



May 3, 2010

Mr. Steve Minton
Senior Vice-President of Architecture
John Q. Hammons Hotels Management, LLC
300 John Q. Hammons Parkway, Suite 700
Springfield, MO 65806

Dear Mr. Minton:

As you are aware, section 4.01(b) of the Development Agreement dated May 20, 2008, as amended, between the John Q. Hammons Revocable Trust (Developer) and the City of Springfield, Missouri, provides for Developer to commence construction of a convention center hotel (as specified in the parties' Agreement) on or before April 1, 2010.

As you know, the City staff has been negotiating with you, Mr. Hammons, and others from your organization for the past few months. The City notified your organization periodically over the past 18 months that the April 1, 2010, deadline was approaching. Recently, we have worked collegially and cooperatively to attempt to negotiate an acceptable amendment to the Development Agreement. The most recent proposal was delivered to your organization on April 16, 2010. Today, I received a written response from you (although dated April 13) that indicated you are rejecting the City's latest proposed amendment. Thus, with City Council's concurrence, I am initiating the 45-day notice.

Pursuant to section 15.01(b) of the Development Agreement dated May 20, 2008, as amended, the City of Springfield is notifying Developer of its breach of the parties' Agreement. Pursuant to section 15.01(b), Developer has 45 days from the date of this letter to commence and continue construction of the improvements as specified in the parties' agreement. If Developer fails to cure this breach, the City will, after the above time to cure has expired, take action to exercise its rights as defined in the parties' agreement.

I appreciate your efforts in this project and hope that we can continue to cooperate in moving forward with the development of this site. During the 45-day period, we can continue to negotiate in an attempt to identify a mutually acceptable agreement if you feel that is possible.

If you have any questions regarding this letter, please contact me or Attorney David Queen at Gilmore and Bell, phone number 816-221-1000.

Sincerely,

Greg Burris
City Manager

OFFICE OF THE CITY MANAGER

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cc: John Q. Hammons, Hotels and Resorts
300 John Q. Hammons Parkway
Springfield, MO 65806
Attention: Justin A. Harris
Senior Vice President and General Counsel

Lathrop & Gage LC
2345 Grand Boulevard, Suite 2400
Kansas City, MO 64108
Attention: Allison L. Bergman, Esq.