA Compass

July 30, 2010

Charles Cryan
City of Bryan
P O Box 1000
Bryan, Texas 77805

9/9/13 PAYOFF CALCULATION

| | | |
|-----------|---------------------|-----------|
| Principal | 1,893,791.55 | rate @ 3% |
| Interest | 14,203.44 | |
| TOTAL \$ | <u>1,907,994.99</u> | |

Dear Mr Cryan:

BBVA Compass ("Bank") is pleased to provide a commitment to Bryan Commerce & Development, Inc, ("Borrower"), to extend and renew the following described loan. This letter will serve as our formal commitment and outlines the terms of this commitment. The Bank's commitment to extend this loan is subject to certain basic terms and conditions. These terms and conditions, which are not intended to be exhaustive, are as follows:

| | |
|---------------------|--|
| Note Styling: | Bryan Commerce & Development, Inc |
| Amount: | \$1,893,791.55 |
| Purpose: | Renewal of loan to purchase approximately 60 acres located adjacent to proposed Texas A&M Health Science Center in Bryan, Texas |
| Guarantor: | City of Bryan, Texas |
| Collateral: | First lien deed of trust on 60 acres located in Bryan, Texas, as described in attached Exhibit "A" |
| Maturity: | September 9, 2013 |
| Terms: | Interest payments due quarterly. Balance plus accrued interest due at maturity |
| Rate: | 30-day LIBOR + 250 bps, floating. The loan rate as of the date of this letter would be 2.805% based on today's 30-day LIBOR rate of 0.305%. This credit facility will be subject to an interest rate floor of 3.00% |
| Fees: | \$1,500 renewal fee |
| Other: | <ul style="list-style-type: none">• Approval of all documentation by the Bank's attorneys• Annual Audited Financial Statements for City of Bryan (which includes financial information of Borrower) |
| Closing Costs: | Borrower to pay all legal fees, document preparation fees, filing fees and other costs associated with this loan. |
| Prepayment Penalty: | None |

Expiration:

This commitment shall be effective as of the date of this commitment letter and shall remain effective until October 30, 2010. If you desire to accept this commitment, have the appropriate person(s) execute a copy of the commitment letter and fax back to me at (979) 764-1348.

I appreciate the opportunity to provide you with this commitment. If you have any questions concerning this commitment or if I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Angela Cowan
Assistant Vice President
Commercial Relationship Manager

AGREED TO AND ACCEPTED this 19th day of August, 2010:

Bryan Commerce & Development, Inc.


Name: Charles Cryer
Title: Chief Financial Officer

8/19/2010
Date

Information contained in this commitment is confidential and intended for Borrower only.