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**MISSOURI DEVELOPMENT FINANCE BOARD,  
as Board**

**AND**

**CITY OF INDEPENDENCE, MISSOURI,  
as City**

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**FINANCING AGREEMENT**

**Dated as of May 1, 2022**

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**Relating to**

**[\$[Principal Amount]  
Missouri Development Finance Board  
Infrastructure Facilities Refunding Revenue Bonds  
(City of Independence, Missouri, Annual Appropriation  
Electric System Revenue Bonds)  
Series 2022**

**Certain rights, title and interest of the Missouri Development Finance Board in this Financing Agreement have been pledged and assigned to UMB Bank, N.A., Kansas City, Missouri, as Trustee under a Bond Trust Indenture dated as of May 1, 2022, between the Board and the Trustee.**

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# **FINANCING AGREEMENT**

## **TABLE OF CONTENTS**

Page

### **ARTICLE I**

#### **DEFINITIONS**

Section 1.1.	Definitions of Words and Terms .....	2
Section 1.2.	Rules of Interpretation .....	2

### **ARTICLE II**

#### **REPRESENTATIONS**

Section 2.1.	Representations by the Board .....	2
Section 2.2.	Representations by the City .....	3
Section 2.3.	Survival of Representations .....	3

### **ARTICLE III**

#### **THE LOAN; PAYMENT OF THE BONDS; ISSUANCE OF THE BONDS**

Section 3.1.	Amount and Source of the Loan; Issuance of Bonds .....	4
Section 3.2.	Loan Payments .....	4
Section 3.3.	Credits on Loan Payments .....	5
Section 3.4.	Additional Payments .....	5
Section 3.5.	Annual Appropriations .....	6
Section 3.6.	Annual Budget Request .....	7
Section 3.7.	Loan Payments to Constitute Current Expenses of the City .....	7

### **ARTICLE IV**

#### **SECURITY FOR THE LOAN**

Section 4.1.	Security for the Loan .....	7
--------------	-----------------------------	---

### **ARTICLE V**

#### **TERM**

Section 5.1.	Term of Financing Agreement .....	8
--------------	-----------------------------------	---

### **ARTICLE VI**

#### **GENERAL COVENANTS AND PROVISIONS**

Section 6.1.	Information Provided to the Board and the Trustee .....	8
--------------	---	---

Section 6.2.	Indemnification.....	8
Section 6.3.	Continuing Disclosure .....	9

## **ARTICLE VII**

### **ADDITIONAL BONDS**

Section 7.1.	Additional Bonds.....	9
--------------	-----------------------	---

## **ARTICLE VIII**

### **ASSIGNMENT OF BOARD’S RIGHTS UNDER FINANCING AGREEMENT**

Section 8.1.	Assignment by the Board .....	10
Section 8.2.	Restriction on Transfer of Board's Rights .....	10

## **ARTICLE IX**

### **EVENTS OF DEFAULT AND REMEDIES**

Section 9.1.	Events of Default Defined .....	10
Section 9.2.	Remedies on Default .....	11
Section 9.3.	No Remedy Exclusive .....	12
Section 9.4.	Agreement to Pay Attorneys' Fees and Expenses.....	12
Section 9.5.	Board and City to Give Notice of Default .....	12
Section 9.6.	Performance of the City's Obligations.....	12
Section 9.7.	Remedial Rights Assigned to the Trustee.....	12

## **ARTICLE X**

### **PREPAYMENT AND ACCELERATION OF LOAN PAYMENTS**

Section 10.1.	Prepayment at the Option of the City .....	13
Section 10.2.	Mandatory Prepayment to Satisfy Scheduled Mandatory Sinking Fund Redemption Requirements .....	13
Section 10.3.	Right to Prepay at Any Time .....	13
Section 10.4.	Notice of Prepayment .....	13
Section 10.5.	Precedence of this Article.....	13

## **ARTICLE XI**

### **SUPPLEMENTAL FINANCING AGREEMENTS**

Section 11.1.	Supplemental Financing Agreements without Consent of Bondowners .....	13
Section 11.2.	Supplemental Financing Agreements with Consent of Bondowners .....	14
Section 11.3.	Execution of Supplemental Financing Agreements .....	15
Section 11.4.	Effect of Supplemental Financing Agreements .....	15
Section 11.5.	Reference in Bonds to Supplemental Financing Agreements .....	15

## **ARTICLE XII**

### **COVENANTS RELATED TO THE ELECTRIC SYSTEM**

Section 12.1.	Rate Covenant .....	15
Section 12.2.	Limitation on Additional Financings.....	15
Section 12.3.	Payments in Lieu of Taxes .....	16
Section 12.4.	Cash Reserve Policy .....	16

## **ARTICLE XIII**

### **MISCELLANEOUS**

Section 13.1.	Authorized Representatives .....	16
Section 13.2.	Notices .....	17
Section 13.3.	Performance Date Not a Business Day.....	17
Section 13.4.	Binding Effect .....	17
Section 13.5.	Execution in Counterparts .....	17
Section 13.6.	No Pecuniary Liability.....	17
Section 13.7.	Extent of Covenants of the Board; No Personal or Pecuniary Liability .....	17
Section 13.8.	Net Loan .....	17
Section 13.9.	Complete Agreement.....	18
Section 13.10.	Severability.....	18
Section 13.11.	Governing Law .....	18
Section 13.12.	Third Party Beneficiaries.....	18
Section 13.13.	Electronic Storage of Documents .....	18
	Signatures and Seals .....	S-1

## **FINANCING AGREEMENT**

**THIS FINANCING AGREEMENT**, dated as of May 1, 2022 (“Financing Agreement”), between the **MISSOURI DEVELOPMENT FINANCE BOARD**, a body corporate and politic organized and existing under the laws of the State of Missouri (the “Board”), and the **CITY OF INDEPENDENCE, MISSOURI**, a constitutional charter city and political subdivision of the State of Missouri (the “City”);

### **WITNESSETH:**

**WHEREAS**, the Board is authorized and empowered under the Missouri Development Finance Board Act, Sections 100.250 to 100.297, inclusive, of the Revised Statutes of Missouri, as amended (“Act”), to issue revenue bonds for the purpose of providing funds to finance and refinance the costs of certain “projects” as defined in the Act (which includes “infrastructure facilities” as defined in the Act) and to pay certain costs related to the issuance of such revenue bonds; and

**WHEREAS**, the Board previously has assisted in the financing of the Project described in the herein defined Indenture through the issuance of various series of bonds, including the Board’s Infrastructure Facilities Revenue Bonds (City of Independence, Missouri, Annual Appropriation Electric System Revenue Bonds - Dogwood Project), Series 2012A (the “Series 2012A Bonds”), Infrastructure Facilities Leasehold Improvement and Refunding Revenue Bonds (City of Independence, Missouri - Electric System Projects), Series 2012F (the “Series 2012F Bonds”), and Infrastructure Facilities Leasehold Revenue Bonds (City of Independence, Missouri - Electric System Projects), Series 2016D (the “Series 2016D Bonds”); and

**WHEREAS**, the City has requested that the Board assist in the refinancing of a portion of the Project through the issuance of the Board’s Infrastructure Facilities Revenue Bonds, being described as the Infrastructure Facilities Refunding Revenue Bonds (City of Independence, Missouri, Annual Appropriation Electric System Revenue Bonds), Series 2022, in the original principal amount of \$[Principal Amount] (the “Series 2022 Bonds”) to refund, on a current basis, the entire outstanding principal amount of the Series 2012A Bonds (the “Series 2012A Refunded Bonds”) and the entire outstanding principal amount of the Series 2012F Bonds (the “Series 2012F Refunded Bonds,” together with the Series 2012A Refunded Bonds, the “Refunded Bonds”); and

**WHEREAS**, the governing body of the Board passed and approved a Resolution on April \_\_\_, 2022, authorizing the Board to issue the Series 2022 Bonds pursuant to the Bond Trust Indenture dated of even date herewith (the “Indenture”) between the Board and UMB Bank, N.A., as Trustee; and

**WHEREAS**, pursuant to such Resolution, the Board is authorized (i) to execute and deliver the Indenture for the purpose of issuing and securing the Series 2022 Bonds, and (ii) to enter into this Financing Agreement, under which the Board will loan the proceeds of the Series 2022 Bonds to the City in accordance with the provisions of this Financing Agreement to refinance portions of the Project through the refunding of the Refunded Bonds, in consideration of payments to be made by the City to the Trustee which are to be sufficient to pay the principal of, redemption premium, if any, and interest on the Series 2022 Bonds as the same become due; and

**WHEREAS**, the City, by Ordinance No. \_\_\_\_\_ passed by the City Council on April \_\_\_, 2022, approved the issuance of the Series 2022 Bonds and the execution and delivery of certain documents, including this Financing Agreement, and directed the City Manager to include in each future

budget submitted to the council an appropriation for all payments required under this Financing Agreement, as provided herein and therein; and

**WHEREAS**, pursuant to the foregoing, the Board desires to loan the proceeds of the Series 2022 Bonds to the City, and the City desires to borrow the proceeds of the Series 2022 Bonds from the Board, to be repaid by the City upon the terms and conditions hereinafter set forth, all for the purpose of providing funds to refinance a portion of the Project through the refunding of the Refunded Bonds, [\*\*fund a reserve fund deposit or the premium for a reserve fund policy for the Series 2022 Bonds,\*\*] and pay certain costs related to the issuance of the Series 2022 Bonds and the incidental costs of refunding the Refunded Bonds; and

**NOW, THEREFORE**, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the Board and the City, do hereby represent, covenant and agree as follows:

## **ARTICLE I**

### **DEFINITIONS**

**Section 1.1. Definitions of Words and Terms.** Capitalized terms not defined in this Financing Agreement shall have the meanings set forth in the Indenture.

**Section 1.2. Rules of Interpretation.**

For all purposes of this Financing Agreement, except as otherwise expressly provided or unless the context otherwise requires:

(a) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders.

(b) Words importing the singular number shall include the plural and vice versa and words importing person shall include firms, associations and corporations, including public bodies, as well as natural persons.

(c) The table of contents hereto and the headings and captions herein are not a part of this document.

(d) Terms used in an accounting context and not otherwise defined shall have the meaning ascribed to them by accounting principles generally accepted in the United States of America.

## **ARTICLE II**

### **REPRESENTATIONS**

**Section 2.1. Representations by the Board.** The Board represents and warrants to the City and the Trustee as follows:

(a) *Organization and Authority.* The Board (1) is a body corporate and politic duly organized and existing under the laws of the State of Missouri, and (2) has lawful power and

authority to enter into, execute and deliver this Financing Agreement and the Indenture and to carry out its obligations hereunder and thereunder, and (3) by all necessary action has been duly authorized to execute and deliver this Financing Agreement and all Transaction Documents required to be executed and delivered by it in connection with the issuance of the Series 2022 Bonds (collectively, the “Board Documents”), acting by and through its duly authorized officers.

(b) *No Defaults or Violations of Law.* The execution and delivery of this Financing Agreement and the other Board Documents by the Board will not result in a breach of any of the terms of, or constitute a default under, any indenture, mortgage, deed of trust, lease or other agreement or instrument to which the Board is a party or by which it or any of its property is bound or its bylaws or any of the constitutional or statutory laws, rules or regulations applicable to the Board or its property.

**Section 2.2. Representations by the City.** The City represents and warrants to the Board and the Trustee as follows:

(a) *Organization and Authority.* The City (1) is a constitutional charter city and political subdivision duly organized and validly existing under the laws of the State of Missouri, and (2) has lawful power and authority to enter into, execute and deliver this Financing Agreement and all other Transaction Documents required to be executed and delivered by it in connection with the issuance of the Series 2022 Bonds (collectively, the “City Documents”) and to carry out its obligations hereunder and thereunder, and (3) by all necessary action has been duly authorized to execute and deliver this Financing Agreement and the other City Documents, acting by and through its duly authorized officers.

(b) *No Defaults or Violations of Law.* The execution and delivery of this Financing Agreement and the other City Documents by the City will not conflict with or result in a breach of any of the terms of, or constitute a default under, any indenture, mortgage, deed of trust, lease or other agreement or instrument to which the City is a party or by which it or any of its property is bound or its charter, or any of the laws, rules or regulations applicable to the City or its property.

(c) *Public Purpose.* The City believes that the appropriation of revenues to pay its obligations under this Financing Agreement is an essential public purpose.

(d) *No Litigation.* To the knowledge of the City, there is no litigation or proceeding pending or threatened against the City or any other person affecting the right of the City to execute this Financing Agreement or the other City Documents or the ability of the City to make the Loan Payments or to otherwise comply with the obligations under this Financing Agreement or the other City Documents. Neither the execution and delivery of this Financing Agreement by the City, nor compliance by the City with its obligations under this Financing Agreement require the approval of any regulatory body, or any other entity, which approval has not been obtained.

**Section 2.3. Survival of Representations.** All representations of the Board and the City contained in this Financing Agreement or in any certificate or other instrument delivered by any such entity pursuant to this Financing Agreement or any other Transaction Document, or in connection with the transactions contemplated thereby, shall survive the execution and delivery thereof and the issuance, sale and delivery of the Series 2022 Bonds, as representations of facts existing as of the date of execution and delivery of the instruments containing such representations.

## ARTICLE III

### THE LOAN; PAYMENT OF THE BONDS; ISSUANCE OF THE BONDS

#### Section 3.1. Amount and Source of the Loan; Issuance of Bonds.

(a) The Board agrees to lend to the City, upon the terms and conditions herein and in the Indenture specified, the net proceeds received by the Board from the sale of the Series 2022 Bonds (the "Series 2022 Loan," and, until the issuance of any Additional Bonds, the "Loan"). In order to provide funds to make the Series 2022 Loan and refinance a portion of the costs of the Project through the refunding of the Refunded Bonds, the Board agrees that it will issue, sell and deliver the Series 2022 Bonds to the Original Purchaser. The proceeds of the sale of the Series 2022 Bonds shall be paid over to the Trustee for the account of the Board and shall be administered, disbursed and applied in the manner provided in the Indenture.

(b) In the event that the Board issues any Additional Bonds pursuant to the terms of the Indenture, the Board agrees to lend to the City, upon the terms and conditions herein and in the Indenture (as supplemented in connection with the issuance of the Additional Bonds), the net proceeds received by the Board from the sale of such Additional Bonds (the "Additional Bond Loan," together with the Series 2022 Loan and any other Additional Bond Loan, the "Loan"). In order to provide funds to make an Additional Bond Loan, the Board agrees that it will issue, sell and delivery the related series of Additional Bonds as authorized by and permitted pursuant to the Indenture and this Financing Agreement (as supplemented in connection with the issuance of such Additional Bonds) to the original purchaser thereof. The proceeds of the sale of such Additional Bonds shall be paid over to the Trustee for the account of the Board and shall be administered, disbursed and applied in the manner provided in the Supplemental Indenture related to such series of Additional Bonds

**Section 3.2. Loan Payments.** Subject to the limitations of **Sections 3.5, 3.7** and **4.1** hereof, the City shall pay the following amounts to the Trustee, all as "Loan Payments" under this Financing Agreement:

(a) *Debt Service Fund -- Interest:* On or before 10:00 a.m. on or before the Business Day preceding each June 1 and December 1, commencing \_\_\_\_\_ 1, 2022, an amount which is not less than the interest to become due on the next interest payment date on the Bonds; provided, however that the City may be entitled to certain credits on such payments as permitted under **Section 3.3** of this Financing Agreement.

(b) *Debt Service Fund -- Principal:* On or before 10:00 a.m. on or before the Business Day preceding each June 1, commencing June 1, 2023, an amount which is not less than the principal to become due on the next principal payment date on the Bonds; provided, however, that the City may be entitled to certain credits on such payments as permitted under **Section 3.3** of this Financing Agreement.

(c) *Debt Service Fund - Redemption:* On or before 10:00 a.m. on or before the Business Day preceding the date required by this Financing Agreement or the Indenture, the amount of any moneys received which is intended or required to redeem Bonds then Outstanding if the City exercises its right to redeem Bonds under any provision of the Indenture or if any Bonds are required to be redeemed (other than pursuant to mandatory sinking fund redemption provisions) under any provision of the Indenture.



Notwithstanding any schedule of payments upon the Loan set forth in this Financing Agreement or the Indenture, the City shall make payments upon the Loan and shall be liable therefor at the times and in the amounts (including interest, principal, and redemption premium, if any) equal to the amounts to be paid as interest, principal and redemption premium, if any, whether at maturity or by optional or mandatory redemption upon all Bonds from time to time Outstanding under the Indenture.

Any Supplemental Financing Agreement shall provide for similar deposits into the Debt Service Fund of amounts sufficient to insure the prompt payment of the principal of, premium, if any, and interest on any Additional Bonds as the same become due.

Unpaid Loan Payments shall bear interest at the Prime Rate. Any interest charged and collected on an unpaid Loan Payment shall be deposited to the credit of the Debt Service Fund and applied to pay interest on overdue amounts in accordance with the Indenture.

The City and the Board each acknowledge that they have no interest in the Debt Service Fund[\*\*, the Debt Service Reserve Fund\*\*] or the Rebate Fund, and any moneys deposited therein shall be in the custody of and held by the Trustee in trust for the benefit of the Bondowners and the United States of America as provided in the Indenture.

**Section 3.3. Credits on Loan Payments.** Notwithstanding any provision contained in this Financing Agreement or in the Indenture to the contrary, in addition to any credits on the Loan resulting from the payment or prepayment of Loan Payments from other sources:

(a) any moneys deposited (including earnings thereon) by the Trustee in the Debt Service Fund as interest (including moneys received as accrued interest from the sale of the Bonds and any initial deposit of capitalized interest made from the proceeds of the sale of the Bonds) shall be credited against the obligation of the City to pay interest on the Loan as the same becomes due;

(b) any moneys deposited (including earnings thereon) by the Trustee in the Debt Service Fund as principal shall be credited against the obligation of the City to pay the principal of the Loan as the same becomes due in the order of maturity thereof; and

(c) the amount of any moneys transferred by the Trustee from any other fund held under the Indenture and deposited in the Debt Service Fund as interest or principal shall be credited against the obligation of the City to pay interest or principal, as the case may be, as the same become due.

**Section 3.4. Additional Payments.** Subject to the limitations of **Sections 3.5, 3.7 and 4.1** hereof, the City shall pay the following amounts to the following persons, all as “Additional Payments” under this Financing Agreement:

(a) to the Trustee, when due, all reasonable fees and charges for its services rendered under the Indenture, this Financing Agreement and any other Transaction Documents, and all reasonable expenses (including without limitation reasonable fees and charges of any Paying Agent, bond registrar, counsel, accountant, engineer or other person) incurred in the performance of the duties of the Trustee under the Indenture or this Financing Agreement for which the Trustee and other persons are entitled to repayment or reimbursement;

(b) to the Trustee, upon demand, an amount necessary to pay rebatable arbitrage in accordance with the Tax Compliance Agreement and the Indenture;

(c) to the Board, on the Bond Issuance Date, its regular administrative and issuance fees and charges, if any, and all expenses (including without limitation attorney's fees) incurred by the Board in relation to the transactions contemplated by this Financing Agreement and the Indenture, which are not otherwise to be paid by the City under this Financing Agreement or the Indenture;

(d) to the appropriate person, such payments as are required (i) as payment for or reimbursement of any and all reasonable costs, expenses and liabilities incurred by the Board or the Trustee or any of them in satisfaction of any obligations of the City hereunder that the City does not perform, or incurred in the defense of any action or proceeding with respect to the Project, this Financing Agreement or the Indenture, or (ii) as reimbursement for expenses paid, or as prepayment of expenses to be paid, by the Board or the Trustee and that are incurred as a result of a request by the City, or a requirement of this Financing Agreement and that the City is not otherwise required to pay under this Financing Agreement;

(e) to the appropriate person, any other amounts required to be paid by the City under this Financing Agreement or the Indenture;

(f) to the appropriate person, amounts to be paid pursuant to the Tax Compliance Agreement;

[\*\* (g) to the Trustee, upon written demand of the Trustee the amount required by the Indenture necessary to restore any account in the Debt Service Reserve Fund to an amount equal to the Debt Service Reserve Fund Requirement for the applicable series of Bonds. Any Supplemental Financing Agreement shall provide for similar deposits into the Debt Service Reserve Fund of amounts sufficient to increase, if necessary, the deposits to such fund as required by the Indenture; and \*\*]

(h) any past due Additional Payments shall continue as an obligation of the City until they are paid and shall bear interest at the Prime Rate plus 2% during the period such Additional Payments remain unpaid.

**Section 3.5. Annual Appropriations.** The City intends, on or before the last day of each Fiscal Year, to budget and appropriate moneys sufficient to pay all Loan Payments and reasonably estimated Additional Payments for the next succeeding Fiscal Year from Available Electric Revenues. The City shall deliver written notice to the Trustee no later than 15 days after the commencement of its Fiscal Year stating whether or not the City Council has appropriated funds sufficient for the purpose of paying the Loan Payments and Additional Payments reasonably estimated to become due during such Fiscal Year. If the City Council shall have made the appropriation necessary to pay the Loan Payments and reasonably estimated Additional Payments to become due during such Fiscal Year, the failure of the City to deliver the foregoing notice on or before the 15th day after the commencement of its Fiscal Year shall not constitute an Event of Nonappropriation and, on failure to receive such notice 15 days after the commencement of the City's Fiscal Year, the Trustee shall make independent inquiry of the fact of whether or not such appropriation has been made. If the City Council shall not have made the appropriation necessary to pay the Loan Payments and Additional Payments reasonably estimated to become due during such succeeding Fiscal Year, the failure of the City to deliver the foregoing notice on or before the 15<sup>th</sup> day after the commencement of its Fiscal Year shall constitute an Event of Nonappropriation.

**Section 3.6. Annual Budget Request.** The City Manager or other officer of the City at any time charged with the responsibility of formulating budget proposals shall include in the budget proposals submitted to the City Council, in each Fiscal Year in which this Financing Agreement shall be in effect, an appropriation from Available Electric Revenues for all payments required for the ensuing Fiscal Year; it being the intention of the City that the decision to appropriate or not to appropriate under this Financing Agreement shall be made solely by the City Council and not by any other official of the City. The City intends, subject to the provisions above respecting the failure of the City to budget or appropriate funds to make Loan Payments and Additional Payments, to pay the Loan Payments and Additional Payments hereunder. The City reasonably believes that legally available funds in an amount sufficient to make all Loan Payments and Additional Payments during each Fiscal Year can be obtained from Available Electric Revenues. The City further intends to do all things lawfully within its power to obtain and maintain funds from which the Loan Payments and Additional Payments may be made, including making provision for such Loan Payments and Additional Payments to the extent necessary in each proposed annual budget submitted for approval in accordance with applicable procedures of the City and to exhaust all available reviews and appeals in the event such portion of the budget is not approved. The City's Director of Finance is directed to do all things lawfully within his or her power to obtain and maintain funds from which the Loan Payments and Additional Payments may be paid, including making provision for such Loan Payments and Additional Payments to the extent necessary in each proposed annual budget submitted for approval or by supplemental appropriation in accordance with applicable procedures of the City and to exhaust all available reviews and appeals in the event such portion of the budget or supplemental appropriation is not approved. Notwithstanding the foregoing, the decision to budget and appropriate funds is to be made in accordance with the City's normal procedures for such decisions.

**Section 3.7. Loan Payments to Constitute Current Expenses of the City.** The Board and the City acknowledge and agree that the Loan Payments and Additional Payments hereunder shall constitute currently budgeted expenditures of the City, and shall not in any way be construed or interpreted as creating a liability or a general obligation or debt of the City in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. The City's obligations to pay Loan Payments and Additional Payments hereunder shall be from year to year only, and shall not constitute a mandatory payment obligation of the City in any ensuing Fiscal Year beyond the then current Fiscal Year. Neither this Financing Agreement nor the issuance of the Bonds shall directly or indirectly obligate the City to levy or pledge any form of taxation or make any appropriation or make any payments beyond those appropriated for the City's then current Fiscal Year, but in each Fiscal Year Loan Payments and Additional Payments shall be payable solely from the amounts budgeted or appropriated therefor out of the income and revenue provided for such year, plus any unencumbered balances from previous years; provided, however, that nothing in the Financing Agreement shall be construed to limit the rights of the owners of the Bonds or the Trustee to receive any amounts which may be realized from the Trust Estate pursuant to the Indenture. Failure of the City to budget and appropriate said moneys on or before the last day of any Fiscal Year shall be deemed an Event of Nonappropriation.

## **ARTICLE IV**

### **SECURITY FOR THE LOAN**

**Section 4.1. Security for the Loan.** The City's obligations to pay the Loan Payments and Additional Payments described herein and any amounts required to be paid under **Section 6.2** or **Section 9.4** hereof, as applicable, shall be limited, special obligations of the City payable solely from, and secured as to the payment of principal and interest by, a pledge of, subject to annual appropriation by the

City as provided in **Section 3.5** hereof, Available Electric Revenues of the City and as provided in the Authorizing Ordinance and the Indenture. The taxing power of the City is not pledged to the payment of the Loan either as to principal or interest. The City's obligation to pay the Loan Payments and Additional Payments shall not constitute general obligations of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provision, limitation or restriction.

## **ARTICLE V**

### **TERM**

**Section 5.1. Term of Financing Agreement.** This Financing Agreement shall be effective from and after its execution and delivery and shall continue in full force and effect until the Bonds are deemed to be paid within the meaning of **Article X** of the Indenture and provision has been made for paying all other sums payable by the City to the Board, the Trustee and the Paying Agent for the Bonds under this Financing Agreement and the Indenture. All agreements, covenants, representations and certifications by the City as to all matters affecting the status of the interest on the Bonds shall survive the termination of this Financing Agreement and the defeasance of the Bonds.

## **ARTICLE VI**

### **GENERAL COVENANTS AND PROVISIONS**

**Section 6.1. Information Provided to the Board and the Trustee.** The City shall furnish to the Board and the Trustee written notice of any Event of Nonappropriation as soon as practicable, but in no event more than **5** days after such Event of Nonappropriation.

The City will at any and all times, upon the written request of the Trustee or the Board and at the expense of the City, permit the Trustee and the Board by their representatives to inspect the properties, books of account, records, reports and other papers of the City, and to take copies and extracts therefrom, and will promptly afford and procure a reasonable opportunity to make any such inspection, and the City will furnish to the Board and the Trustee any and all information as the Board or the Trustee may reasonably request with respect to the performance by the City of its covenants in this Financing Agreement.

### **Section 6.2. Indemnification.**

(a) The City releases the Board and the Trustee from, agrees that the Board and the Trustee shall not be liable for, and, without waiver of sovereign immunity, indemnifies the Board and the Trustee against, all liabilities, losses, damages (including attorneys' fees), causes of action, suits, claims, costs and expenses, demands and judgments of any nature imposed upon or asserted against the Board or the Trustee, on account of: (i) any breach or default on the part of the City in the performance of any covenant or agreement of the City under this Financing Agreement or any related document, or arising from any act or failure to act by the City, or any of its agents, contractors, servants, employees or licensees (including, without limitation, any failure to comply or any violation, actual or alleged, in connection with Environmental Regulations); (ii) matters regarding the authorization, issuance and sale of the Bonds attributable to the City, and the provision of any information furnished by the City in connection therewith concerning the Project or the City or arising from (1) any errors or omissions by the City such that the Bonds, when delivered to the Bondowners, are not validly issued and binding obligations of the Board, or (2) any fraud or misrepresentations or omissions contained in the proceedings

of the Board furnished by or attributable to the City relating to the issuance of the Bonds or pertaining to the financial condition of the City which, if known to the original purchaser of the Bonds, might be considered a material factor in its decision to purchase the Bonds.

(b) Without waiver of sovereign immunity, the City agrees to indemnify the Trustee for and to hold it harmless against all liabilities, claims, costs and expenses incurred without negligence or willful misconduct on the part of the Trustee, on account of any action taken or omitted to be taken by the Trustee in accordance with the terms of this Financing Agreement, the Bonds, the Indenture or any other Transaction Document or any action taken at the request of or with the consent of the City, including the costs and expenses (including, without limitation, reasonable compensation, expenses and disbursements of its agents and counsel) of the Trustee in defending itself against any such claim, action or proceeding brought in connection with the exercise or performance of any of its powers or duties under this Financing Agreement, the Bonds or the Indenture.

(c) In case any action or proceeding is brought against the Trustee in respect of which indemnity may be sought hereunder, the party seeking indemnity promptly shall give notice of that action or proceeding to the City, and the City upon receipt of that notice shall have the obligation and the right to assume the defense of the action or proceeding; provided, that failure of a party to give that notice shall not relieve the City from any of their obligations under this Section unless that failure prevents the defense of the action or proceeding by the City. At its own expense, an indemnified party may employ separate legal counsel and participate in the defense; provided, however, in the event the City shall fail to employ counsel or such counsel shall fail to actively defend such actions or protect the Board or the Trustee, or both, the Board or the Trustee may employ counsel at the expense of the City to defend such action. The City shall not be liable for any settlement without its consent.

(d) The indemnification set forth above is intended to and shall include the indemnification of all affected officials, directors, officers, attorneys, accountants, financial advisors, staff and employees of the Board and the Trustee, respectively. That indemnification is intended to and shall be enforceable by the Board and the Trustee, respectively, to the full extent permitted by law.

**Section 6.3. Continuing Disclosure.** The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Undertaking. Notwithstanding any other provision of this Financing Agreement, failure of the City to comply with the Continuing Disclosure Undertaking shall not be considered an event of default under this Financing Agreement; however, the Trustee may (and, at the request of the Underwriter or the owners of at least 25% aggregate principal amount in Outstanding Series 2022 Bonds, shall) or any bondowner or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the City to comply with its obligations under this Section. For purposes of this Section, “**Beneficial Owner**” means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2022 Bonds (including persons holding Series 2022 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2022 Bonds for federal income tax purposes.

## ARTICLE VII

### ADDITIONAL BONDS

**Section 7.1. Additional Bonds.** The Board from time to time may, in its sole discretion, at the written request of the City, authorize the issuance of Additional Bonds for the purposes and upon the terms and conditions provided in **Section 203** of the Indenture; provided that (1) the terms of such

Additional Bonds, the purchase price to be paid therefor and the manner in which the proceeds thereof are to be disbursed shall have been approved by resolutions adopted by the Board and the City; (2) the Board and the City shall have entered into a Supplemental Financing Agreement to acknowledge that Loan Payments are revised to the extent necessary to provide for the payment of the principal of, redemption premium, if any, and interest on the Additional Bonds and to extend the term of this Financing Agreement if the maturity of any of the Additional Bonds would otherwise occur after the expiration of the term of this Financing Agreement; and (3) the Board and the City shall have otherwise complied with the provisions of this Financing Agreement and **Section 203** of the Indenture with respect to the issuance of such Additional Bonds.

## **ARTICLE VIII**

### **ASSIGNMENT OF BOARD'S RIGHTS UNDER FINANCING AGREEMENT**

**Section 8.1. Assignment by the Board.** The Board, by means of the Indenture and as security for the payment of the principal of, purchase price, and redemption premium, if any, and interest on the Bonds, will assign, pledge and grant a security interest in all of its rights, title and interests in, to and under this Financing Agreement, including Loan Payments and Additional Payments and other revenues, moneys and receipts received by it pursuant to this Financing Agreement, to the Trustee (reserving its Unassigned Board's Rights) for the benefit of the bondowners.

**Section 8.2. Restriction on Transfer of Board's Rights.** The Board will not sell, assign, transfer or convey its interests in this Financing Agreement except pursuant to the Indenture.

## **ARTICLE IX**

### **EVENTS OF DEFAULT AND REMEDIES**

**Section 9.1. Events of Default Defined.** The term "Event of Default" or "Default" shall mean any one or more of the following events:

- (a) Failure by the City to make timely payment of any Loan Payment.
- (b) Failure by the City to make any Additional Payment when due and, after notice of such failure, the City shall have failed to make such payment within 10 days following the due date.
- (c) Failure by the City to observe and perform any covenant, condition or agreement on the part of the City under this Financing Agreement or the Indenture, other than as referred to in the preceding subparagraphs (a) and (b) of this Section, for a period of 30 days after written notice of such default has been given to the City by the Trustee or the Board during which time such default is neither cured by the City nor waived in writing by the Trustee and the Board, provided that, if the failure stated in the notice cannot be corrected within said 30-day period, the Trustee and the Board may consent in writing to an extension of such time prior to its expiration and the Trustee and the Board will not unreasonably withhold their consent to such an extension if corrective action is instituted by the City within the 30-day period and diligently pursued to completion and if such consent, in their judgment, does not materially adversely affect the interests of the bondowners.

(d) Any representation or warranty by the City herein or in any certificate or other instrument delivered under or pursuant to this Financing Agreement or the Indenture or in connection with the financing of the Project shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made, unless waived in writing by the Board and the Trustee or cured by the City, if such representation or warranty can be cured to the satisfaction of the Board and the Trustee within 30 days after notice thereof has been given to the City.

**Section 9.2. Remedies on Default.** Subject to the provisions of **Section 9.7** hereof, whenever any Event of Default shall have occurred and be continuing, the Trustee, as the assignee of the Board, may take any one or more of the following remedial steps; provided that if the principal of all Bonds then Outstanding and the interest accrued thereon shall have been declared immediately due and payable pursuant to the provisions of **Section 702** of the Indenture, all Loan Payments for the remainder of the Loan Term shall become immediately due and payable without any further act or action on the part of the Board or the Trustee and the Trustee may immediately proceed (subject to the provisions of **Section 9.7** hereof) to take any one or more of the remedial steps set forth in subparagraph (b) of this Section:

(a) By written notice to the City declare the outstanding principal of the Loan due in such Fiscal Year to be immediately due and payable, together with interest on overdue payments of principal and redemption premium, if any, and, to the extent permitted by law, interest, at the rate or rates of interest specified in the respective Bonds or the Indenture, without presentment, demand or protest, all of which are expressly waived.

(b) Take whatever other action at law or in equity is necessary and appropriate to exercise or to cause the exercise of the rights and powers set forth herein or in the Indenture, as may appear necessary or desirable to collect the amounts payable pursuant to this Financing Agreement then due and thereafter to become due or to enforce the performance and observance of any obligation, agreement or covenant of the City under this Financing Agreement or the Indenture.

In the enforcement of the remedies provided in this Section, the Trustee may treat all fees, costs and expenses of enforcement, including reasonable legal, accounting and advertising fees and expenses, as Additional Payments then due and payable by the City.

Any amount collected pursuant to action taken under this Section shall be paid to the Trustee and applied, first, to the payment of any costs, expenses and fees incurred by the Board or the Trustee as a result of taking such action and, next, any balance shall be used to satisfy any Loan Payments then due by payment into the Debt Service Fund and applied in accordance with the Indenture and, then, to satisfy any other Additional Payments then due or to cure any other Event of Default.

Notwithstanding the foregoing, the Trustee shall not be obligated to take any step that in its opinion will or might cause it to expend time or money or otherwise incur liability, unless and until indemnity satisfactory to it has been furnished to the Trustee at no cost or expense to the Trustee, as provided in **Section 802(e)**, **Section 802(k)** and **Section 804** of the Indenture.

The provisions of this Section are subject to the limitation that the annulment of a declaration that the Bonds are immediately due and payable shall automatically constitute an annulment of any corresponding declaration made pursuant to subparagraph (a) of this Section and a waiver and rescission of the consequences of such declaration and of the Event of Default with respect to which such declaration has been made, provided that no such waiver or rescission shall extend to or affect any other

or subsequent Default or impair any right consequent thereon. In the event any covenant, condition or agreement contained in this Financing Agreement shall be breached or any Event of Default shall have occurred and such breach or Event of Default shall thereafter be waived by the Trustee, such waiver shall be limited to such particular breach or Event of Default.

**Section 9.3. No Remedy Exclusive.** Subject to the provisions of **Section 9.7** hereof, no remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Financing Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon a Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Trustee to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be herein expressly required.

**Section 9.4. Agreement to Pay Attorneys' Fees and Expenses.** In connection with any Event of Default by the City, if the Board or the Trustee employs attorneys or incurs other expenses for the collection of amounts payable hereunder or the enforcement of the performance or observance of any covenants or agreements on the part of the City herein contained, the City agrees that it will, on demand therefor, pay to the Board and the Trustee the reasonable fees of such attorneys and such other reasonable fees, costs and expenses so incurred by the Board and the Trustee.

**Section 9.5. Board and City to Give Notice of Default.** The Board and the City shall each, at the expense of the City, promptly give to the Trustee written notice of any Default of which the Board or the City, as the case may be, shall have actual knowledge or written notice, but the Board shall not be liable for failing to give such notice.

**Section 9.6. Performance of the City's Obligations.** If the City shall fail to keep or perform any of its obligations as provided in this Financing Agreement, then the Board or the Trustee may (but shall not be obligated so to do), upon the continuance of such failure on the City's part for 15 days after notice of such failure is given to the City by the Board or the Trustee, and without waiving or releasing the City from any obligation hereunder, as an additional but not exclusive remedy, make any such payment or perform any such obligation, and all sums so paid by the Board or the Trustee and all necessary incidental costs and expenses incurred by the Board or the Trustee in performing such obligations shall be deemed to be Additional Payments and shall be paid to the Board or the Trustee plus interest at the Prime Rate plus 2% on demand.

**Section 9.7. Remedial Rights Assigned to the Trustee.** Upon the execution and delivery of the Indenture, the Board will thereby have assigned to the Trustee all rights and remedies conferred upon or reserved to the Board by this Financing Agreement, reserving only the Unassigned Board's Rights. The Trustee shall have the exclusive right to exercise such rights and remedies conferred upon or reserved to the Board by this Financing Agreement in the same manner and to the same extent, but under the limitations and conditions imposed thereby and hereby. The Trustee and the bondowners shall be deemed third party creditor beneficiaries of all representations, warranties, covenants and agreements contained herein.



## ARTICLE X

### PREPAYMENT AND ACCELERATION OF LOAN PAYMENTS

**Section 10.1. Prepayment at the Option of the City.** Upon the exercise by the City of its option to cause the Bonds or any portion thereof to be redeemed pursuant to the Indenture, the City shall prepay Loan Payments in whole or in part at the times and at the prepayment prices sufficient to redeem all or a corresponding portion of the Bonds then Outstanding in accordance with the Indenture. At the written direction of the City such prepayments shall be applied to the redemption of the Bonds in whole or in part in accordance with the Indenture.

**Section 10.2. Mandatory Prepayment to Satisfy Scheduled Mandatory Sinking Fund Redemption Requirements.** The City shall prepay Loan Payments at the times, in the amounts and at the prepayment prices sufficient to redeem corresponding portions of the Bonds in accordance with any mandatory sinking fund redemption provisions of the Indenture. The City shall be entitled to all credits on such prepayment of a portion of Loan Payments, as set forth in the Indenture, and the City shall comply with all terms and provisions of the Indenture with respect thereto.

**Section 10.3 Right to Prepay at Any Time.** The City shall have the option at any time to prepay all of the Loan Payments, Additional Payments and other amounts it is required to pay hereunder by paying to the Trustee all such sums as are sufficient to satisfy and discharge the Indenture and paying or making provision for the payment of all other sums payable hereunder.

**Section 10.4. Notice of Prepayment.** To exercise an option granted by **Section 10.1 or 10.3**, the City shall give written notice to the Board and the Trustee which shall specify therein the date upon which a prepayment of Loan Payments will be made, which date shall be not less than 45 days from the date the notice is received by the Trustee. In the Indenture, the Board has directed the Trustee to forthwith take all steps (other than the payment of the money required to redeem the Bonds) necessary under the applicable provisions of the Indenture to effect any redemption of the then Outstanding Bonds, in whole, or in part, pursuant to the Indenture.

**Section 10.5. Precedence of this Article.** The rights, options and obligations of the City set forth in this Article may be exercised or shall be fulfilled, as the case may be, whether or not a Default exists hereunder, provided that such Default will not result in nonfulfillment of any condition to the exercise of any such right or option.

## ARTICLE XI

### SUPPLEMENTAL FINANCING AGREEMENTS

**Section 11.1. Supplemental Financing Agreements without Consent of Bondowners.** Without the consent of the owners of any Bonds, the Board and the City may from time to time enter into one or more Supplemental Financing Agreements, for any of the following purposes:

- (a) to subject to this Financing Agreement additional property or to more precisely identify any project financed or refinanced out of the proceeds of any series of Bonds, or to substitute or add additional property thereto; or

(b) to add to the conditions, limitations and restrictions on the authorized amount, terms or purposes of the Loan, as herein set forth, additional conditions, limitations and restrictions thereafter to be observed; or

(c) in connection with the issuance of any Additional Bonds, to make such other provisions as provided in **Section 7.1**; or

(d) to evidence the succession of another entity to the City and the assumption by any such successor of the covenants of the City herein contained; or

(e) to add to the covenants of the City or to the rights, powers and remedies of the Trustee for the benefit of the owners of all or any series of Bonds or to surrender any right or power herein conferred upon the City; or

(f) to cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein or to make any other provisions, with respect to matters or questions arising under this Financing Agreement, which shall not be inconsistent with the provisions of this Financing Agreement, provided such action shall not adversely affect the interests of the owners of the Bonds (and the Trustee shall be entitled to receive and rely upon and Opinion of Counsel in exercising such judgment).

**Section 11.2. Supplemental Financing Agreements with Consent of Bondowners.** With the prior written consent of the owners of not less than a majority in principal amount of the Bonds then Outstanding affected by such Supplemental Financing Agreement, the Board and the City may enter into Supplemental Financing Agreements, in form satisfactory to the Trustee, for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this Financing Agreement or of modifying in any manner the rights of the Trustee and the owners of the Bonds under this Financing Agreement; provided, however, that no such Supplemental Financing Agreement shall, without the consent of the owner of each Outstanding Bond affected thereby:

(a) change the stated maturity of the principal of, or any installment of interest on, the Loan, or reduce the principal amount thereof or the interest thereon or any premium payable upon the redemption thereof, or change any place of payment where, or the coin or currency in which, the Loan, or the interest thereon is payable, or impair the right to institute suit for the enforcement of any such payment on or after the stated maturity thereof (or, in the case of redemption, on or after the redemption date); or

(b) reduce the percentage in principal amount of the Outstanding Bonds, the consent of whose owners is required for any such Supplemental Financing Agreement, or the consent of whose owners is required for any waiver provided for in this Financing Agreement of compliance with certain provisions of this Financing Agreement or certain defaults hereunder and their consequences; or

(c) modify any of the provisions of this Section, except to increase any percentage provided thereby or to provide that certain other provisions of this Financing Agreement cannot be modified or waived without the consent of the owner of each Bond affected thereby.

The Trustee may in its discretion determine whether or not any Bonds would be affected by any Supplemental Financing Agreement and any such determination shall be conclusive upon the owners of all Bonds, whether theretofore or thereafter authenticated and delivered hereunder. The Trustee shall not be liable for any such determination made in good faith.

It shall not be necessary for the required percentage of owners of Bonds under this Section to approve the particular form of any proposed Supplemental Financing Agreement, but it shall be sufficient if such act shall approve the substance thereof.

**Section 11.3. Execution of Supplemental Financing Agreements.** In executing or consenting to any Supplemental Financing Agreement permitted by this Article, the Board and the Trustee shall be entitled to receive, and, subject to **Article VIII** of the Indenture, shall be fully protected in relying upon, an Opinion of Counsel stating that the execution of such Supplemental Financing Agreement is authorized and permitted by and in compliance with this Financing Agreement and the Indenture. The Trustee may, but shall not be obligated to, consent to any such Supplemental Financing Agreement which affects the Trustee's own rights, duties or immunities under this Financing Agreement, the other Transaction Documents or otherwise.

**Section 11.4. Effect of Supplemental Financing Agreements.** Upon the execution of any Supplemental Financing Agreement under this Article, this Financing Agreement shall be modified in accordance therewith and such Supplemental Financing Agreement shall form a part of this Financing Agreement for all purposes; and the City, the Board, the Trustee and every owner of Bonds theretofore or thereafter authenticated and delivered under the Indenture shall be bound thereby.

**Section 11.5. Reference in Bonds to Supplemental Financing Agreements.** Bonds authenticated and delivered after the execution of any Supplemental Financing Agreement pursuant to this Article may, and if required by the Trustee shall, bear a notation in form approved by the Trustee as to any matter provided for in such Supplemental Financing Agreement. If the Board shall so determine, new Bonds so modified as to conform, in the opinion of the Trustee and the Board, to any such Supplemental Financing Agreement may be prepared and executed by the Board and authenticated and delivered by the Trustee in exchange for Outstanding Bonds.

## **ARTICLE XII**

### **COVENANTS RELATED TO THE ELECTRIC SYSTEM**

**Section 12.1. Rate Covenant.** The City covenants that, subject to applicable legal requirements, it will fix, establish, maintain and collect such rates and charges for the use and services furnished by or through the Electric System as will produce revenues sufficient to (a) pay the Expenses of the Electric System; (b) pay Debt Service Requirements; and (c) enable the City to have Net Revenues Available for Debt Service of not less than 110% of the amounts payable pursuant to (b). The City will, from time to time as often as necessary, in accordance with and subject to applicable legal requirements, revise the rates and charges for the Electric System in such manner as may be necessary or proper so that revenues of the Electric System will be sufficient to cover the obligations under the Financing Agreement. If in any fiscal year revenues of the Electric System are, or are projected to be, an amount less than the amounts described above, the City will immediately employ a consultant to make recommendations with respect to such rates and charges. A copy of the consultant's report and recommendations shall be filed with the City's Director of Finance and Administration and the Board. The City shall, to the extent feasible, follow the recommendations of the consultant.

**Section 12.2. Limitation on Additional Financings.** The City covenants that it will not issue any additional bonds (including System Revenue Bonds) or incur any additional annual appropriation obligations payable from the Revenues of the Electric System unless the City delivers to the Trustee (a) a certificate of the City's Director of Finance concluding that, based upon the audited financial statements of the City, the Net Revenues Available for Debt Service for the preceding Fiscal Year were not less than 110% of the maximum annual payments on all Existing Obligations and the additional bonds or annual appropriation obligations proposed to be issued or incurred, or (b) a report of an independent consultant retained by the City

concluding that the projected Net Revenues Available for Debt Service for the first full Fiscal Year following the Fiscal Year in which the improvements are expected to be placed in commercial operation are projected to be not less than 110% of the maximum annual payments on all Existing Obligations and the additional bonds or annual appropriation obligations proposed to be issued or incurred. The term "Existing Obligations" means Debt Service Requirements all bonds or annual appropriation obligations payable from the Revenues of the Electric System.

The City may refund System Revenue Bonds or other lease-purchase obligations payable from the Revenues in a manner which provides present value debt service savings to the City.

### **Section 12.3. Payments in Lieu of Taxes.**

(a) Subject to the requirements of ordinances, if any, of the City authorizing System Revenue Bonds, the City Charter and Missouri law, payments in lieu of taxes, which are an amount in lieu of such taxes as are normally placed upon private business enterprises, may be paid from Available Electric Revenues in each Fiscal Year provided that moneys sufficient to pay all the Loan Payments and reasonably estimated Additional Payments, together with payments associated with any other annual appropriation obligations payable from Available Electric Revenues for that Fiscal Year, have been budgeted and appropriated by the City.

(b) The City shall not increase the rate of any component of the payments in lieu of taxes charged to the Electric System in a manner that causes the projected Net Revenues Available for Debt Service, as calculated by the City's Director of Finance, for the first full Fiscal Year in which such increase is to be effective, to be less than the Debt Service Requirements.

**Section 12.4. Cash Reserve Policy.** The City shall maintain a cash reserve policy for the Electric System at all times in the form and substance of the policy approved by Resolution 6631, or as otherwise recommended to the City by an independent consultant retained by the City for the prudent operation of the Electric System. Such policy shall address the anticipated risk of change in revenues and expenses as well as the sufficiency of working capital in light of the Electric System billing cycle and uncertainties in collections and provide flexibility in execution of routine and unexpected capital projects. The City Manager or other officer of the City at any time charged with the responsibility of formulating budget proposals shall include in the budget proposals submitted to the City Council, in each Fiscal Year in which this Financing Agreement shall be in effect, a total cash reserve recommendation for the Electric System representing at least 50% of such policy minimum, but no less than \$25,000,000.

## **ARTICLE XIII**

### **MISCELLANEOUS**

**Section 13.1. Authorized Representatives.** Whenever under this Financing Agreement the approval of the Board is required or the Board is required or permitted to take some action, such approval shall be given or such action shall be taken by the Board Representative, and the City and the Trustee shall be authorized to act on any such approval or action. Any approval shall not be unreasonably withheld or delayed.

Whenever under this Financing Agreement the approval of the City is required or the City is required or permitted to take some action, such approval shall be given or such action shall be taken by the City Representative, and the Board and the Trustee shall be authorized to act on any such approval or action.

**Section 13.2. Notices.** All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered by hand delivery or overnight delivery service or received by registered or certified mail, postage prepaid, return receipt requested, addressed as specified in **Section 1101** of the Indenture. A duplicate copy of each notice, certificate or other communication given hereunder to any party mentioned in said **Section 1101** shall be given to all other parties mentioned therein (other than the bondowners unless a copy is required to be furnished to them by other provisions of this Financing Agreement). The Board, the City or the Trustee may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent to it.

**Section 13.3. Performance Date Not a Business Day.** If any date for the payment of principal of, or redemption premium, if any, or interest on the Bonds or the taking of any other action hereunder is not a Business Day, then such payment shall be due, or such action shall be taken, on the first Business Day thereafter with the same force and effect as if made on the date fixed for payment or performance.

**Section 13.4. Binding Effect.** This Financing Agreement shall inure to the benefit of and shall be binding upon the Board and the City and their respective successors and assigns.

**Section 13.5. Execution in Counterparts.** This Financing Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**Section 13.6. No Pecuniary Liability.** All covenants, obligations and agreements of the City contained in this Financing Agreement and the Indenture shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation or agreement shall be deemed to be a covenant, obligation or agreement of any present or future councilmember, commissioner, director, officer, agent or employee of the City other than in their official capacity.

**Section 13.7. Extent of Covenants of the Board; No Personal or Pecuniary Liability.** All covenants, obligations and agreements of the Board contained in this Financing Agreement and the Indenture shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation or agreement shall be deemed to be a covenant, obligation or agreement of any present or future director, officer, agent or employee of the Board in other than his official capacity, and no official executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof or by reason of the covenants, obligations or agreements of the Board contained in this Financing Agreement or in the Indenture. No provision, covenant or agreement contained in this Financing Agreement, the Indenture or the Bonds, or any obligation herein or therein imposed upon the Board, or the breach thereof, shall constitute or give rise to or impose upon the Board a pecuniary liability or a charge. No provision hereof shall be construed to impose a charge against the general credit of the Board or any personal or pecuniary liability upon any director, officer, agent or employee of the Board.

**Section 13.8. Net Loan.** Subject to the limitations described in **Sections 3.5, 3.7** and **4.1**, the parties hereto agree (a) that the payments of Loan Payments are designed to provide the Board and the Trustee with moneys adequate in amount to pay all principal of, purchase price, redemption premium, if any, and interest accruing on the Bonds as the same become due and payable, (b) that to the extent that the payments of Loan Payments are not sufficient to provide the Board and the Trustee with funds sufficient for the purposes aforesaid, the City shall be obligated to pay (subject to the limitations set forth in **Section 3.5** hereof) to, and they do hereby covenant and agree to pay, upon demand therefor, as Additional Payments, such further moneys, in cash, as may from time to time be required for such

purposes, and (c) that if after the principal of, redemption premium, if any, and interest on the Bonds and all costs incident to the payment of the Bonds have been paid in full (including all Additional Payments) the Trustee or the Board holds unexpended funds received in accordance with the terms hereof, such unexpended funds shall, after payment therefrom of all sums then due and owing by the City under the terms of this Financing Agreement, be distributed in accordance with **Article IV** of the Indenture.

**Section 13.9. Complete Agreement.** The Board and the City understand that oral agreements or commitments to loan money, extend credit or to forbear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable. To protect the Board and the City from misunderstanding or disappointment, any agreements the Board and the City reach covering such matters are contained in this Financing Agreement, which is the complete and exclusive statement of the agreement between the Board and the City, except as the Board and the City may later agree in writing to modify this Financing Agreement.

**Section 13.10. Severability.** If any provision of this Financing Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into or taken thereunder, or any application of such provision, is for any reason held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Financing Agreement or any other covenant, stipulation, obligation, agreement, act or action, or part thereof, made, assumed, entered into, or taken, each of which shall be construed and enforced as if such illegal or invalid portion were not contained herein. Such illegality or invalidity of any application thereof shall not affect any legal and valid application thereof, and each such provision, covenant, stipulation, obligation, agreement, act or action, or part thereof, shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

**Section 13.11. Governing Law.** This Financing Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

**Section 13.12. Third Party Beneficiaries.** The Trustee and the bondowners shall be deemed to be third party beneficiaries under this Financing Agreement.

**Section 13.13. Electronic Storage of Documents** The Board and the City agree that the transaction described herein may be conducted and related documents may be stored by electronic means.

[Remainder of Page Intentionally Blank]

**IN WITNESS WHEREOF**, the **MISSOURI DEVELOPMENT FINANCE BOARD** and the **CITY OF INDEPENDENCE, MISSOURI** have caused this instrument to be executed on their behalf all as of the date first above written.

(Seal)

**MISSOURI DEVELOPMENT FINANCE BOARD**

By: \_\_\_\_\_  
Executive Director

**CITY OF INDEPENDENCE, MISSOURI**

By: \_\_\_\_\_  
City Manager

(Seal)

ATTEST:

By: \_\_\_\_\_  
City Clerk