

OFFICIAL STATEMENT DATED JULY 22, 2010

Interest on the Bonds will be included in gross income for federal income tax purposes. See "TAX MATTERS" herein.

NEW ISSUE - Book-Entry-Only

RATING: S&P: "BBB-"
(See "RATING" herein)

\$5,000,000

**TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION
Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q
(Qualified School Construction Bonds – Direct Pay)**

Interest Accrues From Date of Delivery

Due: February 15 (as shown on the inside cover page)

Interest on the \$5,000,000 Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the "Bonds") will accrue from the date of delivery and is payable February 15, 2011, and each August 15 and February 15 thereafter until the earlier of maturity or redemption. The definitive Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of, premium, if any, and interest on the Bonds will be payable by the Trustee, initially The Bank of New York Mellon Trust Company, National Association as trustee (the "Trustee"), to Cede & Co., which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM" herein.

The Bonds will be designated as "qualified school construction bonds" pursuant to Section 54F of the Internal Revenue Code of 1986, as amended (the "Code"). Further, the Bonds will be subject to an irrevocable election to treat the Bonds as "specified tax credit bonds" pursuant to Section 6431(f) of the Code. The Bonds maturing on or after February 15, 2021 are subject to optional redemption prior to maturity in whole or in part on February 15, 2020, or on any date thereafter, at a price of par, plus accrued interest from the most recent payment date to the date of redemption. The Bonds are also subject to special mandatory or extraordinary optional redemption in certain circumstances (See "THE BONDS - Redemption Provisions" herein).

The Bonds are being issued by, and are special and limited obligations of, the Texas Public Finance Authority Charter School Finance Corporation (the "Issuer"), and the proceeds thereof will be loaned to Odyssey 2020 Academy, Inc. d/b/a/ The Odyssey Academy (the "Borrower"), which operates an open enrollment charter school under the laws of the State of Texas (the "State"), to finance (i) the construction, rehabilitation and repair of public school facilities on the Borrower's campus, and (ii) the acquisition of land on which such a facility is to be constructed with part of the proceeds of the Bonds (see "PLAN OF FINANCING - Project" herein), and to pay the costs of issuing the Bonds for the benefit of the Borrower. The Bonds are being issued on a parity basis under the hereinafter described Master Indenture with those certain \$9,265,000 Texas Public Finance Authority Charter School Finance Corporation Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010A (the "Series 2010A Bonds") and those certain \$690,000 Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010B (the "Series 2010B Bonds"), being issued contemporaneously with the Bonds. The Bonds, the Series 2010A Bonds, the Series 2010B Bonds and any other parity bonds issued hereafter are collectively referred to as the "Debt."

The Bonds are limited obligations of the Issuer, payable solely from revenues received by the Issuer pursuant to a Loan Agreement dated as of July 1, 2010 (the "Loan Agreement"), between the Issuer and the Borrower, as amended from time to time, and the promissory note (the "Master Note") to be issued under the Master Trust Indenture and Security Agreement, dated as of July 1, 2010, as supplemented by Supplemental Master Trust Indenture No. 1 dated as of July 1, 2010 (collectively, the "Master Indenture"), all between the Borrower and The Bank of New York Mellon Trust Company, National Association as master trustee (the "Master Trustee"), and delivered to the Issuer pursuant to the Loan Agreement, and, in certain circumstances, further payable out of amounts secured by the exercise of remedies provided in the Trust Indenture and Security Agreement, dated as of July 1, 2010 (the "Indenture"), between the Issuer and the Trustee, the Loan Agreement and the Master Note. The Borrower has issued the Deed of Trust, as such term is defined in the Master Indenture, covering its real properties comprising the campus, in favor of the Master Trustee for the benefit of the holder of the Master Note, which Deed of Trust will be further supplemented as set forth herein. **THE BONDS ARE NOT OBLIGATIONS OF THE STATE, OR ANY ENTITY OTHER THAN THE ISSUER. NONE OF THE STATE, OR ANY POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE SHALL BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS. THE ISSUER HAS NO TAXING POWER.**

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS. ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THIS ENTIRE OFFICIAL STATEMENT WITH RESPECT TO THE INVESTMENT SECURITY OF THE BONDS, PARTICULARLY THE SECTION CAPTIONED "RISK FACTORS."

The Bonds are offered by the Underwriter shown below, subject to prior sale, when, as, and if issued by the Issuer and accepted by the Underwriter, subject, among other things, to the approval of the initial Bond by the Attorney General of Texas and the approval of certain legal matters by Andrews Kurth LLP, Houston, Texas, Bond Counsel. Certain other matters will be passed upon for the underwriter shown below (the "Underwriter") by Vinson & Elkins L.L.P., Houston, Texas. Delivery of the Bonds is expected on or about August 4, 2010.

PIPER JAFFRAY & CO.

MATURITY SCHEDULE

Taxable Education Revenue Bonds, Series 2010Q (Qualified School Construction Bonds – Direct Pay)^(a)

\$5,000,000 9.000% due February 15, 2027, Yield 9.609%^(b), CUSIP 88276PCU8^(c)

(Interest to accrue from the date of delivery)

^(a) The Bonds are subject to optional redemption prior to scheduled maturity, in whole or in part, on February 15, 2020, and on any date thereafter at par plus accrued interest (see “THE BONDS – Redemption Provisions” herein).

^(b) The initial yield at which the Bonds are priced is established by and is the sole responsibility of the Underwriter and may be changed at any time at the discretion of the Underwriter.

^(c) CUSIP numbers have been assigned to the Bonds by the CUSIP Global Service managed by Standard and Poor’s Financial Services LLC on behalf of the American Bankers Association and are included solely for the convenience of the purchasers of the Bonds. None of the Issuer, the Borrower, or the Underwriter shall be responsible for the selection or correctness of the CUSIP numbers set forth herein.

USE OF INFORMATION IN OFFICIAL STATEMENT

No dealer, broker, salesman, or other person has been authorized by the Issuer or the Underwriter to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by the Issuer or the Underwriter.

This Official Statement is not to be used in an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

References to or descriptions of financing documents, resolutions, contracts, and other related reports made in this Official Statement are subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from the Issuer or from Andrews Kurth LLP, 600 Travis, Suite 4200, Houston, Texas 77002, Attention: Tom Sage, Telephone: 713.220.3833.

The information set forth herein has been obtained from sources which are believed to be reliable; however, such information is not guaranteed as to accuracy or completeness by, and is not to be relied upon as, or construed as a promise or representation by, the Issuer or the Underwriter. All summaries herein of documents and agreements are qualified in their entirety by reference to such documents and agreements, and all summaries herein of the Bonds are qualified in their entirety by reference to the form thereof included in the Indenture and the provisions with respect thereto included in the aforesaid documents and agreements. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall under any circumstances create any implication that there has been no change in the information or opinions set forth herein after the date of this Official Statement. Except for any information provided by The Bank of New York Mellon Trust Company, National Association, concerning the Master Trustee and the Trustee, The Bank of New York Mellon Trust Company, National Association, in each of its capacities, including, without limitation, as the Master Trustee and the Trustee respectively, has no responsibility for any information in this Official Statement or in the related documents or for any failure by the Issuer or the Borrower or any other party, to disclose events that may have occurred and may affect the significance or accuracy of such information. Neither the Issuer, the Borrower, nor the Underwriter makes any representation as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains forward-looking projections, which may involve known and unknown risks, uncertainties, and other factors which may cause the actual results, performance, and achievements to be different from the future results, performance, or achievements expressed or implied by such forward-looking statements. Any forecast is subject to such risks, uncertainties, and other factors. Some assumptions used to develop forecasts may not be realized and unanticipated events or circumstances may occur. **Investors are cautioned that the actual results could differ materially from those set forth in the forward-looking statements.**

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

ANY INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE AND NEITHER THE DELIVERY OF THIS OFFICIAL STATEMENT NOR ANY SALE MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE ISSUER, THE BORROWER, OR OTHER MATTERS DESCRIBED HEREIN SINCE THE DATE HEREOF. THE BONDS ARE EXEMPT FROM REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION AND CONSEQUENTLY HAVE NOT BEEN REGISTERED THEREWITH. THE REGISTRATION, QUALIFICATION, OR EXEMPTION OF THE BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTION IN WHICH THE BONDS HAVE BEEN QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

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SCHEDULE 1 - DEBT SERVICE

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OFFICIAL STATEMENT

\$5,000,000

TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay)

This Official Statement provides certain information in connection with the issuance by the Texas Public Finance Authority Charter School Finance Corporation (the “Issuer”) of its \$5,000,000 Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the “Bonds”).

The Bonds are being issued pursuant to a Trust Indenture and Security Agreement dated as of July 1, 2010 (the “Indenture”), by and between the Issuer and The Bank of New York Mellon Trust Company, National Association, as trustee (the “Trustee”), and a resolution of the Issuer (the “Resolution”). Under the Indenture, the Borrower will pay the Trustee an acceptance fee and an annual fee for serving as Trustee under the Indenture. The proceeds from the sale of the Bonds will be loaned to Odyssey 2020 Academy, Inc. d/b/a/ The Odyssey Academy (the “Borrower”), which operates an open enrollment charter school under the laws of the State of Texas for: (i) the construction, rehabilitation and repair of public school facilities on the Borrower’s campus (the “Campus”); (ii) the acquisition of land on which such a facility is to be constructed with part of the proceeds of the Bonds (see “PLAN OF FINANCING - Project” herein); and (iii) to pay the costs of issuing the Bonds. The Bonds are being issued on a parity basis under the Master Indenture hereinafter described with certain \$9,265,000 Texas Public Finance Authority Charter School Finance Corporation Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010A (the “Series 2010A Bonds”) and \$690,000 Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010B (the “Series 2010B Bonds”), being issued contemporaneously with the Bonds (the Bonds, the parity bonds described above, and any other parity bonds issued hereafter are collectively referred to as the “Debt”).

The Bonds are special and limited obligations of the Issuer, payable solely out of the revenues received by the Issuer pursuant to a Loan Agreement dated as of July 1, 2010 (the “Loan Agreement”), between the Borrower and the Issuer as amended from time to time, and the promissory note (the “Master Note”) to be issued under the Master Trust Indenture and Security Agreement dated as of July 1, 2010, as supplemented by Supplemental Master Trust Indenture No. 1 dated as of July 1, 2010 (collectively, the “Master Indenture”), all between the Borrower and The Bank of New York Mellon Trust Company, National Association as master trustee (the “Master Trustee”), including all money and investments held for the credit of the funds and accounts established by or under the Indenture (except the Rebate Fund), and in certain events out of amounts secured through the exercise of the remedies provided in the Indenture, the Loan Agreement, and the Master Note upon occurrence of an Event of Default (as defined in the Indenture). The Borrower will issue the Deed of Trust, as such terms are defined in the Master Indenture, covering its real property comprising the campus, in favor of the Master Trustee for the benefit of the holder of the Master Note. The Bonds shall never be payable out of any funds of the Issuer except such revenues and amounts.

This Official Statement includes descriptions of, among other items, the Indenture, the Master Indenture, the Resolution, the Bonds, the Loan Agreement, the Master Note, the Deed of Trust, the Issuer, the Borrower, and the system of charter schools under Texas law. All descriptions of documents contained herein are only summaries, with the form of the documents attached hereto, and are qualified in their entirety by reference to each document. Copies of the final versions of the Indenture, the Master Indenture, the Loan Agreement, the Deed of Trust, the Resolution and the Master Note, as executed, are available from Andrews Kurth LLP, 600 Travis, Suite 4200, Houston, Texas 77002, Attention: Tom Sage, Telephone: 713.220.3833.

Any capitalized term used herein and not otherwise defined will have the meaning set forth for such term in the Indenture or the Loan Agreement, as appropriate.

PLAN OF FINANCING

Purpose

The Borrower is a Texas nonprofit corporation created and operating under the Texas Nonprofit Corporation Act and operates an open enrollment charter school under Chapter 12, Texas Education Code, as amended. The Issuer is a nonprofit higher education finance corporation organized and operating under Section 53.351, Texas Education Code, as amended. The Issuer will issue the Bonds and loan the proceeds thereof to the Borrower for the purpose of financing the Project (as described below) and paying the costs of issuance of the Bonds.

The Facilities and the Project

The Borrower operates an open-enrollment charter school in the State of Texas (the "School"), providing education to pre-kindergarten through eighth grade students as authorized under Chapter 12, Subchapter D, Texas Education Code, as amended. The Project will consist of purchasing and renovating an existing facility located in Galveston, Texas (the "Campus") and equipping educational facilities on the Campus (the "Project"). See APPENDIX G attached hereto for detailed information about the Campus.

The proceeds of the Bonds, together with the proceeds of the Series 2010A Bonds, will be used for the Project described below. Once the Project is complete, the Borrower will have the capacity to accommodate up to 850 students. The Borrower's current charter allows it to accommodate a maximum enrollment of up to 1,000 students.

Planned Bond Proceed Spend Down.

Month	Amount Spent	Remaining Balance
0 ^(a)	\$9,884,314	\$3,270,000
1 ^(b)	\$3,270,000	\$0
Total	\$13,154,314	

^(a) Month 0 will include purchase, loan and reimbursement.

^(b) Month 1 will include construction.

Reimbursement Detail.

Category	Total
Architect	\$2,710
Blueprints	\$722
Construction	\$889,613
Consulting	\$82,338
Contract Labor	\$6,189
Designers	\$106,182
Equipment	\$20,778
Furniture	\$74,346
Inspection	\$400
Lawyers	\$4,313
Lodging for Workers	\$8,000
Permit	\$4,750
Playground Equipment	\$41,962
Reimbursement Construction Items	\$1,537
Storage	\$11,496
Total	\$1,265,334

The Borrower does not plan to issue additional debt within the next 12 months.

The Borrower has a conflict of interest policy in place. Both the architect and the construction manager for the Project were selected in accordance to this policy and with Texas state law.

The architect for the Project is Perspectiva Services, LLC ("Perspectiva"), Houston, Texas. Perspectiva was started as an architecture and planning firm in 1990. In 2003 it expanded its services to include program/project management and offers design, construction, project management, and urban and regional planning services. Eighty percent of Perspectiva's business is with public clients

or is institutional in nature, from higher education to cities and counties. Perspectiva has completed over 700 projects over the last sixteen years and more than 70 school projects within the past five years.

The construction manager selected for the Project through a sealed bid is Anslow Bryant Construction, Ltd., Houston, Texas. Anslow Bryant was started in 1995 and provides Design Build, Program Management, Construction Management, and General Construction. It is ranked as the 8th fastest growing and the 17th largest Houston Area Contractor and specializes in education, office buildings, healthcare, hospitality, parking garages, retail, multi-family, and large scale commercial interiors. Anslow Bryant has been awarded the Association of General Contractors (Texas Building Branch) Safety Excellence Award for the past three years, and ninety percent of all work is through repeat clientele. The Borrower did not have a preexisting relationship with the construction manager prior to the engagement for the Project.

Project

<u>Project Description</u>	<u>Total Project Costs</u>
Land Purchase	\$ 7,200,000
Odyssey Academy Improvements	2,619,314
HEB Loan Reimbursement for Construction/Renovation	1,400,000
General Fund Reimbursement	1,265,000
Architecture and Real Estate Fees	470,000
Security/Fire Code Expenses	200,000
Total	\$13,154,314

Sources and Uses of Funds

Sale proceeds of the Bonds are anticipated to be applied as follows:

Sources

Par Amount	\$ 5,000,000.00
Less: Net Original Issue Discount	250,000.00
TOTAL	<u>\$ 4,750,000.00</u>

Uses

Project Fund	\$ 4,655,000.00
Costs of Issuance including Underwriter's Discount	95,000.00
TOTAL	<u>\$ 4,750,000.00</u>

THE BONDS

Description

The Bonds will be issued in the aggregate principal amounts, will mature on the dates and in the amounts, and will bear interest at the rates per annum set forth on the inside cover page of this Official Statement. Interest on the Bonds will accrue from the date of delivery and be calculated on the basis of a 360-day year consisting of twelve 30-day months. Interest is payable on February 15, 2011, and on each August 15 and February 15 thereafter until the earlier of maturity or redemption. Interest on the Bonds is not exempt from federal income taxation.

The Bonds will be initially issued in book-entry-only form, as discussed under "BOOK-ENTRY-ONLY SYSTEM" herein, but may be subsequently issued in fully registered form only, without coupons, and in any case, will be issued in the denominations of \$5,000.

The principal of, premium, if any, and interest on the Bonds are payable in lawful money of the United States of America. Amounts due on the Bonds will be paid by check mailed to the owner thereof at its address as it appears on the bond registration books at close of business on the last business day of the month preceding the principal and/or interest payment date (the "Record Date"). Upon written request of a registered owner of at least \$1,000,000 in principal amount of Bonds, all payments of principal, premium, if any, and interest on Bonds

will be paid by wire transfer (at the risk and expense of such registered owner) in immediately available funds to an account designated by such registered owner. Notwithstanding the foregoing, while the Bonds are held in book-entry-only form, interest, principal, and redemption premium, if any, will be paid through the facilities of The Depository Trust Company (“DTC”) as described under “BOOK-ENTRY-ONLY SYSTEM” herein.

Designation of Bonds as Qualified School Construction Bonds

The Bonds will be designated as “qualified school construction bonds” (“Qualified School Construction Bonds”) pursuant to Section 54F of the Internal Revenue Code of 1986, as amended (the “Code”). An issuer of Qualified School Construction Bonds must receive an allocation of the national qualified school construction bond limitation. In 2009, the State received an allocation of \$538,585,000 from the United States Department of the Treasury (the “Treasury”), and the Texas Education Agency (the “TEA”) is responsible for further allocating such funds to an issuer or conduit borrower within the State. The Borrower submitted an application to the TEA and received an allocation sufficient for the issuance of the Bonds.

The Bonds will be subject to an irrevocable election to treat the Bonds as “specified tax credit bonds” pursuant to Section 6431(f) of the Code. Therefore, the Issuer (or another party designated by the Issuer) will be eligible to receive a cash subsidy from the Treasury in connection therewith. Pursuant to Section 6431 of the Code, the expected cash subsidy payments (the “Federal Subsidy”) from the Treasury will be equal to the lesser of (i) 100% of the interest payable on an interest payment date or (ii) the amount of interest which would have been payable under such Bonds on such date if such interest were determined at the applicable credit rate determined under Section 54A(b)(3) with respect to such Bonds. The Issuer intends to request that the Federal Subsidy be paid directly to the Borrower. **The Federal Subsidy constitutes Available Revenues of the Borrower and is therefore pledged to the payment of the Bonds.** No holder of the Bonds will be entitled to the Federal Subsidy or to a tax credit with respect to the Bonds.

The receipt of the Federal Subsidy is subject to certain requirements, including the filing of a form with the Internal Revenue Service (the “IRS”) prior to each interest payment date. The Federal Subsidy does not constitute a full faith and credit guarantee of the United States Government, but is required to be paid by the Treasury under the Code.

Redemption Provisions

Optional Redemption. The Bonds maturing on or after February 15, 2021, are subject to optional redemption prior to scheduled maturity, in whole or in part, on February 15, 2020, and on any date thereafter, at the option of the Borrower at a redemption price of par, plus accrued interest to the date of redemption.

Extraordinary Optional Redemption - Tax. The Bonds are subject to redemption prior to their maturity, in whole or in part, at any time before February 15, 2020, at the option of the Borrower on the occurrence of an Extraordinary Event (described below), at a redemption price (the “Extraordinary Optional Redemption Price”) equal to the greater of:

(1) 100% of the principal amount of the Bonds to be redeemed; and

(2) the sum of the present value of the remaining scheduled payments of principal and interest on the Bonds to be redeemed to the maturity date thereof, not including any portion of those payments of interest accrued and unpaid as of the date on which the Bonds are to be redeemed, discounted to the date on which the Bonds are to be redeemed on a semi-annual basis, assuming a 360-day year consisting of twelve 30-day months, at the Treasury Rate plus 100 basis points;

plus, in each case, accrued and unpaid interest on the Bonds to be redeemed on the redemption date.

“*Extraordinary Event*” means a determination by the Borrower that a material adverse change has occurred to the provisions of the Code pertaining to Qualified School Construction Bonds, or there is guidance published by the Internal Revenue Service or the United States Treasury with respect to such provisions, or there is any other determination by the Internal Revenue Service or the United States Treasury, pursuant to which the cash subsidy payment from the United States Treasury with respect to the Bonds is reduced or eliminated.

“*Treasury Rate*” means, with respect to any extraordinary redemption date for a particular Bond, the yield to the earlier of maturity or optional redemption as of such extraordinary redemption date of United States Treasury securities with a constant maturity excluding inflation indexed securities (as compiled and published in the most recent Federal Reserve Statistical Release H.15 (519) that has become publicly available at least two business days prior to the redemption date or, if such Statistical Release is no longer published, any publicly available source of similar market data) most nearly equal to the period from the redemption date to the maturity date of the Bond to be redeemed; provided, however, that if the period from the redemption date to such maturity or optional redemption date is less than one year, the weekly average yield on actually traded United States Treasury securities adjusted to a constant maturity of one year will be used.

The Bonds are subject to redemption prior to maturity, at the option of the Borrower, at a redemption price of par plus interest accrued thereon to the redemption date, without premium, on any date, in the event the Project is damaged, destroyed, or condemned or

threatened to be condemned, (i) in whole, if, in accordance with the terms of the Loan Agreement, the Project is not reconstructed, repaired or replaced upon the change or destruction thereof, from insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund which, together with an amount required to be paid by the Borrower pursuant to the Loan Agreement, will be sufficient to pay the Bonds in full, or (ii) in part, after reconstruction, repair or replacement of the Project in accordance with the terms of the Loan Agreement, from excess insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund for such purpose.

Extraordinary Optional Redemption – Property Loss. The Bonds are subject to extraordinary redemption, at the option of the Issuer upon a request of the Borrower, at a redemption price of par plus interest accrued thereon to the redemption date, without premium, on any date, in the event the Project is damaged, destroyed, or condemned or threatened to be condemned, (i) in whole, if the Project is not reconstructed, repaired or replaced upon the change or destruction thereof, from insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund which, together with an amount required to be paid by the Company pursuant to the Agreement, will be sufficient to pay the Bonds in full, or (ii) in part, after reconstruction, repair or replacement of the Project in accordance with the terms of the Agreement, from excess insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund for such purpose.

Special Mandatory Redemption. To the extent that less than 100% of the “Available Project Proceeds” (as defined herein) are expended for Qualified Purposes (as defined herein) by the close of the 3-year period beginning on the date of delivery of the Bonds (or if an extension of such expenditure period has not been received by the Issuer from the Secretary of the Treasury (the “Secretary”), by the close of the extended period), the Issuer shall redeem an amount of Bonds equal to such unexpended proceeds (rounded up to the next highest authorized denomination) within 90 days after the end of such period, at a redemption price equal to the principal amount thereof, plus any accrued but unpaid interest on the Bonds to the date fixed for redemption, payable from such unexpended proceeds of sale of the Bonds held by the Borrower.

The term “Qualified Purpose” means the construction, rehabilitation, or repair of a public school facility or the acquisition of land on which such a facility is to be constructed with part of the proceeds of the Bonds. “Available Project Proceeds” are the proceeds from the sale of the Bonds, less costs of issuance, plus investment earnings on the proceeds of such bonds pending their expenditure.

Upon notice from the Borrower that the Borrower has cured the conditions that caused the Bonds to be subject to special mandatory redemption, the Issuer may rescind any such redemption and notice thereof on any date prior to the date fixed for special mandatory redemption by causing written notice of the rescission to be given to the owners of the Bonds so called for redemption. Notice of rescission will be given in the same manner in which notice of special mandatory redemption was originally given.

Notice of Redemption. At least 30 days prior to the date fixed for any redemption of the Bonds, but not more than 60 days prior to any redemption date, the Trustee will cause a written notice of such redemption to be mailed by first class mail, postage prepaid, to the Owners of the Bonds to be redeemed, at such Owner’s address appearing on the bond registration books on the date such notice is mailed by the Trustee. Any redemption may be conditioned upon the occurrence of events occurring after the mailing of the notice of redemption. Any notice mailed as provided herein will be conclusively presumed to have been given, irrespective of whether or not received. By the date fixed for any such redemption, due provision will be made with the Trustee and the Paying Agent for the payment of the appropriate redemption price. If such written notice of redemption is made and if due provision for payment of the redemption price is made, all as provided above and in the Indenture, the Bonds which are to be redeemed thereby automatically will be deemed to have been redeemed prior to their scheduled maturity, and they will not bear interest after the date fixed for redemption, and they will not be regarded as being Outstanding except for the right of the Owner to receive the redemption price out of the funds provided for such payment. If any Bond is not paid upon the surrender thereof at the maturity or redemption date thereof, such Bond will continue to be Outstanding and will continue to bear interest until paid at the interest rate borne by such Bond.

Redemption in Part. If less than all of the Bonds are called for redemption, the particular Bonds or portions thereof to be redeemed will be selected by the Trustee in accordance with the written direction of the Borrower; provided, however, that portions of the Bonds will be redeemed in Authorized Denominations; and provided further, that no redemption will result in an outstanding Bond being less than an Authorized Denomination.

In case part, but not all, of a Bond is selected for redemption, the owner thereof or his attorney or legal representative must present and surrender the Bond to the Trustee for payment of the redemption price, and the Issuer will cause to be executed, authenticated, and delivered to or upon the order of such owner or his attorney or legal representative, without charge therefore, in exchange for the unredeemed portion of the principal amount of such Bond so surrendered, a Bond of the same Stated Maturity and bearing interest at the same rate.

Defeasance. The Bonds may be discharged, or advance refunded in advance of their optional redemption date in any manner now or hereafter permitted by law. Upon any discharge, defeasance or refunding of all or a portion of the Bonds, such Bonds shall no longer be regarded to be outstanding or unpaid; provided, however, the Issuer shall remain obligated for all payments, including the contribution of additional money or securities to any defeasance escrow or trust account, if necessary to provide sufficient amounts to satisfy the payment obligations.

SUMMARY OF FINANCIAL COVENANTS OF THE BORROWER

Payment of Debt Service. The Borrower unconditionally and irrevocably covenants that it will promptly pay the principal of, premium, if any, and interest and any other amount due on every Master Note issued under the Master Indenture and secured by the Trust Estate.

Ratings. The Borrower will not knowingly take any action that would likely result in the reduction of the then current municipal ratings of the Master Notes (or any other indebtedness) by Fitch, Inc., Moody's Investors Services, Inc., or Standard & Poors Ratings Services, Inc.

Financial Reporting. The Borrower will cause an annual audit of its books and accounts to be made by independent certified public accountants and delivered to it within 120 days after the end of each Fiscal Year of the Company. For a full description of the Borrower's undertaking to provide updated financial information, see "CONTINUING DISCLOSURE OF INFORMATION" herein.

Debt Service Coverage Ratio. Available Revenues for each Fiscal Year must be equal to at least 1.10x the Annual Debt Service Requirements of the Borrower as of the end of the first Fiscal Year after the date of issuance of the Bonds and thereafter until the Series Bonds have been paid in full.

Liquidity. For so long as the Bonds are outstanding, the Borrower shall budget and maintain operating reserves in an amount equal to forty-five (45) days of budgeted expenses. Such operating reserves shall not be funded with Bond proceeds.

Revenue Fund. As security for the repayment of the Master Notes and the performance by the Borrower of its other obligations under the Bond Documents (as defined in the Indenture), the Borrower covenants and agrees in the Master Indenture that, if an Event of Default under the Master Indenture shall occur, it will deliver or cause to be delivered to the Master Trustee within five Business Days from the day of receipt all of its Adjusted Revenues for deposit into the Revenue Fund held by the Master Trustee until no default exists under the Master Indenture. The Borrower authorizes and directs the Master Trustee to invest and disburse such amounts and proceeds in accordance with the Master Indenture.

Additional Bonds. Additional Debt may be issued under the Master Indenture only if the Borrower has sufficient funds evidenced as follows:

- i. for either the Borrower's most recently completed Fiscal Year or any consecutive 12 months out of the most recent 18 months immediately preceding the issuance of the additional Debt, the Available Revenues equal at least 1.20 times Maximum Annual Debt Service on all Debt then Outstanding prior to the issuance of additional Debt; and
- ii. a written report of an Independent Management Consultant setting forth projections which indicate that the estimated Available Revenues are equal to at least 1.10 times Maximum Annual Debt Service for all Debt then Outstanding, including the proposed additional Debt, in the Fiscal Year immediately following the completion of the project being financed,
- iii. or in lieu of (i) and (ii), an Officer's Certificate stating that, based on the audited results of the operations for the most recently completed Fiscal Year, the Available Revenues equal at least 1.10 times Maximum Annual Debt Service on all Debt then Outstanding as well as the additional Debt.

For all requirements relating to the issuance of additional Debt, see Section 212 of "APPENDIX D – Substantially Final Form of the Master Indenture and Substantially Final Form of Supplemental Master Trust Indenture No. 1" attached hereto.

Insurance. In the Master Indenture, the Borrower covenants that it will at all times keep and maintain the Project insured against such risks and in such amounts, with such deductible provisions, as are customary in connection with the operation of facilities of the type and size comparable to the Project and consistent with the requirements of state law. See "SUMMARY OF INSURANCE PROVISIONS" herein.

Continuing Disclosure. In the Loan Agreement, the Borrower covenants to make quarterly and annual filings of certain financial and operating statements with the Trustee and the Municipal Securities Rulemaking Board. Additionally, the Borrower covenants to provide notice of certain material events. See "CONTINUING DISCLOSURE OF INFORMATION" herein for a full description of the Borrower's obligations to provide information on an ongoing basis.

SECURITY AND SOURCE OF PAYMENT

Security for the Bonds

THE BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE ISSUER, PAYABLE SOLELY FROM REVENUES RECEIVED PURSUANT TO THE LOAN AGREEMENT, THE MASTER NOTE, AND, IN CERTAIN CIRCUMSTANCES, OUT OF AMOUNTS SECURED THROUGH THE EXERCISE OF REMEDIES PROVIDED IN THE INDENTURE, THE LOAN AGREEMENT, AND THE MASTER NOTE. THE BONDS ARE NOT OBLIGATIONS OF THE STATE, OR ANY ENTITY OTHER THAN THE ISSUER. NONE OF THE STATE, OR ANY POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE SHALL BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS. THE ISSUER HAS NO TAXING POWER.

Sinking Fund Deposit Subaccount

The Code provides that an issue of Qualified School Construction Bonds shall not fail to satisfy the programmatic requirements for such bonds by reason of any fund that is expected to be used to repay such Qualified School Construction Bonds that (i) is funded at a rate not more rapid than equal annual installments, (ii) is funded in a manner reasonably expected to result in an amount not greater than the amount necessary to repay the Bonds, and (iii) is invested at a yield that is not greater than the applicable discount rate published by the U.S. Treasury. The Borrower shall make mandatory deposits in the Sinking Fund Deposit Subaccount within the Debt Service Fund with the Trustee for the Bonds on February 15 in each of the years and the respective amounts set forth below:

Date of Sinking Fund Deposit (Feb 15)	Sinking Fund Deposit ⁽¹⁾⁽²⁾
2011	\$ 100,000
2012	130,000
2013	140,000
2014	140,000
2015	140,000
2016	140,000
2017	315,000
2018	325,000
2019	340,000
2020	355,000
2021	365,000
2022	380,000
2023	395,000
2024	410,000
2025	425,000
2026	440,000
2027	460,000

(1) The actual rate of interest earnings are unknown at this time, however, investment earnings on the balance in the Sinking Fund Deposit Subaccounts shall be credited against the amount the Borrower would otherwise be required to deposit hereunder.

(2) The maximum permitted yield on the investment of these funds is 4.35%.

Funds deposited to the Sinking Fund Deposit Subaccount shall be applied to pay principal on the Bonds at maturity or prior redemption. Any interest earnings from the investment of prior deposits will be applied as a credit against a subsequent year's sinking fund amount. Such deposits and any interest earned thereon shall be used to pay the principal of the Bonds upon maturity and are pledged to pay the debt service requirements on the Bonds.

The Loan Agreement

The Bonds are payable from amounts payable by the Borrower to the Issuer under the Loan Agreement and secured by a pledge and assignment to the Trustee of the Issuer's rights under the Loan Agreement and the rights of the Issuer to receive loan payments thereunder (excluding certain fees and expenses and certain indemnity payments payable to the Issuer). Pursuant to the Loan Agreement, the Borrower agrees to make loan payments to the Issuer sufficient to provide funds to make required payments of principal, premium, if any, and interest on the Bonds in full, which loan shall be evidenced by the Master Note. All such loan payments are required to be made to the Trustee by the Borrower.

If the Borrower fails to make a loan payment to the Trustee when due, the Trustee will notify the Borrower of the delinquent payment and the Borrower will have two business days to make the loan payment. If the Borrower has not made the loan payment after two business days, the Borrower will be required to make Remediation Transfers (as such term is defined in the Loan Agreement) to the Master Trustee as follows: (1) immediately transfer an amount equal to the Borrower's preceding Foundation School Program Payment (as such term is defined in the Loan Agreement) and (2) each month transfer 100% of its Foundation School Program Payments within two Business Days of receipt. The Borrower is required to make Remediation Transfers until the Borrower receives an unqualified audit for the most recent year in which Remediation Transfers were made and delivers to the Master Trustee a certificate stating that no event of default has occurred and is continuing under the Bond Documents. The Master Trustee shall deposit all Remediation Transfers in the Revenue Fund (see "SECURITY AND SOURCE OF PAYMENT—The Master Indenture – Revenue Fund" herein) and withdraw and pay or deposit from the amounts on deposit in the Revenue Fund the following amounts in order of priority indicated:

- (1) a transfer to the Interest Account of an amount necessary to accumulate in equal amounts the interest on the Master Notes due and payable on the next Interest Payment Date. There shall be paid from the Interest Account equally and ratably to the Holder of each instrument evidencing a Master Note the amount of interest on each Master Note as such interest becomes due;
- (2) a transfer to the Principal Account of the amount necessary to accumulate in equal periodic installments the principal of the Master Notes maturing or subject to mandatory sinking fund redemption on the next February 15 taking into account with respect to each such payment (i) any other money actually available in the Principal Account for such purpose and (ii) any credit against amounts due on each February 15 granted pursuant to other provisions of the Master Indenture. There shall be paid from the Principal Account equally and ratably to the Holder of each instrument evidencing a Master Note the amount of principal payments due on each Master Note, whether at maturity or earlier mandatory redemption (other than by reason of acceleration of maturity or other demand for payment), as such principal becomes due;
- (3) a transfer to any Debt Service Reserve Fund maintained by any Holder of any Master Note, an amount sufficient to cause the balance on deposit in such reserve fund to equal the required balance in 12 equal monthly installments or otherwise in such amounts required by the applicable Related Bond Documents; and
- (4) to the Borrower, any remaining amounts.

The Master Note

Pursuant to the Loan Agreement, the Borrower will execute and deliver to the Trustee, as the designee of the Issuer, the Master Note in the principal amount equal to the principal amount of the Bonds. Payments under the Master Note are scheduled to be made at the times and in the amounts required to pay debt service on the Bonds and will be credited against the Loan Payments required to be made by the Borrower under the Loan Agreement (see "APPENDIX F – Substantially Final Form of the Loan Agreement" attached hereto).

The Master Indenture

The Master Note issued by the Borrower to the Trustee evidencing the obligation of the Borrower to make the payments required under the Loan Agreement is a duly authorized promissory note of the Borrower issued pursuant to and secured by the Master Indenture. Under the Master Indenture, the Borrower unconditionally and irrevocably covenants that it will promptly pay the principal of, premium, if any, and interest and any other amount due on every Note issued under the Master Indenture, subject to certain limitations relating to fraudulent conveyance, insolvency, and other considerations, and has granted a security interest in its Adjusted Revenues to the Master Trustee, which Adjusted Revenues are pledged to the payment of all Notes issued under the Master Indenture, including the Master Note. The Borrower has also granted a lien on certain real and personal property for the benefit of the Master Trustee (see "APPENDIX D – Final Form of the Master Indenture and Substantially Final Form of Supplemental Master Trust Indenture No. 1" attached hereto).

Revenue Fund. As security for the repayment of the Master Note and the performance by the Borrower of its other obligations under the Bond Documents (as defined in the Indenture), the Borrower covenants and agrees in the Master Indenture that, if an Event of Default under the Master Indenture shall occur, it will deliver or cause to be delivered to the Master Trustee within five Business Days from the day of receipt all of its Adjusted Revenues for deposit into the Revenue Fund held by the Master Trustee until no default exists under the Master Indenture. In the event that a loan payment default triggers an obligation to make Remediation Transfers under the Loan Agreement, the Borrower will transfer to the Master Trustee within two Business Days from the day of receipt all of its Foundation School Program Payments for deposit in the Revenue Fund until no longer required pursuant to the terms of the Loan Agreement (see "SECURITY AND SOURCE OF PAYMENT—The Loan Agreement" herein). The Borrower authorizes and directs the Master Trustee to invest and disburse such amounts and proceeds in accordance with the Master Indenture.

The Master Trustee is required to immediately transfer funds on deposit in the Revenue Fund in accordance with the Master Indenture. To the extent funds in the Revenue Fund are transferred by the Master Trustee in accordance with the requirements of the Master Indenture and are sufficient for such purposes, the transfer and application of such funds for the purposes described in the Master Indenture

shall be considered to satisfy the related Loan Payment obligations of the Borrower. To the extent funds in the Revenue Fund are ever insufficient to satisfy the transfer requirements of the Master Indenture, the Borrower shall make the related Loan Payments from funds other than the Adjusted Revenues, if any.

The Master Indenture provides that the Master Trustee will immediately withdraw and pay or deposit from the amounts on deposit in the Revenue Fund the following amounts in the order of priority indicated:

- (1) to the Master Trustee all amounts due and payable;
- (2) equally and ratably to the Holder of each instrument evidencing a Master Note on which there has been a default in the payment of principal of (premium, if any) or interest on any Master Note an amount equal to all defaulted principal of (or premium, if any) and interest and obligations on such Master Note;
- (3) a transfer to the Interest Account of an amount necessary to accumulate in equal amounts the interest on the Master Notes due and payable on the next Interest Payment Date; provided, however, that to the extent available, each transfer made on the fifth Business Day before the end of the month immediately preceding each Interest Payment Date shall be in an amount to provide, together with amounts then on deposit in the Interest Account, the balance of the interest due on the Master Notes on the next succeeding Interest Payment Date. There shall be paid from the Interest Account equally and ratably to the Holder of each instrument evidencing a Master Note the amount of interest on each Master Note as such interest becomes due;
- (4) a transfer to the Principal Account of the amount necessary to accumulate in equal periodic installments the principal of the Master Notes maturing or subject to mandatory sinking fund redemption on the next February 15 taking into account with respect to each such payment (i) any other money actually available in the Principal Account for such purpose and (ii) any credit against amounts due on each February 15 granted pursuant to other provisions of the Master Indenture; provided, however, that to the extent available, the transfer made on the fifth Business Day before the end of the month preceding each February 15 shall be in an amount to provide, together with amounts then on deposit in the Principal Account, the balance of the principal maturing or subject to mandatory sinking fund redemption on the next succeeding February 15. There shall be paid from the Principal Account equally and ratably to the Holder of each instrument evidencing a Master Note the amount of principal payments due on each Master Note, whether at maturity or earlier mandatory redemption (other than by reason of acceleration of maturity or other demand for payment), as such principal becomes due;
- (5) to the Holder of any Master Note entitled to maintain a reserve fund for the payment of such Master Note, an amount sufficient to cause the balance on deposit in such reserve fund to equal the required balance in 12 equal monthly installments or otherwise in such amounts required by the applicable Related Bond Documents; and
- (6) to the Borrower, the amount specified in a Request as the amount of ordinary and necessary expenses of the Borrower for its operations for the following month.

Any balance remaining in the Revenue Fund, on the later of the last day of any fiscal year or the day following the end of the month in which all defaults in the payment of principal, premium, and interest on any Master Note when due have been cured or waived, will be paid to the Borrower at its depository bank upon request to be used for any lawful purpose.

Additional Debt. Upon satisfaction of the applicable requirements of Section 212 of the Master Indenture, additional Debt may be issued for the purposes provided in the Act, to pay the costs associated with such additional Debt, and/or for the purpose of refunding any Outstanding Debt if certain conditions are met. Among those conditions are (A) delivery of an Officer's Certificate stating that the Master Indenture is in effect and no Event of Default is then existing under the Master Indenture or any Debt Outstanding or any agreement entered into in conjunction with such additional Debt; (B) such additional Debt shall be secured on a parity with respect to the Trust Estate and shall be payable solely from the Adjusted Revenues and other amounts derived from the loan agreement relating to such additional Debt (C) sufficient funds evidenced by (i) an Officer's Certificate stating that, for either the Borrower's most recently completed Fiscal Year or any consecutive 12 months out of the most recent 18 months immediately preceding the issuance of the additional Debt, the Available Revenues equal at least 1.20 times Maximum Annual Debt Service on all Debt then Outstanding prior to the issuance of additional Debt; and (ii) a written report of an Independent Management Consultant setting forth projections which indicate that the estimated Available Revenues are equal to at least 1.00 times Maximum Annual Debt Service for all Debt then Outstanding, including the proposed additional Debt, in the Fiscal Year immediately following the completion of the project being financed, or in lieu of (i) and (ii), (iii) an Officer's Certificate stating that, based on the audited results of the operations for the most recently completed Fiscal Year, the Available Revenues equal at least 1.10 times Maximum Annual Debt Service on all Debt then Outstanding as well as the additional Debt; (D) an opinion of Bond Counsel to the Master Trustee to the effect that the issuance of the proposed additional Debt will not cause the interest on the Related Bonds Outstanding issued as tax-exempt bonds to be includable in gross income of the Owners thereof for purposes of federal income taxation; (E) an Opinion of Counsel to the Master Trustee to the effect that the security interest in fixtures and equipment and personal property granted under the Deed of Trust has been created and perfected under the Uniform Commercial Code as currently in effect in the State, including but not limited to, Article 9, as amended and (F) an endorsement of the title insurance policy issued in connection with the Debt increasing the

coverage thereunder by an amount equal to the aggregate principal amount of the additional Debt; provided that, no issuance of additional Debt shall require the re-insurance or re-evaluation of properties previously included in the Deed of Trust. For all requirements relating to the issuance of additional Debt, see Section 212 of “APPENDIX D - Final Form of the Master Indenture and Substantially Final Form of Supplemental Master Trust Indenture No. 1” attached hereto.

The Indenture

Under the Indenture, the Issuer will grant to the Trustee for the equal and ratable benefits of the Holders of the Bonds, all of the Issuer’s right, title, and interest in and to, among other things, the following: (i) the Loan Agreement, including all amounts payable thereunder, including but not limited to the Loan Payments, the Master Note, any and all security heretofore or hereafter granted or held for the payment thereof, and the present and continuing right to bring actions and proceedings under the Loan Agreement or for the enforcement thereof and to do any and all things which the Issuer is or may become entitled to do thereunder, but excluding the amounts agreed to be paid by the Borrower noted in such Loan Agreement, (ii) all money and investments held for the credit of the funds and accounts established by or under the Indenture (except the Rebate Fund) as described in the Indenture, and (iii) any and all property that may, from time to time hereafter, by delivery or by writing of any kind, be subjected to the lien and security interest hereof by the Issuer or by anyone on its behalf, which subjection to the lien and security interest hereof of any such property as additional security may be made subject to any reservations, limitations, or conditions that shall be set forth in a written instrument executed by the Issuer or the Person so acting on its behalf or by the Trustee respecting the use and disposition of such property or the proceeds thereof (see “APPENDIX E – Substantially Final Form of the Indenture” attached hereto).

Debt Service Fund

The Indenture establishes a Debt Service Fund. The money deposited into the Debt Service Fund, together with all investments thereof and investment income therefrom, will be held in trust and applied solely as provided in the Indenture. The Trustee will deposit to the credit of the Debt Service Fund immediately upon receipt: (i) amounts due and payable by the Borrower pursuant to the terms of the Loan Agreement and the Master Note and (ii) any other amounts delivered to the Trustee for deposit thereto. On each Interest Payment Date, the Trustee will withdraw money from the Debt Service Fund to pay the principal, if any, and interest due on the Bonds.

Debt Service Reserve Fund

The Indenture establishes a Debt Service Reserve Fund. There will initially be deposited in the Debt Service Reserve Fund an amount which, when added to the debt service reserve fund requirement for the Series 2010A and the Series 2010B Bonds, shall equal the aggregate Maximum Annual Debt Service for the Series 2010A Bonds, the Series 2010B Bonds and the Bonds, net of the tax credit related to the Bonds (the “Debt Service Reserve Fund Requirement”). Except as otherwise provided in the Indenture, the Debt Service Reserve Fund at all times will be maintained at an amount equal to the Debt Service Reserve Fund Requirement. If there are insufficient funds in the Debt Service Fund to pay the Debt Service on the Bonds by 12:00 noon (Central Time) one Business Day prior to any Interest Payment Date, the Trustee will transfer from the Debt Service Reserve Fund to the Debt Service Fund amounts necessary to make such payments from the Debt Service Fund on any Interest Payment Date.

If the amount in the Debt Service Reserve Fund is less than the Debt Service Reserve Fund Requirement because the Trustee has applied funds in the Debt Service Reserve Fund to pay Debt Service on the Bonds, the Trustee will promptly notify the Borrower in writing that a deficiency in the Debt Service Reserve Fund exists, and the Borrower will (1) within 30 days of receipt of such notice, pay to the Trustee the full amount needed to restore the Debt Service Reserve Fund to the Debt Service Reserve Fund Requirement or (2) in not more than twelve consecutive equal monthly installments, each payable on the date that a payment is due under the Loan Agreement, commencing in the month immediately succeeding the month of the withdrawal from the Debt Service Reserve Fund, pay such deficiency to the Trustee for deposit into the Debt Service Reserve Fund to restore the amount in the Debt Service Reserve Fund to equal the Debt Service Reserve Fund Requirement. Notwithstanding the foregoing, moneys in the Debt Service Reserve Fund may be applied to pay the final Debt Service payment at maturity of the Bonds without violating the foregoing requirement to maintain the Debt Service Reserve Fund in an amount equal to the Debt Service Reserve Fund Requirement.

Upon any redemption or defeasance of all Outstanding Bonds, the moneys on deposit in the Debt Service Reserve Fund will be transferred to the Debt Service Fund to be used for the purposes of such redemption or to an escrow fund for the purpose of defeasance, as the case may be. If the balance of the Debt Service Reserve Fund is equal to or in excess of the aggregate requirements on the then outstanding Bonds, the Trustee will transfer the balance on deposit in the Debt Service Reserve Fund to the Debt Service Fund.

So long as any Bonds are Outstanding, the Borrower will have no right, title, or interest in or to the funds in the Debt Service Reserve Fund.

In addition to the Debt Service Reserve Fund for the Bonds, the Borrower will make annual sinking fund deposits as described herein (see “SECURITY AND SOURCE OF PAYMENT – Sinking Fund Deposit Subaccount” herein).

Deed of Trust

For the benefit of the holder of the Master Note, the Borrower has issued in favor of the Master Trustee a Deed of Trust and Security Agreement (With Assignment of Rents and Leases) dated as of July 1, 2010 (the “Deed of Trust”), to cover the real property to be acquired by the Borrower with Bond proceeds (collectively, the “Land and Improvements”), in favor of the Master Trustee for the benefit of the Holder of the Master Note.

Collateral Assignment of Sublease

For the benefit of the holder of the Master Note, the Borrower has issued in favor of the Master Trustee a Collateral Assignment of Sublease dated as of August 4, 2010 (the “Collateral Assignment”), to pledge the Borrower’s right, title and interest as sublessee of a portion of the Campus in favor of the Master Trustee for the benefit of the Holder of the Master Note.

SUMMARY OF INSURANCE PROVISIONS

The Borrower agrees to carry and maintain at least the following insurance with respect to the Project and the Borrower:

- coverage for buildings and contents for fire, lightning, windstorm and hail, explosion, aircraft and vehicles, sprinkler leakage, elevator, and all other risks of direct physical loss, at all times in an amount not less than the replacement cost of the Project
- during the course of any construction, reconstruction, remodeling or repair of the Project, builders’ all risk extended coverage in amounts based upon the completed replacement value of the Project
- general liability
- comprehensive professional liability insurance, including malpractice and other professional liability insurance
- worker’s compensation insurance as required by the laws of the State; and
- business interruption insurance covering actual losses in gross revenues from the Project resulting directly from necessary interruption of the operation of the Borrower caused by damage to or destruction (resulting from fire and lightning; accident to a fired pressure vessel or machinery; and other perils, including windstorm and hail, explosion, civil commotion, aircraft and vehicles, sprinkler leakage, smoke, vandalism and malicious mischief, and accident) to real or personal property constituting part of the Project, less charges and expenses which do not necessarily continue during the interruption of business, for such length of time as may be required with the exercise of due diligence and dispatch to rebuild, repair, or replace such properties as have been damaged or destroyed (but in no event less than 12 months) with limits equal to at least 100 percent of the maximum annual principal and interest requirements on the outstanding bonds for the current or any subsequent Fiscal Year.

If it is ever determined that any structure within the Project is located in a flood plain (as defined by federal regulations), the Borrower shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for flood insurance for the Project. Such flood insurance shall constitute the type of such insurance that is available at the time and as is customary in connection with the operation of facilities of the type and size comparable to the Project.

The Borrower covenants to annually review its insurance coverage, and, to the extent feasible, will carry insurance insuring against risks and hazards to the same extent as other comparable charter schools owning and operating facilities of the size and type comparable to the Project. At least biannually, the Borrower will retain an Independent Insurance Consultant for the purpose of reviewing the Borrower’s insurance coverage and making recommendations respecting the types, amounts and provisions of insurance that should be carried. The insurance requirements of the Master Indenture shall be deemed modified or superseded as necessary to conform with the recommendations contained in said report to the extent the report recommends additional or increased coverage.

Summary of Borrower’s Current Insurance Coverage

Type	Limit
General Aggregate	\$2,000,000
Medical Expense	\$25,000
Employee Benefits Liability	\$1,000,000
Sexual Abuse or Molestation	\$1,000,000 per incident, aggregate limit of \$2,000,000
Excess Liability	\$10,000,000 per occurrence
Business Interruption ^(a)	\$1,200,000

^(a) The Borrower’s business interruption insurance does not provide coverage in the event of a flood.

RISK FACTORS

Limited Obligations

The Bonds are special and limited obligations of the Issuer. They are secured by and payable solely from funds payable by the Borrower under the terms and conditions of the Loan Agreement and as otherwise described herein. The obligations of the Issuer under the Indenture are not general obligations of the Issuer and neither the Trustee nor the registered or beneficial owners of the Bonds will have any recourse to any property, funds, or assets of the Issuer (other than the property granted the Trustee as part of the Trust Estate) with respect to such obligations (see “SECURITY AND SOURCE OF PAYMENT” herein).

Dependence on the Operations of the Borrower

Dependence on Per Student Revenues. The Borrower derived approximately 70% of its revenues during the 2008-2009 school year from payments by the State based on the school district that a student would otherwise attend for each student in average daily attendance. The timely payment of principal and interest on the Bonds therefore depends on operations of the Borrower attracting and retaining the number of students that are needed to provide sufficient revenues to make timely payment of Loan Payments securing payment of the Debt Service on the Bonds. See “FINANCIAL AND OPERATIONS INFORMATION – Projections by the Borrower; Required Increases in Attendance for Payment of Future Debt Service” herein and “APPENDIX B – Proforma Forecasts” attached hereto.

Growth of Student Enrollment. The Borrower expects to receive approximately \$8,844 in State funding per student in average daily attendance for 2010-2011, but such amount may vary from year to year. See “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS – State Funding” and “–Local Funding” herein. Historical student enrollment was:

- 267 for the 2005–2006 fiscal year,
- 314 for the 2006–2007 fiscal year,
- 360 for the 2007–2008 fiscal year,
- 410 for the 2008–2009 fiscal year (Pre-Hurricane Ike),
- 300 for the 2008-2009 fiscal year (Post-Hurricane Ike),
- 500 for the 2009–2010 fiscal year.

For the 2010-2011 fiscal year, the Borrower budgeted based on a projected enrollment of 612, and, as of July 9, 2010, 652 students are enrolled. The Borrower anticipates that it will be able to fulfill its enrollment projections based on past trends in enrollment. Failure to attract and retain students in amounts projected by the Borrower would adversely affect the Borrower’s ability to provide sufficient revenues to make timely payment of Loan Payments securing payment of the Debt Service on the Bonds. See “FINANCIAL AND OPERATIONS INFORMATION – Projections by the Borrower; Required Increases in Attendance for Payment of Future Debt Service” herein and “APPENDIX B – Proforma Forecasts” attached hereto.

Accuracy of Borrower Projections of Growth. To pay projected operation costs and debt service on the Bonds, the Borrower has projected increases in its enrollment to approximately 752 by fiscal year 2015. The basis for such projections are the applications for admissions for the Borrower’s grades currently in operation (grades preK-8). As of May 2010, there were approximately 144 students on the waiting list for admission (see “APPENDIX B – Proforma Forecasts” attached hereto). These projections may involve known and unknown risks, uncertainties, and other factors, which may cause the actual results, performance, and achievements to be different from the future results, performance, or achievements expressed or implied by such forward-looking statements. Potential investors are cautioned that the actual results could differ materially from those set forth in the forward-looking statements. **The projections are from the Borrower, and neither the Issuer nor the Underwriter have commissioned an independent feasibility analysis of any of the projected student attendance figures upon which the Borrower’s projections are based. No independent confirmation of the Borrower’s projections has been made, and while the Borrower believes its projections of growth of average daily attendance are reasonable, such growth may or may not occur and may be affected by a variety of factors, including completion of the Project in a timely manner, continued provision for funding of the Borrower by the State at adequate levels, operations and maintenance of the Borrower, and competition from other public or private schools in the areas where the Borrower operates its schools.** See “FINANCIAL AND OPERATIONS INFORMATION – Projections by the Borrower; Required Increases in Attendance for Payment of Future Debt Service” herein and “APPENDIX B – Proforma Forecasts” attached hereto.

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Risks of Non-Completion. The financed facility requiring construction is located in the City of Galveston, Texas (see “PLAN OF FINANCING – Project” herein). A brief description of the facilities and the projected completion dates are as follows:

The Project is to renovate, rehabilitate and equip a retail site which contains 73,000 square feet of existing buildings. Upon completion of the Project, the Campus will consist of central administration offices, a Pre-Kindergarten through 2nd grade facility, a 3rd through 8th grade facility that includes computer science labs and multipurpose rooms, a school-wide welcome center, library and cafeteria, and a covered pavilion for physical education. In the future and not as part of the Project, the Borrower plans to add a 14,000 square foot gymnasium and outdoor learning space to the Campus.

Risks of Construction Contract. The Borrower has entered into a fixed-price construction contract for construction of the Project. The Borrower has been advised by its architect that the proceeds of the Bonds and the Series 2010A Bonds, together with other available funds of the Borrower, will be sufficient for completion of the Project. If proceeds are not in fact sufficient, the restrictions on issuance of additional Debt by the Borrower contained in the Loan Agreement could limit the ability of the Borrower to borrow any additional funds beyond the completion debt authorized therein necessary for completion of the Project, which could adversely affect payment of the Bonds. Completion of the Project may be at risk in the event of failures of the contractor or of any underlying bonding companies. As noted, restrictions on issuance of additional Debt by the Borrower contained in the Loan Agreement could limit the ability of the Borrower to borrow additional funds necessary for completion of the Project, which could adversely affect payment of the Bonds.

Risks Associated with Charter School Operations. The likelihood of success of the Borrower must be viewed in light of the special problems, expenses, difficulties, delays, and complications often encountered in the operation of a charter school. The Borrower has been operating since August of 1999. The Borrower’s revenues per student should equal the revenues per student of traditional public schools available for operations and maintenance, but do not include the revenues available for capital outlays, and are significantly less than revenues received by many private schools in the area. A potential investor should anticipate that operational difficulties will exist for the Borrower which may not exist for traditional public schools or for established private schools.

The system of charter schools in Texas was established in 1995. Potential purchasers should therefore be aware that the system under which the Borrower operates could be significantly affected by unforeseen problems arising from the statutory provisions governing charter schools in Texas or future changes therein. See “–Dependence on the State – Changes in the School Finance System” and “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS” herein.

Competition. Unlike school districts, the Borrower must attract students from other schools, both public and private, within the general area of the schools. No students are required to attend the Borrower’s charter schools, and students at the Borrower’s charter schools may subsequently transfer to other public or private schools at will. There are numerous public and private schools in the immediate areas where the Borrower’s schools are located, many of which may be closer to the homes of present or prospective students of the Borrower’s charter schools. Failure by the Borrower to provide facilities or academics at a level acceptable to students and their parents would presumably cause the Borrower to fail to attract or maintain students, and would negatively affect the ability of the Borrower to make Loan Payments in an amount sufficient to pay the debt service on the Bonds.

Risks Associated with Schools. There are a number of factors affecting schools in general that could have an adverse effect on the Borrower’s financial position and ability to make Loan Payments. These factors include, but are not limited to, increasing costs of compliance with federal, State, or local regulatory laws or regulations, including, without limitation, laws or regulations concerning environmental quality, work safety, and accommodating persons with disabilities; any unionization of the Borrower’s work force with consequent impact on wage scales and operating costs of the Borrower; the ability to attract a sufficient number of students and to maintain faculty meeting appropriate standards; and changes in existing statutes pertaining to the powers and minimum funding levels for charter schools. School operations also present significant risks and operational and management issues not encountered in other enterprises. While Texas law provides that the Borrower is immune from liability to the same extent as a school district, and that its employees and volunteers are immune from liability to the same extent as employees and volunteers of a school district, a potential investor should anticipate that, because the Borrower provides services to children, any failure in the Borrower’s operation and management could result in liability risks to the Borrower which would not be present for other enterprises not engaged in providing such services.

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Limited Assets of the Borrower. If the Borrower does not generate sufficient revenues to pay all of the Borrower's loan obligations and operating expenses, the Borrower may have no other source of funds to make such payments. Further, while the payments of Debt Service occur prior to payments of the Borrower's operating expenses, a failure to make such operating payments would presumably ultimately result in the inability of the Borrower to attract students or maintain sufficient revenues for payment of its Loan Payments.

Risks from Weather Events. On September 13, 2008, Hurricane Ike (the "Hurricane") struck the southeast Texas coast and caused significant damage to Galveston Island (the "Island"). As a result of the Hurricane, a significant number of residences and commercial properties on the Island were damaged or destroyed due to storm surge, high winds and flooding. In addition, most residents were left without electricity for weeks or months. Damage on the Island was more significant than other areas in the Houston-Galveston region.

As a result of the Hurricane, a number of businesses and employers on the Island have been negatively affected. Together with damage to residential properties, a decrease in employment opportunities has led to a decrease in population on the Island. On June 1, 2010, the Galveston Daily News reported that the City of Galveston's population dropped 9 percent after the Hurricane to a little more than 48,000.

The Borrower's student enrollment for the 2008-2009 year dropped from 410 students before the Hurricane to 300 students after the Hurricane. This was due, in part, to the limited housing available on the Island immediately following the Hurricane, as well as the capacity limits of the Borrower's temporary facilities. However, enrollment rose to 500 students for the 2009-2010 school year.

The Borrower sustained approximately \$1,300,000 in damages as a result of Hurricane Ike. To date, the Borrower has been reimbursed \$500,000 by private insurance. The Federal Emergency Management Agency ("FEMA") has approved the payment of an additional \$635,198. To date, the Borrower has received \$260,753 from FEMA.

No Taxing Power. Neither the Issuer nor the Borrower has taxing power.

Payment of State Funds to Trustee. The Master Indenture provides that, upon the occurrence and continuance of an Event of Default, all of the Adjusted Revenues will be deposited into the Revenue Fund held by the Trustee, and the Borrower covenants and agrees in the Master Indenture that, without demand by the Master Trustee, it will deliver or cause to be delivered to the Master Trustee within five Business Days from the day of receipt the Adjusted Revenues to be so deposited. IF THE BORROWER WERE TO FAIL TO DELIVER THE ADJUSTED REVENUES, THE ONLY REMEDY AVAILABLE TO THE MASTER TRUSTEE AND/OR BONDHOLDERS WOULD BE A SUIT AGAINST THE BORROWER TO ENFORCE THE PROVISIONS OF THE MASTER INDENTURE.

Assumptions Regarding Enrollment, Revenues, and Expenditures

The Borrower has prepared internally the Proforma Forecast (the "Projections"), a copy of which is reproduced as APPENDIX B hereto. The Projections contain information that the Borrower believes to be material to a decision to purchase the Bonds and should be read by potential investors in their entirety. The Projections may involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance and achievements to be different from the future results, performance and achievements expressed or implied by the Projections. The Projections contain (a) projections of future enrollment, (b) forecasts of gross revenues and net revenues, and (c) forecasts of expenditures, including debt service. The Projections are based solely on the business plan of the Borrower. The accuracy of the Projections is dependent on the occurrence of assumptions and other future events which cannot be assured, and therefore, the actual results achieved during the period will vary from those forecast and other differences may be material and adverse. See "APPENDIX B – Proforma Forecast" attached hereto. The Projections were prepared solely by the Borrower and neither the Issuer nor the Underwriter participated in such preparation and neither of such parties makes any representations or gives any assurances regarding the Projections. The ability of the Borrower to achieve and maintain financially sustaining levels of enrollment on a continuing basis is subject to a number of factors; including, but not limited to, the physical condition of the Project, the programs provided for students, accreditation of the Borrower, and the supply of other public, private, and charter schools elsewhere. In addition, the Projections are only for the 12-month periods ending August 31 for the years 2010 through 2015, and, consequently, do not cover the whole period during which the Bonds may be outstanding.

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Tax-Exempt Status of the Borrower

The maintenance of the Borrower's status as an organization described in Section 501(c)(3) of the Code depends on compliance with general rules regarding the organization and operation of tax-exempt entities, including operation for charitable and educational purposes and avoidance of transactions that may cause earnings or assets to inure to the benefit of private individuals, such as the private benefit and inurement rules.

Tax-exempt organizations are subject to scrutiny from and face the potential for sanction and monetary penalties imposed by the IRS. One primary penalty available to the IRS under the Code with respect to a tax-exempt entity engaged in inurement or unlawful private benefit is the revocation of tax-exempt status. Although the IRS has not frequently revoked the 501(c)(3) tax-exempt status of non-profit organizations, it could do so in the future. Loss of tax-exempt status by the Borrower could also result in substantial tax liabilities on its income. For these reasons, loss of tax-exempt status of the Borrower could have material adverse consequences on the financial condition of the Borrower.

On December 20, 2007, the IRS issued an updated version of Form 990, the return that charities and other tax-exempt organizations are required to file annually, for tax year 2008 (returns filed in 2009). The new Form 990 implements more stringent reporting requirements for tax-exempt organizations than previously in effect. Major revisions were made to the form's summary page, governance section, and various schedules, including those relating to executive compensation, related organizations, and tax-exempt bonds. The IRS also announced a phase in of the new form's schedules for tax-exempt bonds (Schedule K). The additional oversight required to comply with the new Form 990 in the future will almost certainly require an increased investment of time and money on the part of the Borrower and may increase the potential for sanctions and monetary penalties imposed by the IRS.

With increasing frequency, the IRS has imposed substantial monetary penalties and future charity or public benefit obligations on tax-exempt entities in lieu of revoking tax-exempt status, as well as requiring that certain transactions be altered, terminated, or avoided in the future and/or requiring governance or management changes. These penalties and obligations typically are imposed on the tax-exempt organization pursuant to a "closing agreement," a contractual agreement pursuant to which a taxpayer and the IRS agree to settle a disputed matter. Given the exemption risks involved in certain transactions, the Borrower may be at risk for incurring monetary and other liabilities imposed by the IRS. These liabilities could be materially adverse.

Less onerous sanctions, referred to generally as "intermediate sanctions," have been enacted, such sanctions focus enforcement on private persons who transact business with an exempt organization rather than the exempt organization itself, but these sanctions do not replace the other remedies available to the IRS, as mentioned above.

The Borrower may be audited by the IRS. Because of the complexity of the tax laws and the presence of issues about which reasonable persons can differ, an IRS audit could result in additional taxes, interest, and penalties. An IRS audit ultimately could affect the tax-exempt status of the Borrower, as well as the exclusion from gross income for federal income tax purposes of the interest on any other tax-exempt debt issued for the Borrower.

State and Local Tax Exemption

The State has not been as active as the IRS in scrutinizing the tax-exempt status of non-profit organizations. It is possible that legislation may be proposed to strengthen the role of the Attorney General of the State in supervising non-profit organizations. It is likely that the loss by the Borrower of federal tax exemption also would trigger a challenge to the State or local tax exemption of the Borrower. Depending on the circumstances, such event could be adverse and material.

It is not possible to predict the scope or effect of future legislative or regulatory actions with respect to taxation of non-profit corporations. There can also be no assurance that future change of circumstance or changes in the laws and regulations of federal, State, or local governments will not materially adversely affect the operations and financial conditions of the Borrower by requiring the Borrower to pay income or local property taxes.

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Unrelated Business Income

The IRS and State, county, and local tax authorities may undertake audits and reviews of the operations of tax-exempt organizations with respect to the generation of unrelated business taxable income (“UBTI”). The Borrower may participate in activities that generate UBTI. An investigation or audit could lead to a challenge that could result in taxes, interest, and penalties with respect to UBTI and, in some cases, ultimately could affect the tax-exempt status of the Borrower.

Dependence on the State

State Payments Subject to Biennial Appropriation. Repayment of Debt Service on the Bonds depends principally on receipt by the Borrower of payments by the State based on the school district that the student would otherwise attend for each student in average daily attendance. The State Legislature meets each odd-numbered biennium, and failure of the State Legislature to appropriate sufficient amounts to pay its share of the per student cost to the Borrower could result in failure of the Borrower to make timely payments to the Trustee for Debt Service on the Bonds. See “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS” herein.

Changes in the School Finance System. Because Texas charter schools are ultimately funded from the same sources as Texas public school districts, changes in the system of school finance could significantly affect how charter schools, including the Borrower’s charter schools, are funded. Neither the Issuer nor the Borrower can make any representation or prediction concerning how or if the State Legislature may change the current public school finance system, and how those changes may affect the funding or operations of charter schools. See “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS” and “STATE AND LOCAL FUNDING OF SCHOOL DISTRICTS IN TEXAS” herein.

Revocation or Non-renewal of Charter. The Borrower’s charters will be subject to renewal as set forth under “THE BORROWER - Terms of Operation Under Charters” herein. However, the Borrower’s charter may be revoked if the persons operating the Borrower’s charter schools commit a material violation of the charters, including failure to satisfy accountability provisions prescribed by the charter, failure to satisfy generally accepted accounting standards of fiscal management, failure to protect the health, safety, and welfare of the students, or failure to comply with the provisions of Chapter 12 of the Texas Education Code, as amended, or other applicable laws or rules. The State has closed three charter schools during oversight reviews, but the Borrower believes that there is no current condition which would cause revocation of its charter. See “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS” herein.

Payment of State Revenues to Trustee. The Master Indenture provides that, upon an occurrence and continuance of an Event of Default, all of the Adjusted Revenues (including State Revenues) required to be deposited under the Master Indenture will be deposited into the Revenue Fund held by the Master Trustee, and the Borrower covenants and agrees in the Master Indenture that, without demand by the Master Trustee, it will deliver or cause to be delivered to the Master Trustee, within five Business Days from the day of receipt, the Adjusted Revenues to be so deposited. IF THE BORROWER WERE TO FAIL TO DELIVER THE ADJUSTED REVENUES, THE ONLY REMEDY AVAILABLE TO THE MASTER TRUSTEE OR A BONDHOLDER WOULD BE A SUIT AGAINST THE BORROWER TO ENFORCE THE PROVISIONS OF THE MASTER INDENTURE.

Risk of Catastrophic Loss

In the event a natural or man-made disaster, such as a hurricane, fire, earthquake, tornado, or war destroyed one or more of the Borrower’s schools (or significant outlying improvements, once constructed), the revenues of the Borrower would be drastically reduced. Moreover, the market value of the property pledged under the Deed of Trust would also be drastically reduced.

While the Bonds are outstanding, the Borrower has agreed to insure or cause insurance to be carried for its buildings and contents, including the Project (during both the period of construction and the period subsequent to completion of the Project), against such losses and in such amounts as is customary for persons engaged in the same business as the Borrower and operating facilities similar to its buildings and other facilities, including the Project. The Borrower has additionally covenanted in the Loan Agreement to provide general liability, comprehensive professional liability, comprehensive automobile liability, workers compensation, and business interruption insurance. The business interruption insurance is required to cover actual losses in gross revenues from the Project resulting directly from necessary interruption of the operation of the Borrower caused by damage to or destruction (resulting from fire and lightning, accident to a fired-pressure vessel or machinery, and other perils as further set forth in the Master Indenture) of real or personal property constituting part of the Project, less charges and expenses which do not necessarily continue during the interruption, for such length of time as may be required with the exercise of due diligence and dispatch to rebuild, repair, or replace such properties as have been damaged or destroyed (but in no event less than 12 months). In the event that insurance proceeds from damage, destruction, or condemnation with respect to the Project are in an amount greater than \$250,000, the Loan Agreement requires transfer of such amounts to the Trustee under the conditions set forth in the Loan Agreement. For a description of the insurance coverage currently maintained by the Borrower, see “SUMMARY OF INSURANCE PROVISIONS – Summary of the Borrower’s Current Insurance Coverage” herein. Nevertheless, there can be no assurance that a casualty loss will be covered by insurance (certain casualties are excepted), that the insurance company will fulfill its obligation to provide insurance proceeds, that insurance proceeds to rebuild the effected school will be sufficient, or that a sufficient number of students would wish to attend

the school following rebuilding. Even if insurance proceeds are available and the Borrower has rebuilt the Project, there could be a lengthy period of time during which there would be little or no revenues produced by operation of the effected school.

Limited Remedies After Default

Remedies available to owners of Bonds in the event of a default by the Issuer in one or more of its obligations under the Bonds or the Indenture or by the Borrower under the Loan Agreement or the Master Note are limited to the terms of such instruments, and may prove to be expensive, time-consuming, and difficult to enforce. Further, as noted above, the Bonds are special and limited obligations of the Issuer and existence of any remedy does not guarantee sufficient assets of the Borrower pledged to payment of the Bonds to secure such payment (see “– Limited Obligations” herein).

Remedies with respect to foreclosure under the Deed of Trust for the benefit of the Beneficiaries thereunder may be further limited by State constitutional and statutory limitations on foreclosure, including the right of redemption of foreclosed property granted to debtors under the Texas Constitution.

The enforceability of the rights and remedies of the bondholders may further be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors such as the Issuer or the Borrower (see “– Risk of Bankruptcy” herein).

Risk of Bankruptcy

As is true with many entities which issue debt, there is a risk that the Issuer may file for bankruptcy and afford itself the protection of the federal Bankruptcy Code. In that case, the Issuer would receive the benefit of the automatic stay and creditors, such as the owners of the Bonds, would not be able to pursue their remedies against it without the permission of the Bankruptcy Court. The Issuer would also have the right to reorganize and adjust its debts with the approval of the Bankruptcy Court. While the relevant law on this point is not clear, it may be possible for the Issuer to be forced into involuntary bankruptcy by one or more creditors. A bankruptcy filing by or against the Issuer could adversely affect the receipt of principal of and interest on the Bonds.

Similarly, there is a risk that the Borrower may file for bankruptcy and afford itself the protection of the federal Bankruptcy Code. In that case, the Borrower would receive the benefit of the automatic stay and creditors, such as the owners of the Bonds, would not be able to pursue their remedies against it without the permission of the Bankruptcy Court. The Borrower would also have the right to reorganize and adjust its debts with the approval of the Bankruptcy Court. While the Borrower is a nonprofit corporation, the Borrower is a part of the public school system. Consequently, it is not clear whether the Borrower would properly file as a corporate debtor or under Chapter Nine of the United States Bankruptcy Code governing government subdivisions. So long as the Borrower is a non-profit corporation, it cannot be forced into an involuntary bankruptcy by one or more creditors, even if it is properly characterized as a corporate debtor. A bankruptcy filing by or against the Borrower could adversely affect the receipt of principal of and interest on the Bonds.

Value of Land and Improvements

Under the Deed of Trust, the Borrower will grant to the Mortgage Trustee (as defined in the Deed of Trust) a first lien on and security interest in the Land and Improvements. The Land and Improvements are located within Galveston, Texas (see “PLAN OF FINANCE - “Project” herein).

No independent appraisal on the property has been performed at the request of the Issuer or the Underwriter, and there is no guarantee that the foreclosure value of the Land and/or Improvements will be adequate in the event of any foreclosure to pay defaulted and accelerated Debt Service. Additionally, the value of the Land and Improvements may be less than comparable commercial properties in the area, especially in light of the special nature of the Improvements and their limited use. Failure to complete the Project could negatively affect any sale of the Project pursuant to the Deed of Trust.

Inability to Liquidate or Delay in Liquidating the Project

An event of default gives the Mortgage Trustee (as defined in the Deed of Trust) the right to sell the Project pursuant to a sale under the Deed of Trust. The Project are intended to be used solely for educational purposes of the Borrower. Because of such use, a potential purchaser of the Bonds should not anticipate that a sale of the Project could be accomplished rapidly or at all. Any sale of the Project may require compliance with the laws of the State applicable thereto. Such compliance may be difficult, time-consuming, and/or expensive. Any delays in the ability of the Mortgage Trustee to sell the Project will result in delays in the payment of the Bonds.

Since the Project is specifically constructed for use as a school facility it may not be readily adaptable to other uses. As a result, in the event of a sale of the Project, the number of uses which could be made of the property, and the number of entities which would be interested in purchasing the Project, could be limited, and the sale price could thus be affected. The locations of the Project may also limit

the number of potential purchasers. The ability of the Mortgage Trustee to sell the Project to third parties, thereby liquidating the investment, would be limited as a result of the nature of the Project. For these reasons, no assurance can be made that the amount realized upon any sale of the Project will be fully sufficient to pay and discharge the Bonds. In particular, there can be no representation that the cost of the property included in the Project constitutes a realizable amount upon any forced sale thereof. Failure to complete the Project could negatively affect any sale of the Project pursuant to the Deed of Trust.

Risk of Increased Debt

Subject to certain conditions provided in the Indenture, the Issuer has reserved the right to issue additional Debt on behalf of the Borrower which is secured under the Master Indenture on an equal basis with the Bonds. The issuance of additional Debt may adversely affect the investment security of the Bonds. For a description of the circumstances under which additional Debt may be issued, see “APPENDIX D – Final Form of the Master Indenture and Substantially Final Form of Supplemental Master Trust Indenture No. 8” attached hereto.

The Borrower does not plan to issue additional debt within the next 12 months.

Risk of Failure to Comply with Certain Covenants

Failure of the Issuer to comply with certain covenants contained in the Indenture or of the Borrower with certain covenants in the Loan Agreement on a continuing basis prior to the maturity of the Bonds could result in a Determination of Loss of Qualified School Construction Bond Status.

Limited Marketability of the Bonds

The Issuer has no understanding with the Underwriter regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price may be greater than the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are more generally bought, sold, or traded in the secondary market.

THE BORROWER

Organization

The Borrower is a non-profit corporation established under the laws of the State in 1998.

Management

The Borrower is governed by a Board of Trustees. The Board of Trustees is selected pursuant to the bylaws of the Borrower and has the authority to make decisions, appoint the President of the Borrower, and significantly influence operations. The Board of Trustees has the primary accountability for the fiscal affairs of the Borrower. The Board of Trustees is comprised of the following members:

Board of Trustees

George W. S. Abbey, President - George W.S. Abbey, former director of the Johnson Space Center (JSC), is the Baker Botts Senior Fellow in Space Policy at the James A. Baker III Institute for Public Policy at Rice University, where he guides space policy efforts. He is on assignment from the National Aeronautics and Space Administration (NASA) in Washington, D.C., where he is special assistant to the administrator.

Abbey worked at the interfaces of space history and policy, putting together activities of the World Space Congress, which was held in Houston and at Rice Oct 11-13, 2002. As part of the World Space Congress, a policy summit was held in cooperation with the Baker Institute and the Rice Space Institute.

Abbey first worked at the Johnson Space Center (formerly Manned Spacecraft Center) in 1964 as a U S Air Force officer. He became a permanent member of the staff in 1967 and was technical assistant to the manager on the Apollo Spacecraft Program. His subsequent posts included director of flight operations, in which he was responsible for the overall direction and management of flight crew and flight control activities for the manned space flight missions, including the early operational flights of the Space Shuttle.

In 1988, Abbey was appointed Deputy Associate Administrator for Space Flight at NASA headquarters in Washington, D.C., and later he was appointed deputy for operations for the synthesis group; senior director for civil space, National Space Council, Executive Office of the President; deputy director of the Johnson Space Center; and acting director of JSC. In 1996 he was named director of the Johnson

Space Center. In 2001, Abbey was assigned as senior assistant for international issues, reporting to the administrator of NASA.

Mr. Abbey was a member of the operations team that received the nation's highest civilian award, the Medal of Freedom, for its efforts on the Apollo 13 mission. Prior to his NASA career, Abbey was a pilot and an officer in the U.S. Air Force, accumulating over 4000 hours of flying time. He earned a Bachelor of Science degree from the U.S. Naval Academy and a Master of Science degree in electrical engineering from the Air Force Institute of Technology.

Israel Galvan, Secretary – Israel Galvan grew up on the Texas coast in a family of Mexican-American fishermen. Although he graduated from high school with honors, his family could not afford to send him to college, so he joined the navy, where he spent nearly five years on submarines. He studied electronics, computers, and navigation, and served in the Vietnam War. When he left the navy, the GI Bill of Rights gave him an opportunity to go to college. At the University of Houston, Galvan studied electrical engineering, got married and became involved in Democratic politics.

After graduating from college, he was hired by IBM in Austin to work as an engineer in the product development division, researching and developing new products for public use. Outside of work, he attended graduate school, had a daughter and continued his involvement in the Democratic party, working for Jimmy Carter in the 1976 election. In 1977, Galvan moved to Houston to take over a family business. Two years later he formed his own engineering company, GHG Corporation. His company designs new technology for use in space.

Today, Galvan remains active in many areas. Although his businesses make millions of dollars each year, he remembers what it was like to be poor. From his experience as a young boy in a fishing community, he knows what happens to people when they lose their opportunity to make a living. He spends much of his time working with the city of Houston and with businesses in the area to make sure that people do not lose their jobs. His company recently received a federal contract to help retrain workers who have lost their jobs because of new technology. Because some of his company's inventions have eliminated jobs, he wants to be part of the solution to unemployment, not part of the problem.

Douglas W. Matthews, Board Member – Mr. Matthews rejoined the Odyssey Academy board in 2010. Mr. Matthews works full time as Director of External affairs in the Office of Health Policy and Legislative Affairs for the University of Texas Medical Branch (UTMB) in Galveston. His duties include government relations (i.e. working with federal, state and local officials to secure support and educate them on UTMB's needs and priorities).

Mr. Matthews has served in this capacity at UTMB since October 1996. His professional career also includes 21 years of working for the City of Galveston (11 years as City Manager, seven years as an assistant city manager and three years as Grants Coordinator). In 1989, he was appointed to the Lamar University Board of Regents by Texas Governor Bill Clements. Doug is a product of Galveston public schools. He is a graduate of Galveston Ball High School and Lamar University with a B.S. degree in Government. He is married to Janis Frank Matthews and they have three adult children.

Reverend Bert Bagley, Board Member– Reverend Bagley joined the Odyssey Academy board in 2010. He has had a strong relationship with Odyssey Academy for several years. Reverend Bagley was instrumental in Odyssey's survival after Hurricane Ike. He made it possible for Odyssey Academy to reopen at Moody Memorial Church and finish the 2008 -2009 school year in that facility.

Reverend Bagley joined the staff at Moody Memorial First United Methodist Church in June 2004 from Holy Covenant United Methodist Church in the Houston Northwest District. He has served several churches in the Texas Conference including Elysian Fields and Crossroads United Methodist Church in the Longview District, Winona in the Tyler District, Eustace and Payne Springs in the Palestine District, Mt. Pleasant St. Andrews in the Texarkana District, Fairfield and Palestine in the Palestine District. Reverend Bagley graduated from East Texas State University and Perkins School of Theology at Southern Methodist University.

Don Jordan, Board Member– Mr. Jordan joined the Odyssey Academy board during the 2009- 2010 school year. Mr. Jordan is the owner of Jordan Properties, a fine property brokerage firm on Galveston Island. He was born in Galveston, Texas and his family traces its roots to Galveston from 1840. He attended Galveston public schools and earned a B.B.A. in Finance from the University of Texas at Austin. Upon graduation, he worked for American National Insurance Company in Galveston for four years in the internal auditing, disbursements and cost accounting fields.

He moved to Austin in 1973 and began his career in various phases of real estate. From the mid 1980s to the mid 1990s, he became involved in coastal resort brokerage and management in the Corpus Christi and Port Aransas areas. Since his return to Galveston in the mid 1990s, he worked in the west end of Galveston resort business. He has continuing interest in the development of opportunities in Nigeria. Since 1982 he has traveled there over 16 times.

Dr. Judy Wern Kiester, Board Member - Dr. Judy Wern Kiester has been the director of one of the most successful programs for children in the nation. Having been with Texas A&M's Sea Camp since its beginning in 1986, Dr. Kiester always knew that Sea Camp would touch the lives of kids, but its impact on their life goals, grades and behavior continues to amaze her.

Dr. Kiester is three times an Aggie, having received her B.S. in Marine Sciences, M.S. in Biology and Ph.D. in Zoology from Texas A&M University. She brings Sea Camp several years of experience teaching undergraduate and graduate students. Her greatest priority, after the safety of children, is maintaining the educational quality of the program. She believes that the hands-on approach to learning is the most powerful tool to gain attention, stimulate imagination and motivate children to learn. Dr. Kiester wants students to experience science as fun and not intimidating.

When Sea Camp is not in session, Dr. Kiester travels statewide bringing Sea Camp to kids and teachers in their inland classrooms. Her workshops, all hands-on, included "Ocean Commotion" to "Guess Who's Coming to Dinner" and "Feet, Teeth and Other Things Neat." Dr. Kiester retired from Texas A&M in 2006.

Neal G. Matlock, Board Member – Mr. Matlock joined the Odyssey Academy board in 2010. Born and reared on Galveston Island, he attended Galveston public schools and Galveston College. He served in the Navy for four years, one year of which was spent as a hospital corpsman with the Marines in Vietnam. After his army service, he attended and graduated from the University of Texas at Austin. Later, he graduated from the University of Houston Law Center and was admitted to the State Bar of Texas.

Although he has worked for the University of Texas – Medical Branch (UTMB) for the past seven years, he worked in Galveston in a variety of occupational arenas: the American Red Cross, the City of Galveston, and Western Geophysical. Mr. Matlock and his wife have operated a Galveston maritime business, C.E. Fuste and Company, for over twenty years.

Biographies of Certain Administrators

Jennifer S. Goodman, Superintendent/Principal – Jennifer S. Goodman has served Odyssey Academy as its Superintendent and Principal since February 2005. Mrs. Goodman is responsible for all accountability, compliance, day to day operations, hiring, staff development, academic oversight, and instructional leadership.

Prior to her joining Odyssey Academy, Mrs. Goodman worked as an Education Consultant from 2001 – 2005. As an education consultant she provided professional development for smaller learning communities, assisted with master schedule development for schools within schools concept, and worked on aligning out of state assessments on TEKS. From 1999 – 2000, she served as the Assistant Principal at Alvin High School in Alvin ISD, Texas. The following year she served Alvin ISD as an Associate Principal. Prior to her education management experience, Mrs. Goodman worked as a Teacher at Creekside Intermediate in Clear Creek ISD from 1994 – 1999. Although the majority of her tenure at Creekside was spent in the math department, she also taught algebra, pre-algebra, math, reading, physical education and coached tennis and cheerleading.

Mrs. Goodman also serves as the Rotary Galveston Club Co-Chair of the Public Relations Committee. Mrs. Goodman holds a Masters of Education in Curriculum and Instruction and a Bachelor of Science in Interdisciplinary Studies with a Math minor from Texas A&M University.

Karen Mowbray, Chief Financial and Business Officer – Mrs. Mowbray has served Odyssey Academy as its Chief Financial Officer since February 2005. She had originally been hired for a one month period as a 'turn around' consultant in order to help bring financial stability and business policies and procedures to the Academy. Mrs. Mowbray financially stabilized the Academy and embedded policies and procedures in the day to day operations. She also increased federal funding and grants by over 300% and implemented school-wide and business office policies and procedures.

Prior to her tenure at Odyssey, Mrs. Mowbray was a Senior Vice President/Chief Procurement Officer at AIG from 2001-2002 where she was responsible for over \$4 billion procurement budget and identified saving opportunities worth millions. From 1999-01 she worked at American General (AG) Life Insurance Division as a Vice President of Administrative Services. At AG she managed a \$23 million budget, supported real estate and facilities at over 500 locations, and implemented significant cost saving initiatives. Mrs. Mowbray worked at Variable Annuity Life Insurance Company (AG's \$63 billion Retirement Services Subsidiary) as the Director of Strategic Projects.

Mrs. Mowbray's entrepreneurial experience includes owning and running a niche marketing and services company, Grand Welcome, from 1992-1995. Her start-up business met the marketing needs of retail businesses to newcomers of rental property. Grand Welcome maintained double-digit growth from inception until it sold in 1995.

Mrs. Mowbray holds a Masters in Business Administration from the University of Evansville, Indiana and a Bachelors of Science in Industrial Management and a minors in Industrial Engineering and Computer Science from Purdue University, Indiana. She is a graduate of the Women Director Development Program from the Kellogg School of Management at Northwestern University, IL. Mrs. Mowbray holds a NASD Series 7 License.

Bobby Markle, Dean of Students - Bobby Markle has worked at Odyssey Academy for 5 years. In his initial three years with Odyssey he worked as a classroom teacher in both math and science helping to expand programming and curriculum. During this period he participated in the 90 hour Rice Model Science Lab and wrote science curriculum for Rice's TAKScope.

As the Dean of Students, he works to provide motivational programming and incentives to support the Odyssey Academy culture. In addition, he has obtained over \$30,000 dollars in grants and partnerships that help maintain Odyssey Academy's innovative programming.

Prior to Odyssey Academy, Mr. Markle worked at Houston ISD's Outdoor Education Center where students spend a week engaged in hands-on learning that is aligned with state standards. As a result, Odyssey students are fortunate enough to be the only non-Houston ISD school to attend this program yearly.

Mr. Markle holds a B.S. degree in Kinesiology and Education from Texas A&M University and will finish his Masters in Curriculum and Instruction from Texas A&M in August 2010.

Matthew Sherman, Director of Technology – Matthew Sherman has worked in the field of technology for nearly ten years and in the field of education for six years. Mr. Sherman has worked at Odyssey Academy for 5 years as the Director of Technology. Mr. Sherman is responsible for installing and supporting all software and equipment for the school's staff and students. He creates budgets and purchases new equipment and software. Mr. Sherman is in charge of developing long and short term technology goals and plans. He trains staff in the use of technology in and out of the classroom. In addition to Mr. Sherman's responsibilities serving the school's technology needs, he also teaches middle school electives focused on technology use.

Prior to joining Odyssey Academy, Mr. Sherman worked at Clear Creek I.S.D. as a Campus Computer Technician where he maintained and supported the computers and software at two district campuses. He also worked at Data Functions, Inc. as a Software Programmer/Customer Support where he developed applications, built, configured and set-up computer workstations for customers and developed and maintained the company's website.

Mr. Sherman holds a B.S. degree in Information Systems Technology from the University of Houston and a Masters in Instructional Technology from the University of Houston – Clear Lake.

Terms of Operation Under Charter

The Borrower was granted its initial open-enrollment charter school from the Texas Education Agency (the "TEA") to operate its initial school as an open enrollment charter school in August of 1998. The Borrower currently holds one charter from the TEA that allows for a maximum student enrollment of 1,000. The current charter will expire on July 31, 2013.

The Borrower currently operates its school on the campus located at 2412 61st Street, Galveston, Texas.

See APPENDIX G attached hereto for detailed information about the Borrower and its campus.

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FINANCIAL AND OPERATIONS INFORMATION

Statement of Financial Position for the Years Ended August 31, 2009, 2008 and 2007

The following is derived from the Borrower's audited financial statements for fiscal years 2009, 2008 and 2007 obtained from the Texas Education Agency website. The Borrower has not sought or obtained the consent of its auditors for inclusion of the audited financial information.

ASSETS

Current Assets -	2009	2008	2007
Cash on Hand and In Banks	\$ 12,485	\$ 412,360	\$ 54,690
Due from Texas Education Agency	124,861	84,878	75,678
Other Receivable	5,347	3,347	11,914
Total Current Assets	142,693	500,585	142,282
Fixed Assets Net of Accumulated Depreciation	1,299,742	5,000	-
Total Assets	1,442,435	505,585	142,282

LIABILITIES AND NET ASSETS

Current Liabilities -			
Accounts Payable	267,383	--	8,950
Accrued Expenses Payable	6,998		1,918
Payroll Liabilities	3,461	4,622	6,236
Accrued Salaries Payable	184,792	64,086	58,172
Due to State	--		
Deferred Revenue	213,121	3,762	34,802
Notes Payable - Current Maturities			135,000
Total Current Liabilities -	675,755	72,470	245,078
Total Liabilities	675,755	72,470	245,078
Net Assets -			
Unrestricted (Deficiency)	766,680	337,500	(102,796)
Temporarily Restricted (Deficiency)	--	95,615	--
Total Net Assets	766,680	433,115	(102,796)
Total Liabilities and Net Assets	\$ 1,442,435	\$ 505,585	\$ 142,282

Statements of Activities for the Years Ended August 31, 2009, 2008 and 2007

The following is derived from the Borrower's audited financial statements for fiscal years 2009, 2008 and 2007. The Borrower has not sought or obtained the consent of its auditors for inclusion of the audited financial information.

	2009	2008	2007
REVENUE AND OTHER SUPPORT			
Local Support			
5740 Other Revenue from Local Sources	\$ 643,676	\$ -	\$ 48,893
5750 Revenue from Cocurr or Enterpr	28,430	98,103	32,967
5760 Revenue from Intermed Sources			-
Total Local Support	672,106	98,103	81,859
State Program Revenues			
5810 Foundation School Program	2,344,869	2,489,412	1,959,560
5810 Optional Extended Year	1,518	1,307	1,198
5810 Prekindergarten /Kinder Grant	52,346	52,763	46,631
5820 State Matching Funds	1,316	1,182	1,077
5820 Technology Allotment	9,018	9,155	7,438
5820 Accelerated Reading and Math	24,684	24,409	27,868
5820 Intensive Reading Initiative			15,981
5820 Intensive Math Initiative			21,486
5820 Defibrillator Reimbursement		1,298	-
5830 FSP Disaster Recovery			52,650
Total State Program Revenues	2,433,751	2,579,526	2,133,889
Federal Program Revenues			
5920 ESEA Title IV, Safe and Drug Free	1,805	1,928	1,542
5920 ESEA Title I, Part A, Improve Basic	144,515	105,984	81,515
5920 IDEA Part B, Formula	51,234	44,758	37,987
5920 IDEA Part B, Capacity			160
5920 IDEA Part B, Preschool	217	187	
5920 Child Nutrition Program	138,968	149,641	118,771
5920 Title II, Part A, Teacher, Prin Training	31,544	35,300	20,065
5920 Title II, Part D, Enh Ed Thr Tech	1,116	2,338	3,795
5920 Title III, Part A, Limited Engl Prof	10,545	6,938	5,268
5920 Title V, Part A, Innovative Programs		706	857
5920 IDEA Part B, Formula ARRA YR10	2,352		
5920 IDEA Part B, Preschool ARRA YR10	241		
5920 ESEA Title I, Part A Improve Basic YR10	15,204		
5920 Homeless Education YR10	4,300		
5920 Summer School LEP	1,103	2,311	1,230
Total Federal Program Revenues	403,145	350,092	271,190
Interest and Other Income			
Net Assets Released from Restrictions			
Total Revenue and Other Support	\$ 3,509,002	\$ 3,027,721	\$ 2,486,938

	2009	2008	2007
EXPENSES AND OTHER LOSSES			
Program Services			
10 Instruction and Instructional Rel Serv	\$ 1,778,914	\$ 1,506,672	\$ 1,370,867
20 Instructional School Leadership	62,960	51,564	137,538
Support Services			
30 Support Services Student	217,521	212,697	189,613
40 Administrative Support Serv	461,188	285,012	289,788
50 Support Services Non Student	605,679	412,729	419,005
60 Ancillary Services	66	2,754	212
80 Fundraising	49,109	20,381	10,273
Total Expenses	<u>3,175,437</u>	<u>2,491,810</u>	<u>2,417,296</u>
Change in Net Assets	333,565	535,911	69,642
Net Assets (Deficiency), Beginning of Year	<u>433,115</u>	<u>(102,796)</u>	<u>(172,438)</u>
Net Assets (Deficiency), End of Year	<u>\$ 766,680</u>	<u>\$ 433,115</u>	<u>\$ (102,796)</u>

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Statements of Functional Expenses for the Years Ended August 31, 2009, 2008 and 2007

The following is derived from the Borrower's audited financial statements for fiscal years 2009, 2008 and 2007. The Borrower has not sought or obtained the consent of its auditors for inclusion of the audited financial information. For a breakdown of program services and support services, see APPENDIX A.

	<u>FYE</u> <u>2009</u>	<u>FYE</u> <u>2008</u>	<u>FYE</u> <u>2007</u>
Services	\$2,665,140	\$2,186,417	\$2,117,235
Fundraising	\$49,109	\$20,381	\$10,273
Administrative	<u>\$461,188</u>	\$285,012	\$289,788
Total Expenses	\$3,175,437	\$2,491,810	\$2,417,296

Audited Financial Information

Audited financial statements for the Borrower for the fiscal years 2009, 2008, and 2007 are included herein as APPENDIX A. The Borrower has not sought or obtained the consent of its auditors for inclusion of the audited financial statements in this Official Statement.

Projections by the Borrower; Required Increases in Attendance for Payment of Future Debt Service

The Borrower has projected revenues for the fiscal years from 2009-2010 through 2014-2015 which include substantial increases in revenues. Such projections are attached hereto as APPENDIX B. See "RISK FACTORS – Dependence on the Operations of the Borrower – Growth of Student Enrollment" and "–Accuracy of Borrower Projections of Growth" herein. The increase in revenues contained in the Borrower's projections are based on both stability in the system of charter schools in Texas, continued state funding at current levels, and expected growth in student populations. See "RISK FACTORS – Dependence on the Operations of the Borrower" and "–Dependence on the State" and "THE SYSTEM OF CHARTER SCHOOLS IN TEXAS" herein.

The estimated maximum annual combined net debt service for the Bonds, the Series 2010A Bonds and the Series 2010B Bonds is \$1,128,405 (2020). See Schedule 1 –Debt Service attached hereto for the total debt service on the Bonds, the Series 2010A Bonds and the Series 2010B Bonds, not including the tax credit the Borrower expects to receive with respect to the Bonds.

The following calculations show debt service coverage based on projections of the Borrower:

Maximum Annual Debt Service Requirement on all Debt (2020)	\$1,128,405*
Estimated Net Revenues Available for Debt Service (2011)	1,243,158
Projected Net Revenues Available for Debt Service (2012)	1,532,712
Estimated Coverage of MADS (2010)	1.10x
Projected Coverage of MADS (2011)	1.36x

* Includes debt service on the Borrower's outstanding debt, the Series 2010A Bonds, the Series 2010B Bonds and the Bonds, net of the tax credit related to the Bonds.

THE SYSTEM OF CHARTER SCHOOLS IN TEXAS

General

The Texas Legislature adopted the Texas charter school system in 1995 to offer publicly funded choices to parents within the public school system. Texas law provides for three types of charters: home-rule school district charters, campus or campus program charters, and open-enrollment charters. The Borrower's charter school operates under an open-enrollment charter. Under current statutes, the charter system effectively provides the same per student public funding for education (but not necessarily for capital needs) as is available to other public schools.

The State Board of Education (the "Board of Education") may grant a charter on the application of an eligible entity for an open-enrollment charter school to operate in a facility of a commercial or nonprofit entity or a school district, including a home-rule school district.

“Eligible entity” includes certain institutions of higher education, certain private or independent institutions of higher education, an organization (such as the Borrower) that is exempt from taxation under section 501(c)(3) of the Code, or a governmental entity.

For a discussion of potential changes in the system of charter school finance in Texas, see “RISK FACTORS – Dependence on the State” herein.

Limitation on Number of Charters Granted

The Board of Education may, at this time, grant a total of not more than 215 charters for open-enrollment charter schools. Applicants are required to meet financial, governing, and operating standards adopted by the Texas Commissioner of Education (the “Commissioner”).

Authority Under Charter

An open-enrollment charter school is to provide instruction to students at one or more elementary or secondary grade levels as provided by the charter; will be governed under the governing structure described by the charter; will retain authority to operate under the charter contingent on satisfactory student performance as provided by statute; and does not have authority to impose taxes.

An open-enrollment charter school is subject to federal and State laws and rules governing public schools, but is subject to the Texas Education Code and rules adopted under the Texas Education Code only to the extent the applicability of a provision of the Texas Education Code or a rule adopted under the Code to an open-enrollment charter school is specifically provided.

An open-enrollment charter school has the powers granted to schools under Title 2, Texas Education Code (“Title 2”), as amended, which generally governs public primary and secondary education in Texas. An open-enrollment charter school is subject to any provisions of Title 2 establishing a criminal offense; prohibitions, restrictions, or requirements, as applicable, imposed by such title or a rule adopted under Title 2 relating to specific provisions governing the Public Education Information Management System (“PEIMS”), criminal history records; certain reading programs, assessment instruments, and accelerated instruction; high school graduation; special education programs; bilingual education; pre-kindergarten programs; extracurricular activities; discipline management practices; health and safety; and public school accountability (including testing requirements, and requirements to report an educator’s misconduct).

An open-enrollment charter school is part of the public school system of the State. The board members of the governing body of the school are considered a governmental body for purposes of Chapters 551 and 552, Texas Government Code, as amended, governing open meetings and open records. In matters relating to operation of the school, the school is immune from liability to the same extent as a school district, and its employees and volunteers are immune from liability to the same extent as school district employees and volunteers. Members of the governing body of a charter school are immune from liability to the same extent as a school district trustee. An employee of an open-enrollment charter school who qualifies for membership in the Teacher Retirement System of Texas will be covered under the system to the same extent a qualified employee of a school district is covered. For each employee of the school covered under the system, the school is responsible for making any contribution that otherwise would be the legal responsibility of the school district, and the State is responsible for making contributions to the same extent it would be legally responsible if the employee were a school district employee.

An open-enrollment charter school must provide transportation to each student attending the school to the same extent a school district is required by law to provide transportation to district students.

State Funding

Prior to August 31, 2001, an open-enrollment charter school was entitled to the distribution from the available school fund for a student attending the open-enrollment charter school to which the district in which the student resides would be entitled. A student attending an open-enrollment charter school who is eligible under Section 42.003, Texas Education Code, is entitled to the benefits of the Foundation School Program. The Commissioner will distribute from the Foundation School Fund to each charter school an amount equal to the cost of a Foundation School Program provided by the program for which the charter is granted, including the transportation allotment, for the student that the district in which the student resides would be entitled to, less an amount equal to the sum of the school’s tuition receipts from the local district plus the school’s distribution from the available school fund. This prior law provides the basis for a portion of the State Funding available to charter schools and more fully described below.

Commencing August 31, 2001, a charter holder is entitled to receive for the open-enrollment charter school funding as if the school were a school district without a tier one local share for purposes of Tier One and without any local revenue (“LR”) for purposes of Tier Two. In determining funding for an open-enrollment charter school, adjustments under State law and the district enrichment tax rate (“DTR”) are based on the average adjustment and average district enrichment tax rate for the State. An open-enrollment charter school is entitled to funds that are available to school districts from the Texas Education Agency or the Commissioner in the form of grants or other discretionary

funding unless the statute authorizing the funding explicitly provides that open-enrollment charter schools are not entitled to the funding. The Commissioner may adopt rules to provide and account for state funding of open-enrollment charter schools.

Funds received from the State by a charter holder are considered to be public funds for all purposes under State law and are held in trust by the charter holder for the benefit of the students of the open-enrollment charter school.

An open-enrollment charter school receives:

- for the 2009-2010 school year, 30 percent of its funding according to the law in effect on August 31, 2001, and 70 percent of its funding according to the change;
- for the 2010-2011 school year, 20 percent of its funding according to the law in effect on August 31, 2001, and 80 percent of its funding according to the change;
- for the 2011-2012 school year, 10 percent of its funding according to the law in effect on August 31, 2001, and 90 percent of its funding according to the change;
- and for the 2012-2013 school year and subsequent school years, 100 percent of its funding according to the change.

The following discussion of school district funding relates to the Borrower through the charter school funding formulas described above. As the above timeline indicates the funding formula for the Borrower is in transition from being based on each student’s resident district’s characteristics to being based on State averages for all districts.

Generally, a student is entitled to the benefits of the Foundation School Program if the student is 5 years of age or older and under 21 years of age on September 1 of the school year and has not graduated from high school. A student is also entitled to the benefits of the Foundation School Program if the student is enrolled in certain pre-kindergarten classes.

The Foundation School Program provides for (1) State guaranteed basic funding allotments per student (“Tier One”) and (2) State guaranteed revenues per student per penny of local tax effort to provide operational funding for an “enriched” educational program (“Tier Two”). State funding allotments may be altered and adjusted in certain circumstances to account for shortages in State appropriations or to allocate available funds in accordance with wealth equalization goals. Tier One allotments are intended to provide a basic program of education rated academically acceptable and meeting other applicable legal standards. If needed, the State will subsidize local tax receipts to produce a basic allotment. The basic allotment is currently \$4,765 per student in average daily attendance. To receive the State subsidy, a local school district must levy an effective property tax of at least \$0.86 per \$100 of assessed valuation.

Tier Two allotments are intended to guarantee each school district an opportunity to provide a basic program and to supplement that program at a level of its own choice. For fiscal year 2009-10, the first six cents of tax effort that exceeds the compressed tax rate will generate a guaranteed yield equivalent to (a) that of the Austin Independent School District or (b) the amount of tax revenue per weighted average daily attendance (“WADA”) received on that tax effort in the previous year, whichever is greater. The second level of Tier Two is generated by tax effort that exceeds the compressed tax rate plus six cents and has a guaranteed yield per penny of local tax effort of \$31.95.

The Borrower’s total per student funding budgeted for the 2009-2010 fiscal year is approximately \$7,200 per average daily attendance. The Borrower’s historical total per student State funding is provided below:

	2008-09	2007-08	2006-07	2005-06	2004-05
Enrollment ADA ^(a)	254	310	283	233	222
% Attendance ^(b)	96.3%	93.2%	95.3%	93.8%	93.7%
Total State Funding ^(b)	\$2,433,751	\$2,579,526	\$2,133,889	\$1,567,157	\$1,520,651
Funding Per ADA	\$9,595	\$8,321	\$7,538	\$6,720	\$6,851

^(a) Average Daily Attendance.

^(b) Numbers obtained from the Borrower.

Source: Texas Education Agency.

Local Funding

Except as specifically provided, an open-enrollment charter school is entitled to receive payments (referred to as tuition) from the school district in which a student attending the charter school resides, in an amount equal to the quotient of the tax revenue collected by the school district for maintenance and operations for the school year for which tuition is being paid divided by the sum of the number of students enrolled in the district as reported in the Public Education Information Management System (PEIMS), including the number of students for whom the district is required to pay tuition. The tuition to be paid by a school district with a wealth per student that exceeds the equalized wealth level under Chapter 41, Texas Education Code, as amended, will be based on the district's tax revenue after the district has acted to achieve the equalized wealth level under Chapter 41.

An open-enrollment charter school may not charge tuition to its students.

Because the amount received by the charter school from the local district is based on the local district's per student tax revenue, per student revenue for the charter school will vary depending on the taxes levied by the student's home district.

Provisions of Open-Enrollment Charters

Under State statute, the Board of Education has the authority to select applicants to establish open-enrollment charter schools. The Board of Education has adopted an application form and procedures for applications to operate an open-enrollment charter school. The Board of Education has also adopted criteria to use in selecting a charter recipient.

Each charter granted must describe the educational program to be offered, which must include the required curriculum as provided by statute, specify the period for which the charter or any charter renewal is valid; provide that continuation or renewal of the charter is contingent on acceptable student performance on assessment instruments and on compliance with any accountability provision specified by the charter, by a deadline or at intervals specified by the charter; establish the level of student performance that is considered acceptable; specify any basis, in addition to a basis specified by statute, on which the charter may be placed on probation or revoked or on which renewal of the charter may be denied; prohibit discrimination in admission policy on the basis of sex, national origin, ethnicity, religion, disability, academic or athletic ability, or the district the child would otherwise attend in accordance with the Texas Education Code; specify the grade levels to be offered; describe the governing structure of the program; specify the powers and duties of the governing body of the school; specify the manner in which the school will distribute certain information to parents; describe the process by which the person providing the program will adopt an annual budget; describe the manner in which an annual audit of the financial and programmatic operations of the program is to be conducted, including the manner in which the person providing the program will provide information necessary for the school district in which the program is located to participate, as required by this code or by Board of Education rule, in PEIMS; describe the facilities to be used; describe the geographical area served by the program; and specify any type of enrollment criteria to be used.

The grant of a charter does not create an entitlement to renewal of the charter. A revision of a charter of an open-enrollment charter school may be made only with the approval of the Board of Education.

Not more than once a year, an open-enrollment charter school may request approval to revise the maximum student enrollment. The Borrower will not be required to obtain approval to increase its maximum enrollment in order to meet its projected revenues or accommodate the anticipated enrollment.

Basis for Modification, Placement on Probation, Revocation, or Denial of Renewal

The Commissioner may modify, place on probation, revoke, or deny renewal of the charter of an open-enrollment charter school if the Commissioner determines that the charter holder committed a material violation of the charter, including failure to satisfy accountability provisions prescribed by the charter; failure to satisfy generally accepted accounting standards of fiscal management; failure to protect the health, safety, or welfare of students; or failure to comply with any applicable law or rule. The action by the Commissioner with respect to modification, probation, revocation, or denial of renewal of a charter must be based on the best interest of the school's students, the severity of the violation, and any previous violation the school has committed. The Commissioner will adopt a procedure to be used for modifying, placing on probation, revoking, or denying renewal of the charter of an open-enrollment charter school.

If the Commissioner revokes or denies the renewal of a charter of an open-enrollment charter school, or if an open-enrollment charter school surrenders its charter, the school may not continue to operate or receive State funds except that an open-enrollment charter school may continue to operate and receive State funds for the remainder of a school year if the Commissioner denies renewal of the school's charter before the completion of that school year.

The Commissioner may take certain disciplinary actions available for public schools generally to the extent the Commissioner determines necessary, if an open-enrollment charter school commits a material violation of the school's charter, fails to satisfy generally accepted accounting standards of fiscal management, or fails to comply with the requirements of the Texas Education Code, Chapter 12,

Subchapter D, as amended, or other applicable state and/or federal law or rule, as determined by the Commissioner under Section 100.1022 and Section 100.1021, Chapter 100, Subchapter AA of Commissioner's Rules Concerning Open-Enrollment Charter Schools, 26 Tex Reg 8823 adopted effective November 6, 2001, amended to be effective April 6, 2005, 30 Tex Reg 1911, adopted April 6, 2005. The Commissioner may temporarily withhold funding, suspend the authority of an open-enrollment charter school to operate, or take any other reasonable action the Commissioner determines necessary to protect the health, safety, or welfare of students enrolled at the school based on evidence that conditions at the school present a danger to the health, safety, or welfare of the students. After the Commissioner so acts, the open-enrollment charter school may not receive funding and may not resume operating until a determination is made that, despite initial evidence, the conditions at the school do not present a danger of material harm to the health, safety, or welfare of students; or the conditions at the school that presented a danger of material harm to the health, safety, or welfare of the students have been corrected.

Annual Evaluation

The Commissioner must designate an impartial organization with experience in evaluating school choice programs to conduct an annual evaluation of open-enrollment charter schools. The evaluation must include consideration of students' scores on assessment instruments, student attendance, students' grades, incidents involving student discipline, socioeconomic data on students' families, parents' satisfaction with their children's school, and students' satisfaction with their school. The evaluation of open-enrollment charter schools must also include an evaluation of: the costs of instruction, administration, and transportation incurred by open-enrollment charter schools; the effect of open-enrollment charter schools on school districts and on teachers, students, and parents in those districts; and other areas determined by the Commissioner.

STATE AND LOCAL FUNDING OF SCHOOL DISTRICTS IN TEXAS

Funding Changes in Response to West Orange-Cove II

In response to the decision in West Orange-Cove II, the Texas Legislature (the "Legislature") enacted House Bill 1 ("HB 1"), which made substantive changes in the way the Finance System is funded, as well as other legislation which, among other things, established a special fund in the Texas state treasury to be used to collect new tax revenues that are dedicated under certain conditions for appropriation by the Legislature to reduce Operation and Maintenance Tax rates, broadened the State business franchise tax, modified the procedures for assessing the State motor vehicle sales and use tax and increased the State tax on tobacco products (HB 1 and other described legislation are collectively referred to as the "Reform Legislation"). The Reform Legislation generally became effective at the beginning of the 2006-07 fiscal year of each district.

Possible Effects of Litigation and Changes in Law on Public School Obligations

In the future, the Legislature could enact additional changes to the Finance System which could benefit or be a detriment to a school district depending upon a variety of factors, including the financial strategies that the Borrower has implemented in light of past funding structures. Although, as a matter of law, the Bonds, upon issuance and delivery, will be entitled to the protections afforded previously existing contractual obligations under the Contract Clauses of the U.S. and Texas Constitutions, the Borrower can make no representations or predictions concerning the effect of future legislation or litigation, or how such legislation or future court orders may affect the Borrower's financial condition, revenues or operations. The disposition of any possible future litigation or the enactment of future legislation to address school funding in Texas could substantially adversely affect the financial condition, revenues or operations of the Borrower, as noted herein.

CURRENT PUBLIC SCHOOL FINANCE SYSTEM

General

The following description of the Finance System is a summary of the Reform Legislation and the changes made by the State Legislature to the Reform Legislation since its enactment, including modifications made during the regular session of the 81st Texas Legislature (the "2009 Regular Legislative Session"). For a more complete description of school finance and fiscal management in the State, reference is made to Vernon's Texas Codes Annotated, Education Code, Chapters 41 through 46, as amended.

The Reform Legislation, which generally became effective at the beginning of the 2006-07 fiscal year, made substantive changes to the manner in which the Finance System is funded, but did not modify the basic structure of the Finance System. While the goal of these changes to the Finance System are intended to reduce local school taxes, these changes have had a positive effect upon charter school funding.

Under the Finance System, State funds to public schools are increased in a manner intended to offset the reduction in school tax rates. Additional State funding needed to offset local tax rate reductions must be generated by the modified State franchise, motor vehicle and tobacco taxes or any other revenue source appropriated by the Legislature. The Legislative Budget Board projected that the Reform Legislation would be underfunded from the Reform Legislation revenue sources by a cumulative amount of \$25 billion over fiscal years

2006-07 through 2010-11, however State surpluses have been appropriated to offset the revenue shortfall in fiscal year 2006-07 and for the 2008-09 and 2010-11 State biennia.

Under the Finance System, as modified during the 2009 Regular Legislative Session, a school district that imposes a maintenance and operations tax (a "M&O Tax") at least equal to the product of the "state compression percentage" (as defined below) multiplied by the district's 2005-06 M&O Tax rate is entitled to at least the amount of State funding necessary to provide the district with the sum of (A) the amount of State and local revenue per WADA to which the school district would be entitled for the 2009-10 school year as calculated under the law as it existed on January 1, 2009, (B) an additional \$120 per WADA, (C) an amount to which the district is entitled based on supplemental payments owed to any tax increment fund for a reinvestment zone and (D) any amount due to the district to the extent the district contracts for students residing in the district to be educated in another district (i.e., tuition allotment). If a district adopts an M&O Tax rate in any fiscal year below a rate equal to the state compression percentage for the district in that year multiplied by the M&O Tax rate adopted by the district for the 2005-06 fiscal year, the district's guaranteed amount is reduced in a proportionate amount. If a district would receive more State and local revenue from the Tier One and Tier Two allotments (each as hereinafter defined) and wealth equalization than the guaranteed amount described above, the amount of State funding will be reduced by the amount of such surplus over the guaranteed amount described above.

In general terms, funds are allocated to districts in a manner that requires districts to "compress" their tax rates in order to receive increased State funding at a level that equalizes local tax wealth at the 88th percentile yield for the 2006-07 fiscal year. The state compression percentage is a basic component of the funding formulas. The state compression percentage was 66.67% for fiscal years 2007-08 and 2008-09. For fiscal year 2009-10 and thereafter, the Commissioner is required to determine the state compression percentage for each fiscal year based on the percentage by which a district is able to reduce its M&O Tax rate for that year, as compared to such district's adopted M&O Tax rate for the 2005-06 fiscal year, as a result of State funds appropriated for distribution for the current fiscal year from the property tax relief fund established under the Reform Legislation, or from any other funding source made available by the Legislature for school district property tax relief. For fiscal year 2009-10, the Commissioner determined the State compression percentage to be 66.67%.

State Funding for Local Public Schools

The Finance System provides for (1) State guaranteed basic funding allotments per student ("Tier One") and (2) State guaranteed revenues per student for each cent of local tax effort that exceeds the compressed tax rate to provide operational funding for an "enriched" educational program ("Tier Two"). In addition, to the extent funded by the Legislature, the Finance System includes, among other funding allotments, an allotment to pay operational expenses associated with the opening of a new instructional facility. Tier One and Tier Two allotments represent the State funding share of the cost of maintenance and operations of public schools and supplement local ad valorem M&O Taxes levied for that purpose. Tier One and Tier Two allotments are generally required to be funded each year by the Legislature.

Tier One allotments are intended to provide all schools a basic program of education rated academically acceptable and meeting other applicable legal standards. Tier Two allotments are intended to guarantee each school that is not subject to the wealth transfer provisions described below an opportunity to supplement that program at a level of its own choice, however Tier Two allotments may not be used for the payment of debt service or capital outlay.

The cost of the basic program is based on an allotment per student known as the "Tier One Basic Allotment." For the 2009-10 through 2012-13 school years, the basic allotment is set at the greater of \$4,765 or 1.65% of the statewide average property value per student in WADA and, thereafter, at the lesser of \$4,765 or that amount multiplied by the quotient of the district's compressed tax rate divided by the State maximum compressed tax rate of \$1.00. This increase was due to changes in law effected by the Legislature during the 2009 Regular Legislative Session, which combined certain funding allotments that previously were separate components of Tier Two funding into the Tier One Basic Allotment. An additional change made during the 2009 Regular Legislative Session limits, beginning with 2010-11 school year, the annual increases in a district's M&O Tax revenue per WADA for purposes of State funding to not more than \$350, excluding Tier Two funds. For the 2009-10 school year, the revenue increases are limited to the funds that a district would have received under the school finance formulas as they existed on January 1, 2009, plus an additional \$350 per WADA, excluding Tier Two funds.

Tier Two currently provides two levels of enrichment with different guaranteed yields depending on the district's local tax effort. For fiscal year 2009-10, the first six cents of tax effort that exceeds the compressed tax rate will generate a guaranteed yield equivalent to (a) that of the Austin Independent School District or (b) the amount of tax revenue per WADA received on that tax effort in the previous year, whichever is greater. The second level of Tier Two is generated by tax effort that exceeds the compressed tax rate plus six cents and has a guaranteed yield per penny of local tax effort of \$31.95. Before 2009-10, Tier Two consisted of a district's M&O Tax levy above \$0.86.

A public school may also qualify for an allotment for operational expenses associated with opening new instructional facilities. This funding source may not exceed \$25,000,000 in one school year on a State-wide basis. For the first school year in which students attend a new instructional facility, a public school is entitled to an allotment of \$250 for each student in average daily attendance at the facility. For the second school year in which students attend that facility, a public school is entitled to an allotment of \$250 for each additional student in average daily attendance at the facility. The new facility operational expense allotment will be deducted from wealth per student for purposes of calculating a district's Tier Two State funding.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and accredited by DTC while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The Issuer believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds (herein, the “Securities”). The Securities will be issued as fully-registered securities in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities and Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, the National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has Standard & Poor’s highest rating: AAA. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmations from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry-only system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other nominee, do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and reimbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Security certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.

RATING

Standard and Poor's Ratings Group ("S&P") has assigned its municipal rating of "BBB-" to the Bonds. An explanation of the rating may be obtained from S&P. The rating reflects only the view of S&P and neither the Underwriter, the Issuer, nor the Borrower makes any representation as to the appropriateness of the rating. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by S&P if in the judgment of S&P, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

THE ISSUER

Creation and Authority

The Texas Public Finance Authority Charter School Finance Corporation is a nonprofit corporation created by the Texas Public Finance Authority (the "Authority") pursuant to Section 53.351 of the Texas Education Code (the "Act"). The Issuer is authorized under the Act to issue revenue bonds and to lend the proceeds thereof to any authorized charter schools for the purpose of aiding such schools in financing or refinancing "educational facilities" (as such term is defined in the Act) and facilities which are incidental, subordinate, or related thereto or appropriate in connection therewith.

All of the Issuer's property and affairs are controlled by and all of its power is exercised by a board of directors (the "Board") consisting of five members, all of whom were appointed by the Board of Directors of the Authority. Board members serve two-year terms, and each Board member may serve an unlimited number of two-year terms.

The officers of the Issuer consist of a president, a vice president, and a secretary, each selected by the Board from among its members, and whose duties are described in the Issuer's bylaws. All officers are subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board, while vacancies may be filled by a vote of a majority of the Board of the Authority. Neither Board members nor officers receive compensation for serving as such, but they are entitled to reimbursement for expenses incurred in performing such service.

The Issuer has no assets, property, or employees. The staff of the Authority provides administrative and legal support to the Issuer pursuant to a contract. THE ISSUER HAS NO TAXING POWER.

The Issuer is receiving a fee of approximately \$5,000 in connection with the issuance of the Bonds, which amount shall be paid to the Authority and may be used by the Authority for any lawful purpose. Except for the issuance of the Bonds, the Issuer is not in any manner related to or affiliated with the Borrower. The Issuer has issued the Bonds and loaned the proceeds to the Borrower pursuant to the Loan Agreement solely to carry out the Issuer's statutory purposes as a higher education authority, and the Issuer makes no representations or warranties as to the Borrower, including specifically the operations of the Borrower as an open enrollment charter school or the Borrower's ability to make any payments under the Loan Agreement. The Borrower has agreed to indemnify the Issuer for certain matters under the Loan Agreement. The Issuer did not hire or select Bond Counsel, Underwriter's counsel, the Underwriter or the Trustee.

THE TRUSTEE

The Bank of New York Mellon Trust Company, National Association, will initially act as Trustee under the Indenture and is the Master Trustee under the Master Indenture.

LEGAL MATTERS

Legal Proceedings

Delivery of the Bonds will be accompanied by the unqualified approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding limited obligations of the Issuer under the Constitution and laws of the State of Texas payable from and secured by a lien on and pledge of the payments designated as Loan Payments to be paid, or caused to be paid, to the Trustee, pursuant to the Indenture and the Loan Agreement, as evidenced by the Master Note, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, and the approving legal opinion of Andrews Kurth LLP, Houston, Texas, Bond Counsel, in substantially the form attached hereto as APPENDIX C.

Bond Counsel was not requested to participate and did not take part in the preparation of the Official Statement, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information appearing in this Official Statement: (i) under the captions “LEGAL MATTERS,” “FEDERAL TAX CREDIT,” “TAX MATTERS,” “THE SYSTEM OF CHARTER SCHOOLS IN TEXAS,” and “LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS,” and is of the opinion that the information therein is correct as to matters of law; and (ii) under the captions “THE BONDS,” “SUMMARY OF FINANCIAL COVENANTS OF THE BORROWER,” “SECURITY AND SOURCE OF PAYMENT,” “SUMMARY OF INSURANCE PROVISIONS,” (except for the information under “—Summary of Borrower’s Current Insurance Coverage”) “CONTINUING DISCLOSURE OF INFORMATION,” “APPENDIX C – FORM OF OPINION OF BOND COUNSEL,” “APPENDIX D – SUBSTANTIALLY FINAL FORM OF THE MASTER INDENTURE AND SUBSTANTIALLY FINAL FORM OF SUPPLEMENTAL MASTER TRUST INDENTURE NO. 1,” “APPENDIX E – SUBSTANTIALLY FINAL FORM OF THE INDENTURE,” and “APPENDIX F – SUBSTANTIALLY FINAL FORM OF THE LOAN AGREEMENT” solely to determine whether such information fairly summarizes the documents referred to therein.

No-Litigation Certificates

The Issuer will furnish the Underwriter a certificate, executed by both the President and Secretary of the Issuer, and dated as of the date of delivery of the Bonds, to the effect that there is not pending, and to their knowledge, there is not threatened, any litigation affecting the validity of the Bonds, or the collection of Loan Payments for the payment thereof, or the organization of the Issuer, or the title of the officers thereof to their respective offices.

The Borrower will furnish the Underwriter a certificate, executed by both the President and Secretary of the Borrower, and dated as of the date of delivery of the Bonds, to the effect that there is not pending, and to their knowledge, there is not threatened, any litigation affecting the validity of the Bonds, or the payment of Loan Payments for the payment thereof, or the organization of the Borrower, the granting of the Charter, the validity of the Loan Agreement, the Master Note, the Deed of Trust, or the title of the officers thereof to their respective offices.

TAX MATTERS

General

The following is a general summary of United States federal income tax consequences of the purchase and ownership of the Bonds. The discussion is based upon laws, Treasury Regulations, rulings and decisions now in effect, all of which are subject to change (possibly with retroactive effect) or possibly differing interpretations. No assurances can be given that future changes in the law will not alter the conclusions reached herein. The discussion below does not purport to deal with United States federal income tax consequences applicable to all categories of investors. Further, this summary does not discuss all aspects of United States federal income taxation that may be relevant to a particular investor in the Bonds in light of the investor’s particular personal investment circumstances or to certain types of investors subject to special treatment under United States federal income tax laws (including insurance companies, tax exempt organizations, financial institutions, broker-dealers, and persons who have hedged the risk of owning the Bonds). The summary is therefore limited to certain issues relating to initial investors who will hold the Bonds as “capital assets” within the meaning of section 1221 of the Code, and acquire such Bonds for investment and not as a dealer or for resale. This summary addresses certain federal income tax consequences applicable to beneficial owners of the Bonds who are United States persons within the meaning of section 7701(a)(30) of the Code (“United States persons”) and, except as discussed below, does not address any consequences to

persons other than United States persons. Prospective investors should note that no rulings have been or will be sought from the IRS with respect to any of the U.S. federal income tax consequences discussed below, and the discussion below is not binding on the IRS.

INVESTORS SHOULD CONSULT THEIR OWN TAX ADVISORS IN DETERMINING THE FEDERAL, STATE, LOCAL, FOREIGN AND ANY OTHER TAX CONSEQUENCES TO THEM FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF THE BONDS.

Internal Revenue Service Circular 230 Notice

You should be aware that:

- (i) the discussion with respect to United States federal tax matters in this Official Statement was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer;
- (ii) such discussion was written to support the promotion or marketing (within the meaning of IRS Circular 230) of the transactions or matters addressed by such discussion; and
- (iii) each taxpayer should seek advice based on his or her particular circumstances from an independent tax advisor.

This notice is given solely for purposes of ensuring compliance with IRS Circular 230.

Stated Interest On The Bonds

The stated interest on the Bonds will be included in the gross income, as defined in section 61 of the Code, of the beneficial owners thereof and be subject to U.S. federal income taxation when paid or accrued, depending on the tax accounting method applicable to the beneficial owners thereof.

Disposition Of Bonds

A beneficial owner of Bonds will generally recognize gain or loss on the redemption, sale or exchange of a Bond equal to the difference between the redemption or sales price (exclusive of the amount paid for accrued interest) and the beneficial owner's adjusted tax basis in the Bond. Generally, the beneficial owner's adjusted tax basis in a Bond will be the beneficial owner's initial cost, increased by any original issue discount previously included in the beneficial owner's income to the date of disposition and reduced by any amortized bond premium. Any gain or loss generally will be capital gain or loss and will be long-term or short-term, depending on the beneficial owner's holding period for the Bond.

Backup Withholding

Under section 3406 of the Code, a beneficial owner of the Bonds who is a United States person, as defined in section 7701(a)(30) of the Code, may, under certain circumstances, be subject to "backup withholding" with respect to current or accrued interest on the Bonds or with respect to proceeds received from a disposition of Bonds. This withholding applies if such beneficial owner of Bonds: (i) fails to furnish to the payor such beneficial owner's social security number or other taxpayer identification number ("TIN"); (ii) furnishes the payor an incorrect TIN; (iii) fails to report properly interest, dividends, or other "reportable payments" as defined in the Code; or (iv) under certain circumstances, fails to provide the payor with a certified statement, signed under penalty of perjury, that the TIN provided to the payor is correct and that such beneficial owner is not subject to backup withholding.

Backup withholding will not apply, however, with respect to payments made to certain beneficial owners of the Bonds. Beneficial owners of the Bonds should consult their own tax advisors regarding their qualification for exemption from backup withholding and the procedures for obtaining such exemption.

Withholding On Payments To Nonresident Alien Individuals And Foreign Corporations.

Under sections 1441 and 1442 of the Code, nonresident alien individuals and foreign corporations are generally subject to withholding at the current rate of 30% (subject to change) on periodic income items arising from sources within the United States, provided such income is not effectively connected with the conduct of a United States trade or business. Assuming the interest income of such beneficial owners of Bonds is not treated as effectively connected income within the meaning of section 864 of the Code, such interest will be subject to 30% withholding, or any lower rate specified in an income tax treaty, unless such income is treated as portfolio interest. Interest will be treated as portfolio interest if: (i) the beneficial owner provides a statement to the payor certifying, under penalties of perjury, that

such beneficial owner is not a United States person and providing the name and address of such beneficial owner; (ii) such interest is treated as not effectively connected with the beneficial owner's United States trade or business; (iii) interest payments are not made to a person within a foreign country which the IRS has included on a list of countries having provisions inadequate to prevent United States tax evasion; (iv) interest payable with respect to the Bonds is not deemed contingent interest within the meaning of the portfolio debt provision; (v) such beneficial owner is not a controlled foreign corporation, within the meaning of section 957 of the Code; and (vi) such beneficial owner is not a bank receiving interest on the Bonds pursuant to a loan agreement entered into in the ordinary course of the bank's trade or business.

Assuming payments on the Bonds are treated as portfolio interest within the meaning of sections 871 and 881 of the Code, then no withholding under section 1441 and 1442 of the Code and no backup withholding under section 3406 of the Code is required with respect to beneficial owners or intermediaries who have furnished Form W-8 BEN, Form W-8 EXP or Form W-8 IMY, as applicable, provided the payor does not have actual knowledge or reason to know that such person is a United States person.

Reporting Of Interest Payments

Subject to certain exceptions, interest payments made to beneficial owners with respect to the Bonds will be reported to the IRS. Such information will be filed each year with the IRS on Form 1099 which will reflect the name, address, and TIN of the beneficial owner. A copy of Form 1099 will be sent to each beneficial owner of a Bond for U.S. federal income tax purposes.

SALE AND DISTRIBUTION OF THE BONDS

The Underwriter

The Bonds are being purchased by the Underwriter, pursuant to a bond purchase agreement with the Issuer, as approved by the Borrower, at a price of \$4,600,000, which reflects the par amount of the Bonds less an underwriting discount of \$150,000, less a net original issue discount of \$250,000. The Underwriter's obligation to purchase the Bonds is subject to certain conditions precedent, and they will be obligated to purchase all of the Bonds if any Bonds are purchased. The Issuer has no control over the price at which the Bonds are subsequently sold and the initial yields at which the Bonds will be priced and reoffered will be established by and will be the responsibility of the Underwriter.

Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the Issuer of a certificate executed and delivered by the Underwriter on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity have been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker, or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the Issuer has no understanding with the Underwriter regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Underwriter.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Underwriter may over-allot or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The Issuer has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. If there is such a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold, or traded in the secondary market.

Securities Laws

No registration statement relating to the offer and sale of the Bonds has been filed with the SEC under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein, nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The Issuer assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold, or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS

Under the Texas Public Security Procedures Act (Texas Government Code, Chapter 1201, as amended), the Bonds (1) are negotiable instruments, (2) are investment securities to which Chapter 8 of the Texas Uniform Commercial Code applies, and (3) are legal and authorized investments for (A) an insurance company, (B) a fiduciary or trustee, or (C) a sinking fund of a municipality or other political subdivision or public agency of the State. The Bonds are eligible to secure deposits of any public funds of the State, its agencies and political subdivisions, and are legal security for those deposits to the extent of their market value. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256, as amended), the Bonds may have to be assigned a rating of "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds. The Bonds have been assigned a rating of "BBB-" by a national rating agency. See "RATING" herein. However, political subdivisions otherwise subject to the Public Funds Investment Act may have additional statutory authority to invest in the Bonds independent of the Public Funds Investment Act. In addition, various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Bonds are legal investments for state banks, savings banks, trust companies with at least \$1 million of combined capital, and savings and loan associations. No review has been made of the laws in other states to determine whether the Bonds are legal investments for various institutions in those states. No representation is made that the Bonds will in fact be used as investments or security by any entity.

CONTINUING DISCLOSURE OF INFORMATION

In the Loan Agreement, the Borrower has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The Borrower is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the Borrower will be obligated to provide certain updated financial information and operating data at least annually to the Municipal Securities Rulemaking Board (the "MSRB"). Information will be available free of charge via the Electronic Municipal Market Access ("EMMA") system at www.emma.msrb.org.

Quarterly Reports

The Borrower will provide the financial reports customarily prepared for and provided to the Board of Trustees of the Borrower to the MSRB and the Trustee on a quarterly basis, beginning September 30, 2010.

Annual Reports

The Borrower will provide certain updated financial information and operating data the MSRB annually. The information to be updated includes all quantitative financial information and operating data of the general type included in this Official Statement in APPENDIX A and APPENDIX G attached hereto. The Borrower will update and provide this information within six months after the end of each fiscal year. The Borrower will provide updated information to the MSRB.

The Borrower may provide updated information in full text or may incorporate by reference other publicly available documents, as permitted by SEC Rule 15c2-12 (the "Rule"). The updated information will include audited financial statements if the Borrower commissions an audit and the audit is completed by the required time. If audited financial statements are not available by the required time, the Borrower will provide such financial statements on an unaudited basis within the required time and audited financial statements when they become available. Any such financial statements will be prepared in accordance with the accounting principles described in APPENDIX A attached hereto or such other accounting principles as the Borrower may be required to employ from time to time pursuant to State law or regulation.

The Borrower's current fiscal year-end is the last day of August. Accordingly, the Borrower must provide updated information by the last day of February in each year, unless the Borrower changes its fiscal year. If the Borrower changes its fiscal year, it will notify the MSRB.

Material Event Notices

The Borrower also will provide timely notices of certain events to the MSRB. Specifically, the Borrower will provide notice of any of the following events with respect to the Bonds, if such event is material to a decision to purchase or sell Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions or events affecting the tax-exempt status of the Bonds; (7) modifications to rights of holders of the Bonds; (8) Bond calls; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds; and (11) rating changes. Neither the Bonds nor the Loan Agreement make any provision for liquidity enhancement. In addition, the Borrower will provide timely notice of any failure by the Borrower to provide annual financial information, data, or financial statements in accordance with its agreement described above under "Annual Reports." The Borrower will provide each notice described in this paragraph to the MSRB.

Limitations and Amendments

The Borrower has agreed to update information and to provide notices of material events only as described above. The Borrower has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that has been provided except as described above. The Borrower makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The Borrower disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders of Bonds may seek a writ of mandamus to compel the Borrower to comply with its agreement. Nothing in this paragraph is intended or shall act to disclaim, waive, or limit the Borrower's duties under federal or state securities laws.

The continuing disclosure agreement may be amended by the Borrower from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Borrower, but only if (1) the agreement, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with Rule 15c2-12, taking into account any amendments or interpretations of Rule 15c2-12 since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of the Indenture) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Borrower (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the registered owners and beneficial owners of the Bonds. The Borrower may also amend or repeal the provisions of the continuing disclosure agreement if the SEC amends or repeals the applicable provisions of Rule 15c2-12 or a court of final jurisdiction enters judgment that such provisions of Rule 15c2-12 are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Borrower amends its agreements, it has agreed to include with the next financial information and operating data provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of information and data provided.

The Borrower is subject to periodic reporting and audit requirements under the statutes and rules governing charter schools, including participation in the Texas PEIMS system. See "THE SYSTEM OF CHARTER SCHOOLS IN TEXAS" herein. Such records are open records under the Texas Public Information Act, Chapter 552, Texas Government Code, as amended, and, subject to exemptions contained therein, would be available to any person from the Borrower or the Texas Education Agency upon payment of costs.

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

The financial data and other information contained in this Official Statement have been obtained primarily from the Borrower and sources other than the Issuer. All of these sources are believed to be reliable, but no representation or guarantee is made by the Issuer as to the accuracy or completeness of the information derived from such sources, and its inclusion herein is not to be construed as a representation or guarantee on the part of the Issuer to such effect. Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, documents, and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

MISCELLANEOUS

All estimates, statements, and assumptions in this Official Statement and the Appendices hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

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**SCHEDULE 1
DEBT SERVICE**

FYE 8/31	Outstanding Debt Service ⁽¹⁾	Series 2010Q (QSCBs) ⁽²⁾		Series 2010A Bonds		Series 2010B Bonds		Total Parity Debt Service
		Net Sinking Fund Deposits ⁽³⁾	Interest	Principal	Interest	Principal	Interest	
2011	\$-	\$100,000	\$459,250		\$676,553	\$ 90,000	\$51,966	\$1,377,769
2012		130,000	435,150		656,494	100,000	43,200	1,364,844
2013		140,000	423,000		656,494	110,000	35,325	1,364,819
2014		140,000	410,000		656,494	120,000	26,400	1,353,294
2015		140,000	397,800		656,494	130,000	16,400	1,340,694
2016		140,000	385,200		656,494	140,000	5,600	1,327,294
2017		315,000	364,725		656,494			1,336,219
2018		325,000	335,925		656,494			1,317,419
2019		340,000	306,000		656,494			1,302,494
2020		355,000	274,725		656,494			1,286,219
2021		365,000	242,325		656,494			1,263,819
2022		380,000	208,800		656,494			1,245,294
2023		395,000	173,925		656,494			1,225,419
2024		410,000	137,700		656,494			1,204,194
2025		425,000	100,125		656,494			1,181,619
2026		440,000	61,200		656,494			1,157,694
2027		460,000	20,700		656,494			1,137,194
2028				\$450,000	641,025			1,091,025
2029				485,000	608,884			1,093,884
2030				520,000	574,338			1,094,338
2031				555,000	536,691			1,091,691
2032				595,000	495,722			1,090,722
2033				640,000	451,725			1,091,725
2034				685,000	404,522			1,089,522
2035				740,000	353,756			1,093,756
2036				795,000	299,072			1,094,072
2037				850,000	240,469			1,090,469
2038				915,000	177,591			1,092,591
2039				900,000	110,081			1,090,081
2040				1,055,000	37,584			1,092,584

(1) The Borrower has no outstanding parity debt, including parity bank loans.

(2) Gross debt service requirements on the Bonds. Does not consider the tax credit related to the Bonds.

(3) Represents annual sinking fund deposits to provide for principal repayment. Assumes fund earnings rate of 0%.

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APPENDIX A

**AUDITED FINANCIALS OF BORROWER FOR
YEARS ENDED AUGUST 31, 2009, AUGUST 31, 2008, AND AUGUST 31, 2007**

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Audit Report
ODYSSEY 2020
ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas

FOR THE YEAR ENDED
AUGUST 31, 2009

John R. Pechacek, CPA
Bellville, Texas

ODYSSEY 2020 ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas
AUDIT FOR THE YEAR ENDED AUGUST 31, 2009

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CERTIFICATE OF BOARD

ODYSSEY 2020 ACADEMY, INC.
Name of Charter Holder

76-0577257
Federal Employer ID Number

THE ODYSSEY ACADEMY
Name of Charter School

GALVESTON
County

084-802
Co. -Dist. Number

We, the undersigned, certify that the attached annual financial reports of the above named Charter Holder were reviewed and (check one) _____ approved _____ disapproved for the period ended August 31, 2009, at a meeting of the board of directors of such school district on the ____ day of _____, _____.

Signature of Board Secretary

Signature of Board President

If the board of directors disapproved of the auditor's report, the reason(s) for disapproving it is (are):
(attach list as necessary)

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

Independent Auditor's Report

Unqualified Opinion on Financial Statements

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

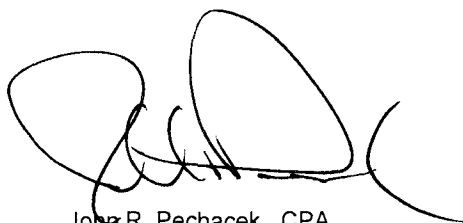
I have audited the accompanying statement of financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of August 31, 2009 and 2008, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Charter Holder's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy as of August 31, 2009 and 2008, and the respective changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated December 1, 2009, on my consideration of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

My audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The specific purpose financial statements and supplemental information on pages 14-18 are presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



John R. Pechacek, CPA
December 1, 2009

**GENERAL PURPOSE
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF FINANCIAL POSITION
Fiscal Year Ended August 31, 2009

ASSETS	<u>2009</u>	<u>2008</u>
Current Assets -		
Cash on Hand and In Banks	\$ 12,485	\$ 412,360
Due from Texas Education Agency	124,861	84,878
Other Receivable	5,347	3,347
Total Current Assets	<u>142,693</u>	<u>500,585</u>
Fixed Assets Net of Accumulated Depreciation	<u>1,299,742</u>	<u>5,000</u>
Total Assets	<u><u>1,442,435</u></u>	<u><u>505,585</u></u>
LIABILITIES AND NET ASSETS		
Current Liabilities -		
Accounts Payable	267,383	-
Accrued Expenses Payable	6,998	-
Payroll Liabilities	3,461	4,622
Accrued Salaries Payable	184,792	64,086
Due to State	-	-
Deferred Revenue	213,121	3,762
Notes Payable - Current Maturities	-	-
Total Current Liabilities -	<u>675,755</u>	<u>72,470</u>
Total Liabilities	675,755	72,470
Net Assets -		
Unrestricted (Deficiency)	766,680	337,500
Temporarily Restricted (Deficiency)	-	95,615
Total Net Assets	<u>766,680</u>	<u>433,115</u>
Total Liabilities and Net Assets	<u><u>\$ 1,442,435</u></u>	<u><u>\$ 505,585</u></u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2009

	2009			2008
	Unrestricted	Temporarily Restricted	Totals	
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ 643,676	\$ -	\$ 643,676	\$ -
5750 Revenue from Cocurr or Enterpr	28,430	-	28,430	98,103
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>672,106</u>	<u>-</u>	<u>672,106</u>	<u>98,103</u>
State Program Revenues				
5810 Foundation School Program	351,730	1,993,139	2,344,869	2,489,412
5810 Optional Extended Year	-	1,518	1,518	1,307
5810 Prekindergarten /Kinder Grant	-	52,346	52,346	52,763
5820 State Matching Funds	-	1,316	1,316	1,182
5820 Technology Allotment	-	9,018	9,018	9,155
5820 Accelerated Reading and Math	-	24,684	24,684	24,409
5820 Intensive Reading Initiative	-	-	-	-
5820 Intensive Math Initiative	-	-	-	-
5820 Defibrillator Reimbursement	-	-	-	1,298
5830 FSP Disaster Recovery	-	-	-	-
Total State Program Revenues	<u>351,730</u>	<u>2,082,021</u>	<u>2,433,751</u>	<u>2,579,526</u>
Federal Program Revenues				
5920 ESEA Title IV, Safe and Drug Free	-	1,805	1,805	1,928
5920 ESEA Title I, Part A, Improve Basic	-	144,515	144,515	105,984
5920 IDEA Part B, Formula	-	51,234	51,234	44,758
5920 IDEA Part B, Capacity	-	-	-	-
5920 IDEA Part B, Preschool	-	217	217	187
5920 Child Nutrition Program	-	138,968	138,968	149,641
5920 Title II, Part A, Teacher, Prin Training	-	31,544	31,544	35,300
5920 Title II, Part D, Enh Ed Thr Tech	-	1,116	1,116	2,338
5920 Title III, Part A, Limited Engl Prof	-	10,545	10,545	6,938
5920 Title V, Part A, Innovative Programs	-	-	-	706
5920 IDEA Part B, Formula ARRA YR10	-	2,352	2,352	-
5920 IDEA Part B, Preschool ARRA YR10	-	241	241	-
5920 ESEA Title I, Part A Improve Basic YR10	-	15,204	15,204	-
5920 Homeless Education YR10	-	4,300	4,300	-
5920 Summer School LEP	-	1,103	1,103	2,311
Total Federal Program Revenues	<u>-</u>	<u>403,145</u>	<u>403,145</u>	<u>350,092</u>
Interest and Other Income	-	-	-	-
Net Assets Released from Restrictions	2,580,781	(2,580,781)	-	-
Total Revenue and Other Support	<u>\$ 3,604,617</u>	<u>\$ (95,615)</u>	<u>\$ 3,509,002</u>	<u>\$ 3,027,721</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2009

	2009			2008
	Unrestricted	Temporarily Restricted	Totals	
EXPENSES AND OTHER LOSSES				
Program Services				
10 Instruction and Instructional Rel Serv	\$ 1,778,914	\$ -	\$ 1,778,914	\$ 1,506,672
20 Instructional School Leadership	62,960	-	62,960	51,564
Support Services				
30 Support Services Student	217,521	-	217,521	212,697
40 Administrative Support Serv	461,188	-	461,188	285,012
50 Support Services Non Student	605,679	-	605,679	412,729
60 Ancillary Services	66	-	66	2,754
80 Fundraising	49,109	-	49,109	20,381
Total Expenses	<u>3,175,437</u>	<u>-</u>	<u>3,175,437</u>	<u>2,491,810</u>
Change in Net Assets	429,180	(95,615)	333,565	535,911
Net Assets (Deficiency), Beginning of Year	337,500	95,615	433,115	(102,796)
Net Assets (Deficiency), End of Year	<u>\$ 766,680</u>	<u>\$ -</u>	<u>\$ 766,680</u>	<u>\$ 433,115</u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF CASH FLOWS
Fiscal Year Ended August 31, 2009

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2009</u>	<u>2008</u>
Foundation School Program Payments	\$ 2,324,372	\$ 2,454,702
Grant Payments	677,633	451,392
Contributions from Fund-Raising	114,613	5,000
Miscellaneous Sources	559,371	88,301
Cash Paid to Suppliers for Goods and Services	(1,025,094)	(868,282)
Cash Paid to Employees for Services	<u>(1,756,029)</u>	<u>(1,633,443)</u>
Net Cash Provided by Operating Activities	894,867	497,670
 CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	<u>(1,294,742)</u>	<u>(5,000)</u>
 CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from (Payments on) Note Payable	<u>-</u>	<u>(135,000)</u>
Net Increase in Cash and Cash Equivalents	(399,875)	357,670
Cash and Cash Equivalents at Beginning of Year	<u>412,360</u>	<u>54,690</u>
Cash and Cash Equivalents at End of Year	<u><u>\$ 12,485</u></u>	<u><u>\$ 412,360</u></u>
 RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Change in Net Assets	\$ 333,565	\$ 535,911
Adjustments to Reconcile Increase in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	-	-
(Increase) Decrease in Net Assets-		
Due from Texas Education Agency	(39,983)	(9,200)
Due from other Government Agency	-	11,914
Other Receivables	(2,000)	(3,347)
Increase (Decrease) in Operating Liabilities-		
Accounts Payable	267,383	(8,950)
Accrued Expenses Payable	6,998	(1,918)
Payroll Liabilities	(1,161)	(1,614)
Accrued Salaries Payable	120,706	5,914
Due to State	-	-
Deferred Revenue	209,359	(31,040)
Net Cash Provided by Operating Activities	<u><u>\$ 894,867</u></u>	<u><u>\$ 497,670</u></u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 1: Summary of Significant Accounting Policies

The general-purpose financial statements of Odyssey 2020 Academy, Inc. (the corporation) were prepared in conformity with accounting principles generally accepted in the United States. The Financial Accounting Standards Board is the accepted standard setting body for establishing not-for-profit accounting and financial reporting principles.

Reporting Entity

The corporation is a not-for-profit organization incorporated in the State of Texas in July 1998 and exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code. A Board of Directors comprised of eight members governs the corporation. The Board of Directors is selected pursuant to the bylaws of the corporation and has the authority to make decisions, appoint the chief executive officer of the corporation, and significantly influence operations. The Board of Directors has the primary accountability for the fiscal affairs of the corporation.

Since the corporation received funding from local, state, and federal government sources, it must comply with the requirements of the entities providing those funds.

Corporate Operations

In July 1998, the State Board of Education of the State of Texas granted the corporation an open-enrollment charter pursuant to Chapter 12 of the Texas Education Code. Pursuant to the program described in the charter application approved by the State Board of Education and the terms of the applicable Contract for Charter, The Odyssey Academy was opened. Odyssey 2020 Academy, Inc. was organized to provide educational services to "at risk" students. The corporation's board of directors governs their programs, services, activities and functions. For the school year 2008-2009, The Odyssey Academy served grades PreK3 through 8th grade.

Basis of Accounting and Presentation

The accompanying general-purpose financial statements have been prepared using the accrual basis of accounting in accordance with generally accepted accounting principles.

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) in its Statement of Financial Accounting Standards (SFAS) No. 117, Financial Statements of Not-for-Profit Organizations. Under those provisions, net assets and revenues, expenses, gains, and losses are classified based on the existence and nature or absence of donor-imposed restrictions. Restricted revenues whose restrictions are met in the same year as received are shown as unrestricted revenues. Accordingly, net assets of the organization and changes therein are classified and reported as follows:

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 1: Summary of Significant Accounting Policies (continued)

Unrestricted – net assets that are not subject to donor-imposed stipulations.

Temporarily restricted – net assets subject to donor-imposed stipulations that may or will be met, either by actions of the corporation, the charter school and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Permanently restricted – net assets required to be maintained in perpetuity with only the income to be used for the charter school's activities due to donor-imposed restrictions.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Contributions

The corporation accounts for contributions in accordance with Statement of Financial Accounting Standards (SFAS) No. 116, *Accounting for Contributions Received and Contributions Made*. In accordance with SFAS No. 116, contributions are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in temporarily restricted or permanently restricted net assets in the reporting period in which the support is recognized. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Cash and Cash Equivalents

For financial statement purposes, the corporation considers all highly liquid investment instruments with an original maturity of three months or less to be cash equivalents.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 1: Summary of Significant Accounting Policies (continued)

Capital Assets

Capital assets, which include buildings and improvements, furniture and equipment, vehicles, and other personal property, are reported in the general-purpose and specific-purpose financial statements. Capital assets are defined by the corporation as assets with an individual cost of more than \$5,000. Such assets are recorded at historical cost and are depreciated over the estimated useful lives of the assets, which range from three to twenty years, using the straight-line method of depreciation. Expenditures for additions, major renewals and betterments are capitalized, and maintenance and repairs are charged to expense as incurred. Donations of assets are recorded as direct additions to net assets at fair value at the date of donation, which is then treated as cost.

Note 2: Capital Assets

Capital assets at August 31, 2009 and 2008, for the Charter Holder consisted of the following:

<u>Odyssey 2020 Academy, Inc.</u>	<u>2009</u>	<u>2008</u>
Land	\$ 5,000	\$ 5,000
Leasehold Improvements	1,294,742	-
Leasehold Improvements	225,060	225,060
Furniture and Equipment	458,708	458,708
Library Books and Media	2,325	2,325
Total Property and Equipment	<u>1,985,834</u>	<u>691,093</u>
Less Accumulated Depreciation	686,093	686,093
Property and Equipment, net	<u>\$ 1,299,742</u>	<u>\$ 5,000</u>

Capital assets acquired with public funds received by the corporation for the operation of Odyssey 2020 Academy, Inc. constitute public property pursuant to Chapter 12 of the Texas Education Code. These assets are specifically identified on the Schedule of Capital Assets.

Note 3: Debt

The Charter Holder had no debt at August 31, 2009.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 4: Pension Plan Obligations

Plan Description

The charter school contributes to the Teacher Retirement System of Texas (the System), a public employee retirement system. It is a cost-sharing, multiple-employer defined benefit pension plan with one exception; all risks and costs are not shared by the charter school, but are the liability of the State of Texas. The System provides service retirement and disability retirement benefits, and death benefits to plan members and beneficiaries. The System operates under the authority of provisions contained primarily in Texas Government code, Title 8, Public Retirement Systems, Subtitle C, Teacher Retirement System of Texas, which is subject to amendment by the Texas Legislature. The System's annual financial report and other required disclosure information are available by writing the Teacher Retirement System of Texas, 1000 Red River, Austin, Texas 78701-2698 or by calling (800) 877-0123.

Funding Policy

Under provisions in State law, plan members are required to contribute 6.4% of their annual covered salary and the State of Texas contributes an amount equal to 6.58% of the charter school's covered payroll. Odyssey 2020 Academy, Inc. employees' contributions to the System for the years ending August 31, 2009, 2008 and 2007 were \$99,303, \$87,953 and \$86,245, respectively, equal to the required contributions for each year. Other contributions made from federal and private grants and from the charter school for salaries above the statutory minimum for the years ending August 31, 2009, 2008 and 2007 were \$6,607, \$4,355 and \$ 4,055, respectively, equal to the required contributions for each year.

Note 5: Health Care Coverage

During the year ended August 31, 2009, employees of Odyssey 2020 Academy, Inc. were covered by TRS Active Employee Insurance Plan (the Plan). The charter school contributed \$150 per month per employee to the Plan. Employees, at their option, authorized payroll withholdings to pay contributions or premiums for dependents. All premiums were paid to licensed insurers.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 6: Deferred Revenue

Deferred revenue at August 31, 2009, for the Charter Holder consisted of the following:

	<u>2009</u>
	<u>Odyssey 2020 Academy, Inc.</u>
First Choice Music	\$ 139
Williams Grant	7,500
Foundation School Program Year 2008-2009	6,968
FSP Disaster Recovery	198,513
Total	<u>213,121</u>

Note 7: Due from State

Due from State at August 31, 2009, for the Charter Holder consisted of the following:

	<u>2009</u>
	<u>Odyssey 2020 Academy, Inc.</u>
Foundation School Program Year 2009-2010	\$ 98,513
Optional Extended Year Program Year 2008-2009	152
Accelerated Reading Grant Program Year 2008-2009	2,468
IDEA Part B, Formula AARA Program Year 2009-2010	2,352
IDEA Part B, Preschool AARA Program Year 2009-2010	241
ESEA Title I, Improving Basic Program Year 2009-2010	15,204
Homeless Education Program Year 2009-2010	4,300
Prekindergarten /Kinder Grant Year 2008-2009	1,630
Total	<u>\$ 124,861</u>

Note 8: Due to State

At August 31, 2009, the Charter Holder had no due to State.

Note 9: Temporarily Restricted Net Assets

At August 31, 2009, the Charter Holder had no temporarily restricted net assets.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 10: Commitments and Contingencies

The charter schools receive funds through state and federal programs that are governed by various statutes and regulations. State program funding is based primarily on student attendance data submitted to the Texas Education Agency and is subject to audit and adjustment. Expenses charged to federal programs are subject to audit and adjustment by the grantor agency. The programs administered by the charter school have complex compliance requirements, and should state or federal auditors discover areas of noncompliance, charter school funds may be subject to refund if so determined by the Texas Education Agency or the grantor agency.

Note 11: Operational Leases

Odyssey 2020 Academy, Inc entered into a lease agreement with Most Reverend Joseph A. Fiorenza, Archbishop of Galveston-Houston Diocese. The lease term was from August 5, 2005 through July 31, 2006, followed by seven one-year renewal options. The lease was for a building for the Academy's educational and administrative activities. The property was located at 901 13th Street, Galveston, Texas. The monthly lease amount was \$7,500 plus one-half of the utilities. Due to the condition of the building after Hurricane Ike on September 12, 2008, the Academy had to relocate. This lease was terminated.

On October 2, 2008, Odyssey 2020 Academy Inc. entered into a lease agreement with Moody Memorial Methodist Church . The lease had a move in date of October 2, 2008 and a move out date of July 10, 2009. The property was used for classroom and office space. The property is located at 2803 53rd Street, Galveston, Texas. The monthly rental amount was \$7,500 including utilities. The lease was extended until August 31, 2009.

Odyssey 2020 Academy Inc. entered into a sublease agreement with HEB Grocery Company, L.P. The sublease dates are beginning July 31, 2009 and terminating October 31, 2026. At that time the sublease with HEB Grocery Company, L.P. ends. The lease is for the building located at 2412 61st Street, Galveston, Texas. The monthly rental payment for the 2008-2009 school year was \$31,250. This location is used for classroom and administrative purposes.

Future annual rental payments as of August 31, 20xx are:

2010	\$ 375,000
2011	\$ 625,000
2012	\$ 676,416
2013	\$ 686,700
2014	\$ 686,700
2015-2019	\$3,564,612
2020-2024	\$3,664,875
2025-2027	\$2,198,925

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2009

Note 13: State Foundation Program Revenue

Charter schools in the State of Texas participate in the State Foundation Program. Under this program, each charter school is entitled to receive these revenues based upon student enrollment and average daily attendance. Each charter school is required to file enrollment and attendance reports at the close of each six weeks reporting period and, at the close of the year, actual attendance is calculated by the Texas Education Agency and the amount of State Foundation Program earnings is calculated. The enrollment and attendance reports are subject to audit by the Texas Education Agency and final State Foundation Program earnings may be adjusted as a result of any such audit. During the year ended August 31, 2009, Odyssey 2020 Academy, Inc. was paid \$2,324,372 of State Foundation Program funds of which all was earned (before any possible TEA enrollment and attendance audit).

Odyssey 2020 Academy, Inc. had 5 days of instruction in August, 2009. Based on the estimated State Foundation Program revenue for the 2009-2010 school year as provided by the Texas Education Agency, the Academy earned \$98,513 of State Foundation Program revenue for these days of instruction. This revenue has been accrued at August 31, 2009 and will be received after September 1, 2009.

Note 14: Charter Holder Operations

Odyssey 2020 Academy, Inc. is the Charter Holder. The Charter Holder only operated a single charter school named The Odyssey Academy and did not conduct any other charter or non-charter activity.

Note 15: Insurance Proceeds

Odyssey 2020 Academy, Inc. DBA The Odyssey Academy received \$500,000 in insurance proceeds because of sustaining damage from Hurricane Ike on September 12, 2008.

**SPECIFIC PURPOSE
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2009

	2009			2008
	Unrestricted	Temporarily Restricted	Totals	
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ 643,676	\$ -	\$ 643,676	\$ -
5750 Revenue from Cocurr or Enterpr	28,430	-	28,430	98,103
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>672,106</u>	<u>-</u>	<u>672,106</u>	<u>98,103</u>
State Program Revenues				
5810 Foundation School Program	351,730	1,993,139	2,344,869	2,489,412
5810 Optional Extended Year	-	1,518	1,518	1,307
5810 Prekindergarten /Kinder Grant	-	52,346	52,346	52,763
5820 State Matching Funds	-	1,316	1,316	1,182
5820 Technology Allotment	-	9,018	9,018	9,155
5820 Accelerated Reading and Math	-	24,684	24,684	24,409
5820 Intensive Reading Initiative	-	-	-	-
5820 Intensive Math Initiative	-	-	-	-
5820 Defibrillator Reimbursement	-	-	-	1,298
5830 FSP Disaster Recovery	-	-	-	-
Total State Program Revenues	<u>351,730</u>	<u>2,082,021</u>	<u>2,433,751</u>	<u>2,579,526</u>
Federal Program Revenues				
5920 ESEA Title IV, Safe and Drug Free	-	1,805	1,805	1,928
5920 ESEA Title I, Part A, Improve Basic	-	144,515	144,515	105,984
5920 IDEA Part B, Formula	-	51,234	51,234	44,758
5920 IDEA Part B, Capacity	-	-	-	-
5920 IDEA Part B, Preschool	-	217	217	187
5920 Child Nutrition Program	-	138,968	138,968	149,641
5920 Title II, Part A, Teacher, Prin Training	-	31,544	31,544	35,300
5920 Title II, Part D, Enh Ed Thr Tech	-	1,116	1,116	2,338
5920 Title III, Part A, Limited Engl Prof	-	10,545	10,545	6,938
5920 Title V, Part A, Innovative Programs	-	-	-	706
5920 IDEA Part B, Formula ARRA YR10	-	2,352	2,352	-
5920 IDEA Part B, Preschool ARRA YR10	-	241	241	-
5920 ESEA Title I, Part A Improve Basic YR10	-	15,204	15,204	-
5920 Homeless Education YR10	-	4,300	4,300	-
5920 Summer School LEP	-	1,103	1,103	2,311
Total Federal Program Revenues	<u>-</u>	<u>403,145</u>	<u>403,145</u>	<u>350,092</u>
Interest and Other Income	-	-	-	-
Net Assets Released from Restrictions	2,580,781	(2,580,781)	-	-
Total Revenue and Other Support	<u>\$ 3,604,617</u>	<u>\$ (95,615)</u>	<u>\$ 3,509,002</u>	<u>\$ 3,027,721</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2009

	2009			2008
	Unrestricted	Temporarily Restricted	Totals	
EXPENSES AND OTHER LOSSES				
11 Instruction	\$ 1,774,057	\$ -	\$ 1,774,057	\$ 1,438,930
12 Library and Media Services	803	-	803	17,861
13 Curr Development and Instr St Devel	4,054	-	4,054	49,881
21 Instructional Leadership	4,305	-	4,305	-
23 School Leadership	58,655	-	58,655	51,564
31 Guidance, Counseling, Eval Services	14,705	-	14,705	-
33 Health Services	31,963	-	31,963	31,128
35 Food Services	170,572	-	170,572	174,357
36 Extracurricular, Cocurricular Act	280	-	280	7,212
41 Administration	461,188	-	461,188	285,012
51 Plant Maintenance	485,208	-	485,208	350,162
52 Security	327	-	327	2,682
53 Data Processing	120,144	-	120,144	59,885
61 Community Services	66	-	66	2,754
81 Fundraising	49,109	-	49,109	20,381
Total Expenses	<u>3,175,437</u>	<u>-</u>	<u>3,175,437</u>	<u>2,491,810</u>
Change in Net Assets	429,180	(95,615)	333,565	535,911
Net Assets (Deficiency), Beginning of Year	337,500	95,615	433,115	(102,796)
Net Assets (Deficiency), End of Year	<u>\$ 766,680</u>	<u>\$ -</u>	<u>\$ 766,680</u>	<u>\$ 433,115</u>

(The accompanying notes are an integral part of this financial statement.)

**SUPPLEMENTAL INFORMATION
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF EXPENSES
Fiscal Year Ended August 31, 2009

EXPENSES	TOTALS	
	2009	2008
6100 Payroll	\$ 1,882,572	\$ 1,637,743
6200 Professional and Contracted Services	676,262	546,919
6300 Supplies and Materials	412,095	184,299
6400 Other Operating Costs	204,443	117,993
6500 Debt	66	4,855
Total Expenses	\$ <u>3,175,437</u>	\$ <u>2,491,810</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF CAPITAL ASSETS
Fiscal Year Ended August 31, 2009

	OWNERSHIP INTEREST		
	LOCAL	STATE	FEDERAL
1510 Land and Improvements	\$ -	\$ 5,000	\$ -
1520 Leasehold Improvements	225,060	1,294,742	-
1531 Vehicles	-	-	-
1539 Furniture and Equipment	359,000	99,708	-
1569 Library Books and Media	-	2,325	-
Total Property and Equipment	<u>\$ 584,060</u>	<u>\$ 1,401,775</u>	<u>\$ -</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND ONLY
Fiscal Year Ended August 31, 2009

	Budgeted Amounts		Actual Amounts	Variance from Final Budget
	Original	Final		
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ 50,100	\$ -	\$ 617,746	\$ 617,746
5750 Revenue from Cocurr or Enterpr	-	-	-	-
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>50,100</u>	<u>-</u>	<u>617,746</u>	<u>617,746</u>
State Program Revenues				
5810 Foundation School Prog Act Rev	2,769,915	3,375,031	2,344,869	(1,030,162)
5820 State Revenue Dist by TEA	-	-	-	-
5830 State Rev from State of Texas	-	-	-	-
Government Agencies				
Total State Program Revenues	<u>2,769,915</u>	<u>3,375,031</u>	<u>2,344,869</u>	<u>(1,030,162)</u>
Federal Program Revenues				
5920 Federal Revenue Dist by TEA	-	-	-	-
Total Federal Program Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Interest and Other Income	-	-	-	-
Total Revenue and Other Support	<u>2,820,015</u>	<u>3,375,031</u>	<u>2,962,615</u>	<u>(412,416)</u>
EXPENSES AND OTHER LOSSES				
11 Instruction	1,400,762	1,710,335	1,441,165	269,170
12 Library and Media Services	13,719	750	803	(53)
13 Curr Development and Instr St Devel	8,600	-	4,054	(4,054)
21 Instructional Leadership	57,434	6,000	4,305	1,695
23 School Leadership	78,379	233,240	48,041	185,199
31 Guidance, Counseling, Eval Services	1,000	44,339	2,440	41,899
33 Health Services	34,768	29,794	31,963	(2,169)
35 Food Services	-	-	-	-
36 Extracurricular, Cocurricular Act	13,695	250	280	(30)
41 Administration	244,557	350,436	459,594	(109,158)
51 Plant Maintenance	357,636	591,137	485,208	105,929
52 Security	2,350	2,400	327	2,073
53 Data Processing	114,873	56,364	120,144	(63,780)
61 Community Services	-	-	-	-
71 Debt Services	-	2,500	66	2,434
81 Fundraising	15,000	-	-	-
Total Expenses	<u>2,342,773</u>	<u>3,027,545</u>	<u>2,598,391</u>	<u>429,154</u>
Change in Net Assets	477,242	347,486	364,224	16,738
Transfer (to) from Food Services	-	(7,193)	(19,933)	(12,740)
Net Assets (Deficiency), Beginning of Year	433,664	433,664	433,664	-
Net Assets (Deficiency), End of Year	<u>\$ 910,906</u>	<u>\$ 773,957</u>	<u>\$ 777,955</u>	<u>\$ 3,998</u>

(The accompanying notes are an integral part of this financial statement.)

**COMPLIANCE
AND
INTERNAL CONTROL**

John R. Pechacek
Certified Public Accountant

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**Report on Internal Control Over Financial Reporting and on Compliance and Other
Matters Based on an Audit of Financial Statements Performed in Accordance with
*Government Auditing Standards***

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

I have audited the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of and for the years ended August 31, 2009 and 2008, and have issued my report thereon dated December 1, 2009. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Charter Holder's internal control over financial reporting.

My consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, I identified certain deficiencies in internal control over financial reporting that I consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Charter Holder's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles, such that there is more than a remote likelihood that a misstatement of the Charter Holder's financial statements that is more than inconsequential will not be prevented or detected by the Charter Holder's internal control. I consider the deficiencies described in the accompanying schedule of findings and questioned costs to be significant deficiencies in internal control over financial reporting. The finding reference numbers are 2009-1 and 2009-2.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Charter Holder's internal control.

My consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, I believe that none of the significant deficiencies described above is a material weakness.

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Page 2 of 2

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as items 2009-1 and 2009-2.

I noted certain matters that I reported to management of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy in a separate letter dated December 1, 2009.

Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's response to the findings identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's response and, accordingly, I express no opinion on it.

This report is intended solely for the information and use of management, others within the entity, and the Board of Directors, and is not intended to be and should not be used by anyone other than these specified parties.



John R. Pechacek, CPA
December 1, 2009

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Fiscal Year Ended August 31, 2009

I. Summary of Auditor's Results

1. Type of auditor's report issued on the financial statements of the auditee	Unqualified
2. Significant deficiencies in internal controls disclosed by the audit of the financial statements	Yes
a. Significant deficiencies that were material weaknesses	None
3. Noncompliance material to the financial statements of the auditee disclosed by the audit of the financial statements	No
4. Auditee meets the requirements for Single Audit for Federal Awards	No

II. Findings relating to the financial statements which are required to be reported in accordance with generally accepted government auditing standards

Finding 2009-1

Criteria: Public Charter schools are required to set a budget and are not allowed to have an unfavorable expenditure variance which is more than 10% of the final budget.

Condition: Odyssey Academy had unfavorable budget variances of greater than 10 % in several function categories.

Lack of Action that Caused Finding: Monitoring throughout the year and amending the budget prior to year end.

Effect: Lower net assets at end of year than what was originally budgeted.

Recommendation: Odyssey Academy should establish a system of internal control policies that would ensure that the budget is followed throughout the year and amended if necessary. The school board should make sufficient appropriations prior to the expending of the Academy's funds.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Fiscal Year Ended August 31, 2009

II. Findings relating to the financial statements which are required to be reported in accordance with generally accepted government auditing standards
(continued)

Management's Response: Ms. Jennifer Goodman, Superintendent, is the contact person for the Academy. Odyssey Academy had four areas where the actual expenditures were greater than 10% of the final budget. The variances mainly were related to changing service providers for our financial services. The adjustments and communication of the way things are recorded and reported was hampered due to our severe impact of Hurricane Ike. Odyssey Academy spent a good part of 2008/2009 attempting to survive. We had to find a new location on the destroyed island and relocate the entire school in 15 days post Ike. Then we had to immediately struggle to meet the needs of our students and families. Many were homeless and had lost everything. As a school we had to find a permanent home for the 2009/2010 school year. We ensured all our cash management processes and procedures were in place and all funds were spent in the legal guidelines. However, the focus on all the specific reporting was not to the level it has been in the past. The largest amount difference was in function 41 Administration. This variance was due to costs that were budgeted for School Leadership were coded to 41 instead. This caused Administration to be overspent and School Leadership to be under spent. Function 53 was overspent due to our relocation to a permanent location in August 2009. We had many technology expenses to get into our new facility that were incurred in the 2008/2009 school year. Our permanent location was unknown until mid-summer. This did not allow us to budget appropriately in this category. Function 13 Curriculum development total expenses were \$4,054. The final budget was zero; the original budget was \$8,600. The final budget of \$0 was an oversight and should have remained as the original budget amount of \$8,600. The final function 36 Extracurricular final budget was \$250 and actual spent was \$280. This \$30 causes the percentage to be over 10% but the dollar amount over is \$5.00.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Fiscal Year Ended August 31, 2009

Finding 2009-2

Criteria: Public Charter Schools are required to spend 85% of the allocated Compensatory Education Block Grant.

Condition: Odyssey 2020 Academy, Inc. did not spend 85% of the Compensatory Education Block Grant.

Lack of Action that Caused Finding: Monitor Compensatory Education expenses throughout the year.

Effect: The Compensatory Block Grant allocation was either not spent on eligible compensatory education expenses or was spent on eligible compensatory education expenses but not coded properly.

Recommendation: Odyssey 2020 Academy, Inc. should establish a system of internal control policies that would ensure that the Block Grant expenses are properly coded and expensed.

Management's Response: Ms. Jennifer Goodman, Superintendent, is the contact person for the Academy. Odyssey Academy spent the compensatory education expenses properly. However, they were not coded properly. We have put in a process to review each accounts payable to ensure proper coding is done as the expenses are incurred. The only thing coded to Compensatory Education was salary dollars. Many of our materials and supplies were spent on eligible expenses but did not get properly coded. As stated in the earlier response, we changed financial service providers two weeks before we were devastated by Hurricane Ike. The attention to the detail coding was not able to be at the level it had been in the previous years. Odyssey Academy spent a good part of 2008/2009 attempting to survive. We had to find a new location on the destroyed island and relocate the entire school in 15 days post Ike. Then, we had to immediately struggle to meet the needs of our students and find a permanent home for the 2009/2010 school year. We ensured all our cash management processes and procedures were in place and all funds were spent in the legal guidelines. However, the focus on all the specific reporting was not to the level it has been in the past. The financial focus is now in place and will ensure the Compensatory Education Block Grant allocation will be spent and coded properly going forward.

- III. Findings and questioned costs for state and federal awards
None identified.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Fiscal Year Ended August 31, 2009

IV. Status of Prior Year Finding

Finding 2008-1

Criteria: Public Charter schools are required to set a budget and are not allowed to have an unfavorable expenditure variance which is more than 10% of the final budget.

Condition: Odyssey Academy had unfavorable budget variances of greater than 10 % in several function categories.

Lack of Action that Caused Finding: Monitoring throughout the year and amending the budget prior to year end.

Effect: Lower net assets at end of year than what was originally budgeted.

Recommendation: Odyssey Academy should establish a system of internal control policies that would ensure that the budget is followed throughout the year and amended if necessary. The school board should make sufficient appropriations prior to the expending of the Academy's funds.

Status: The Academy has unfavorable budget variance also for the 2008-2009 school year.

John R. Pechacek
Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

December 1, 2009

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

Management Letter

Members of the Board:

In planning and performing my audit of the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy for the years ended August 31, 2009 and 2008, I considered the Academy's internal control in order to determine my auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal control.

However, during my audit, I became aware of matters that involve the internal control and its operation that are presented for your consideration. This letter does not affect my report dated December 1, 2009, on the financial statements of The Odyssey Academy. My comments and recommendations, all of which have been discussed with appropriate members of management, are intended to improve the internal control or result in other operating efficiencies. I would be pleased to discuss these comments in further detail at your convenience, perform additional studies of these matters, or assist you in implementing the recommendations. My comments are summarized as follows:

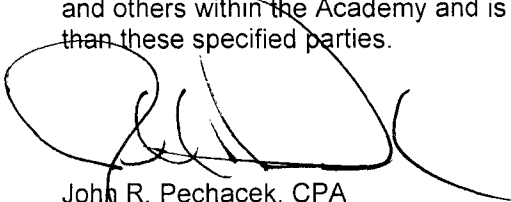
Budget

The Odyssey Academy failed to properly amend the budget and therefore had unfavorable budget variances of greater than 10%. The Academy will need to follow the budget and amend the budget if needed throughout the year and prior to year end. The School Board should make sufficient appropriations prior to the expenditure of Academy funds. The budget should be entered into the accounting system so as to facilitate the printing of the board reports in RSCCC. Each month the board reports should be printed and the budget should be monitored by the administration and the school board.

Block Grant

The Odyssey Academy failed to spend 85% of the allocated Compensatory Education Block Grant. The Academy will need to establish a system of internal control policies that would ensure that the Block Grant expenses are properly coded and expensed.

I believe the implementation of these recommendations will provide The Odyssey Academy with a stronger system of internal accounting control while also making its operations more efficient. This report is intended solely for the information and use of the Board of Directors, management and others within the Academy and is not intended to be and should not be used by anyone other than these specified parties.



John R. Pechacek, CPA
December 1, 2009

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Audit Report
**ODYSSEY 2020
ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas**

*FOR THE YEAR ENDED
AUGUST 31, 2008*

**John R. Pechacek, CPA
Bellville, Texas**

ODYSSEY 2020 ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas
AUDIT FOR THE YEAR ENDED AUGUST 31, 2008

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CERTIFICATE OF BOARD

ODYSSEY 2020 ACADEMY, INC.
Name of Charter Holder

76-0577257
Federal Employer ID Number

THE ODYSSEY ACADEMY
Name of Charter School

GALVESTON
County

084-802
Co. -Dist. Number

We, the undersigned, certify that the attached annual financial reports of the above named Charter Holder were reviewed and (check one) _____ approved _____ disapproved for the period ended August 31, 2008, at a meeting of the board of directors of such school district on the ____ day of _____, _____.

Signature of Board Secretary

Signature of Board President

If the board of directors disapproved of the auditor's report, the reason(s) for disapproving it is (are):
(attach list as necessary)

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

Independent Auditor's Report

Unqualified Opinion on Financial Statements

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

I have audited the accompanying statement of financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of August 31, 2008 and 2007, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Charter Holder's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy as of August 31, 2008 and 2007, and the respective changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated October 17, 2008, on my consideration of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of my audit.

My audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The specific purpose and supplemental information financial statements on pages 13-17 are presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

DRAFT

John R. Pechacek
October 17, 2008

**GENERAL PURPOSE
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF FINANCIAL POSITION
Fiscal Year Ended August 31, 2008

ASSETS	<u>2008</u>	<u>2007</u>
Current Assets -		
Cash on Hand and In Banks	\$ 412,360	\$ 54,690
Due from Texas Education Agency	84,878	75,678
Due from other Government Agency	-	11,914
Other Receivable	3,347	-
Total Current Assets	<u>500,585</u>	<u>142,282</u>
Fixed Assets Net of Accumulated Depreciation	5,000	-
Total Assets	<u><u>505,585</u></u>	<u><u>142,282</u></u>
 LIABILITIES AND NET ASSETS		
Current Liabilities -		
Accounts Payable	-	8,950
Accrued Expenses Payable	-	1,918
Payroll Liabilities	4,622	6,236
Accrued Salaries Payable	64,086	58,172
Due to State	-	-
Deferred Revenue	3,762	34,802
Notes Payable - Current Maturities	-	135,000
Total Current Liabilities -	<u>72,470</u>	<u>245,078</u>
 Total Liabilities	 72,470	 245,078
Net Assets -		
Unrestricted (Deficiency)	433,115	(102,796)
Temporarily Restricted (Deficiency)	-	-
Total Net Assets	<u>433,115</u>	<u>(102,796)</u>
Total Liabilities and Net Assets	<u><u>\$ 505,585</u></u>	<u><u>\$ 142,282</u></u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2008

	2008			2007
	Unrestricted	Temporarily Restricted	Totals	
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ -	\$ -	\$ -	\$ 48,893
5750 Revenue from Cocurr or Enterpr	88,301	9,802	98,103	32,967
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>88,301</u>	<u>9,802</u>	<u>98,103</u>	<u>81,859</u>
State Program Revenues				
5810 Foundation School Program	373,412	2,116,000	2,489,412	1,959,560
5810 Optional Extended Year	-	1,307	1,307	1,198
5810 Prekindergarten /Kinder Grant	-	52,763	52,763	46,631
5820 State Matching Funds	-	1,182	1,182	1,077
5820 Technology Allotment	-	9,155	9,155	7,438
5820 Accelerated Reading and Math	-	24,409	24,409	27,868
5820 Intensive Reading Initiative	-	-	-	15,981
5820 Intensive Math Initiative	-	-	-	21,486
5820 Defibulator Grant	-	1,298	1,298	-
5830 Mission I Character Grant	-	-	-	52,650
Total State Program Revenues	<u>373,412</u>	<u>2,206,114</u>	<u>2,579,526</u>	<u>2,133,889</u>
Federal Program Revenues				
5920 ESEA Title IV, Safe and Drug Free	-	1,928	1,928	1,542
5920 ESEA Title I, Part A, Improve Basic	-	105,984	105,984	81,515
5920 IDEA Part B, Formula	-	44,758	44,758	37,987
5920 IDEA Part B, Capacity	-	-	-	160
5920 IDEA Part B, Preschool	-	187	187	-
5920 Child Nutrition Program	-	149,641	149,641	118,771
5920 Title II, Part A, Teacher, Prin Training	-	35,300	35,300	20,065
5920 Title II, Part D, Enh Ed Thr Tech	-	2,338	2,338	3,795
5920 Title III, Part A, Limited Engl Prof	-	6,938	6,938	5,268
5920 Title V, Part A, Innovative Programs	-	706	706	857
5920 Summer School LEP	-	2,311	2,311	1,230
Total Federal Program Revenues	<u>-</u>	<u>350,092</u>	<u>350,092</u>	<u>271,190</u>
Interest and Other Income			-	-
Net Assets Released from Restrictions	2,566,008	(2,566,008)	-	-
Total Revenue and Other Support	<u>\$ 3,027,721</u>	<u>\$ -</u>	<u>\$ 3,027,721</u>	<u>\$ 2,486,938</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2008

	2008			2007
	Unrestricted	Temporarily Restricted	Totals	
EXPENSES AND OTHER LOSSES				
Program Services				
10 Instruction and Instructional Rel Serv	\$ 1,506,672	\$ -	\$ 1,506,672	\$ 1,370,867
20 Instructional School Leadership	51,564	-	51,564	137,538
Support Services				
40 Administrative Support Serv	285,012	-	285,012	289,788
60 Ancillary Services	2,754	-	2,754	212
50 Support Services Non Student	412,729	-	412,729	419,005
30 Support Services Student	212,697	-	212,697	189,613
80 Fundraising	20,381	-	20,381	10,273
Total Expenses	<u>2,491,810</u>	<u>-</u>	<u>2,491,810</u>	<u>2,417,296</u>
Change in Net Assets	535,911	-	535,911	69,642
Net Assets (Deficiency), Beginning of Year	(102,796)	-	(102,796)	(172,438)
Net Assets (Deficiency), End of Year	<u>\$ 433,115</u>	<u>\$ -</u>	<u>\$ 433,115</u>	<u>\$ (102,796)</u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF CASH FLOWS
Fiscal Year Ended August 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2008</u>	<u>2007</u>
Foundation School Program Payments	\$ 2,454,702	\$ 2,051,954
Grant Payments	451,392	457,522
Contributions from Fund-Raising	5,000	5,000
Miscellaneous Sources	88,301	76,860
Cash Paid to Suppliers for Goods and Services	(868,282)	(857,456)
Cash Paid to Employees for Services	<u>(1,633,443)</u>	<u>(1,612,560)</u>
Net Cash Provided by Operating Activities	497,670	121,319
 CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	<u>(5,000)</u>	<u>-</u>
 CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from (Payments on) Note Payable	<u>(135,000)</u>	<u>(15,000)</u>
Net Increase in Cash and Cash Equivalents	357,670	106,319
Cash and Cash Equivalents at Beginning of Year	<u>54,690</u>	<u>(51,629)</u>
Cash and Cash Equivalents at End of Year	<u><u>\$ 412,360</u></u>	<u><u>\$ 54,690</u></u>
 RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Change in Net Assets	\$ 535,911	\$ 69,642
Adjustments to Reconcile Increase in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	-	8,087
(Increase) Decrease in Net Assets-		
Due from Texas Education Agency	(9,200)	125,474
Due from other Government Agency	11,914	3,158
Other Receivables	(3,347)	-
Increase (Decrease) in Operating Liabilities-		
Accounts Payable	(8,950)	(8,437)
Accrued Expenses Payable	(1,918)	(291)
Payroll Liabilities	(1,614)	(15,752)
Accrued Salaries Payable	5,914	(36,194)
Due to State	-	(134)
Deferred Revenue	<u>(31,040)</u>	<u>(24,234)</u>
Net Cash Provided by Operating Activities	<u><u>\$ 497,670</u></u>	<u><u>\$ 121,319</u></u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2008

Note 1: Summary of Significant Accounting Policies

The general-purpose financial statements of Odyssey 2020 Academy, Inc. (the corporation) were prepared in conformity with accounting principles generally accepted in the United States. The Financial Accounting Standards Board is the accepted standard setting body for establishing not-for-profit accounting and financial reporting principles.

Reporting Entity

The corporation is a not-for-profit organization incorporated in the State of Texas in July 1998 and exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code. A Board of Directors comprised of seven members governs the corporation. The Board of Directors is selected pursuant to the bylaws of the corporation and has the authority to make decisions, appoint the chief executive officer of the corporation, and significantly influence operations. The Board of Directors has the primary accountability for the fiscal affairs of the corporation.

Since the corporation received funding from local, state, and federal government sources, it must comply with the requirements of the entities providing those funds.

Corporate Operations

In July 1998, the State Board of Education of the State of Texas granted the corporation an open-enrollment charter pursuant to Chapter 12 of the Texas Education Code. Pursuant to the program described in the charter application approved by the State Board of Education and the terms of the applicable Contract for Charter, The Odyssey Academy was opened. Odyssey 2020 Academy, Inc. was organized to provide educational services to "at risk" students. The corporation's board of directors governs their programs, services, activities and functions. For the school year 2007-2008, The Odyssey Academy served grades PreK3 through 8th grade.

Basis of Accounting and Presentation

The accompanying general-purpose financial statements have been prepared using the accrual basis of accounting in accordance with generally accepted accounting principles.

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) in its Statement of Financial Accounting Standards (SFAS) No. 117, Financial Statements of Not-for-Profit Organizations. Under those provisions, net assets and revenues, expenses, gains, and losses are classified based on the existence and nature or absence of donor-imposed restrictions. Restricted revenues whose restrictions are met in the same year as received are shown as unrestricted revenues. Accordingly, net assets of the organization and changes therein are classified and reported as follows:

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2008

Note 1: Summary of Significant Accounting Policies (continued)

Unrestricted – net assets that are not subject to donor-imposed stipulations.

Temporarily restricted – net assets subject to donor-imposed stipulations that may or will be met, either by actions of the corporation, the charter school and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Permanently restricted – net assets required to be maintained in perpetuity with only the income to be used for the charter school's activities due to donor-imposed restrictions.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Contributions

The corporation accounts for contributions in accordance with Statement of Financial Accounting Standards (SFAS) No. 116, *Accounting for Contributions Received and Contributions Made*. In accordance with SFAS No. 116, contributions are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in temporarily restricted or permanently restricted net assets in the reporting period in which the support is recognized. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Cash and Cash Equivalents

For financial statement purposes, the corporation considers all highly liquid investment instruments with an original maturity of three months or less to be cash equivalents.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS

Fiscal Year Ended August 31, 2008

Note 1: Summary of Significant Accounting Policies (continued)

Capital Assets

Capital assets, which include buildings and improvements, furniture and equipment, vehicles, and other personal property, are reported in the general-purpose and specific-purpose financial statements. Capital assets are defined by the corporation as assets with an individual cost of more than \$5,000. Such assets are recorded at historical cost and are depreciated over the estimated useful lives of the assets, which range from three to twenty years, using the straight-line method of depreciation. Expenditures for additions, major renewals and betterments are capitalized, and maintenance and repairs are charged to expense as incurred. Donations of assets are recorded as direct additions to net assets at fair value at the date of donation, which is then treated as cost.

Note 2: Capital Assets

Capital assets at August 31, 2008 and 2007, for the Charter Holder consisted of the following:

<u>Odyssey 2020 Academy, Inc.</u>	<u>2008</u>	<u>2007</u>
Land	\$ 5,000	\$ -
Leasehold Improvements	225,060	225,000
Furniture and Equipment	458,708	458,708
Library Books and Media	2,325	2,325
Total Property and Equipment	<u>691,093</u>	<u>686,093</u>
Less Accumulated Depreciation	686,093	686,093
Property and Equipment, net	<u>\$ 5,000</u>	<u>\$ -</u>

Capital assets acquired with public funds received by the corporation for the operation of Odyssey 2020 Academy, Inc. constitute public property pursuant to Chapter 12 of the Texas Education Code. These assets are specifically identified on the Schedule of Capital Assets.

Note 3: Debt

The Charter Holder had no debt at August 31, 2008.

Note 4: Pension Plan Obligations

Plan Description

The charter school contributes to the Teacher Retirement System of Texas (the System), a public employee retirement system. It is a cost-sharing, multiple-employer defined benefit pension plan with one exception; all risks and costs are not shared by the charter school, but are the liability of the State of Texas. The System provides service retirement and disability retirement benefits, and death benefits to plan members and beneficiaries. The System operates under the authority of provisions contained primarily in Texas Government code, Title 8, Public Retirement Systems, Subtitle C, Teacher Retirement System of Texas, which is subject to amendment by the Texas Legislature. The System's annual financial report and other required disclosure information are available by writing the Teacher Retirement System of Texas, 1000 Red River, Austin, Texas 78701-2698 or by calling (800) 877-0123.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2008

Note 4: Pension Plan Obligations (continued)

Funding Policy

Under provisions in State law, plan members are required to contribute 6.4% of their annual covered salary and the State of Texas contributes an amount equal to 6.58% of the charter school's covered payroll. Odyssey 2020 Academy, Inc. employees' contributions to the System for the years ending August 31, 2008, 2007 and 2006 were \$87,953, \$86,245 and \$ 61,517, respectively, equal to the required contributions for each year. Other contributions made from federal and private grants and from the charter school for salaries above the statutory minimum for the years ending August 31, 2008, 2007 and 2006 were \$4,355, \$ 4,055 and \$ 7,422, respectively, equal to the required contributions for each year. The Academy's contribution to TRS-Care for the years ending August 31, 2008 and 2007 were \$682 and \$774, respectively.

Note 5: Health Care Coverage

During the year ended August 31, 2008, employees of Odyssey 2020 Academy, Inc. were covered by TRS Active Employee Insurance Plan (the Plan). The charter school contributed \$150 per month per employee to the Plan. Employees, at their option, authorized payroll withholdings to pay contributions or premiums for dependents. All premiums were paid to licensed insurers.

Note 6: Deferred Revenue

Deferred revenue at August 31, 2008, for the Charter Holder consisted of the following:

	<u>Odyssey 2020 Academy, Inc.</u>	<u>2008</u>
First Choice Music	\$	2,195
First Choice Science		1,566
Total	\$	<u>3,762</u>

Note 7: Due from State

Due from State at August 31, 2008, for the Charter Holder consisted of the following:

	<u>Odyssey 2020 Academy, Inc.</u>	<u>2008</u>
Foundation School Program Year 2008-2009	\$	71,048
Optional Extended Year Program Year 2007-2008		130
Accelerated Reading Grant Program Year 2007-2008		2,441
Technology Allotment Year 2007-2008		388
Prekindergarten /Kinder Grant Year 2007-2008		10,870
Total	\$	<u>84,878</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2008

Note 8: Due to State

At August 31, 2008, the Charter Holder had no due to State.

Note 9: Temporarily Restricted Net Assets

At August 31, 2008, the Charter Holder had no temporarily restricted net assets.

Note 10: Commitments and Contingencies

The charter schools receive funds through state and federal programs that are governed by various statutes and regulations. State program funding is based primarily on student attendance data submitted to the Texas Education Agency and is subject to audit and adjustment. Expenses charged to federal programs are subject to audit and adjustment by the grantor agency. The programs administered by the charter school have complex compliance requirements, and should state or federal auditors discover areas of noncompliance, charter school funds may be subject to refund if so determined by the Texas Education Agency or the grantor agency.

Note 11: Operational Leases

Odyssey 2020 Academy, Inc entered into a lease agreement with Most Reverend Joseph A. Fiorenza, Archbishop of Galveston-Houston Diocese. The lease term was from August 5, 2005 through July 31, 2006, followed by seven one-year renewal options. The lease is for a building for the Academy's educational and administrative activities. The property is located at 901 13th Street, Galveston, Texas. The monthly lease amount was \$7,500 plus one-half of the utilities. The Academy was not party to any other operating (noncapitalized) leases at August 31, 2008.

The future minimum annual rental payment schedule is not included because the one-year renewals of the lease are optional.

Note 12: Accrued Salaries

During August, 2008, Odyssey 2020 Academy, Inc.'s teachers worked 10 days for which they were not paid until after September 1, 2008. Based on the daily rate of pay and the number of days worked, the Academy has accrued \$64,086 to be paid after September 1, 2008.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2008

Note 13: State Foundation Program Revenue

Charter schools in the State of Texas participate in the State Foundation Program. Under this program, each charter school is entitled to receive these revenues based upon student enrollment and average daily attendance. Each charter school is required to file enrollment and attendance reports at the close of each six weeks reporting period and, at the close of the year, actual attendance is calculated by the Texas Education Agency and the amount of State Foundation Program earnings is calculated. The enrollment and attendance reports are subject to audit by the Texas Education Agency and final State Foundation Program earnings may be adjusted as a result of any such audit. During the year ended August 31, 2008, Odyssey 2020 Academy, Inc. was paid \$2,454,702 of State Foundation Program funds of which all was earned (before any possible TEA enrollment and attendance audit).

Odyssey 2020 Academy, Inc. had 5 days of instruction in August, 2008. Based on the estimated State Foundation Program revenue for the 2008-2009 school year as provided by the Texas Education Agency, the Academy earned \$71,048 of State Foundation Program revenue for these days of instruction. This revenue has been accrued at August 31, 2008 and will be received after September 1, 2008.

Note 14: Charter Holder Operations

Odyssey 2020 Academy, Inc. is the Charter Holder. The Charter Holder only operated a single charter school named The Odyssey Academy and did not conduct any other charter or non-charter activity.

Note 15: Subsequent Event

Odyssey 2020 Academy, Inc. DBA The Odyssey Academy has been significantly impacted by effects of hurricane Ike which made landfall on Galveston, Texas on September 12, 2008. The financial impact, if any, has not been determined as of the time of this audit.

**SPECIFIC PURPOSE
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2008

	2008			2007
	Unrestricted	Temporarily Restricted	Totals	
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ -	\$ -	\$ -	\$ 48,893
5750 Revenue from Cocurr or Enterpr	88,301	9,802	98,103	32,967
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>88,301</u>	<u>9,802</u>	<u>98,103</u>	<u>81,859</u>
State Program Revenues				
5810 Foundation School Program	373,412	2,116,000	2,489,412	1,959,560
5810 Optional Extended Year	-	1,307	1,307	1,198
5810 Prekindergarten /Kinder Grant	-	52,763	52,763	46,631
5820 State Matching Funds	-	1,182	1,182	1,077
5820 Technology Allotment	-	9,155	9,155	7,438
5820 Accelerated Reading and Math	-	24,409	24,409	27,868
5820 Intensive Reading Initiative	-	-	-	15,981
5820 Intensive Math Initiative	-	-	-	21,486
5820 Defibulator Grant	-	1,298	1,298	-
5830 Mission I Character Grant	-	-	-	52,650
Total State Program Revenues	<u>373,412</u>	<u>2,206,114</u>	<u>2,579,526</u>	<u>2,133,889</u>
Federal Program Revenues				
5920 ESEA Title IV, Safe and Drug Free	-	1,928	1,928	1,542
5920 ESEA Title I, Part A, Improve Basic	-	105,984	105,984	81,515
5920 IDEA Part B, Formula	-	44,758	44,758	37,987
5920 IDEA Part B, Capacity	-	-	-	160
5920 IDEA Part B, Preschool	-	187	187	-
5920 Child Nutrition Program	-	149,641	149,641	118,771
5920 Title II, Part A, Teacher, Prin Training	-	35,300	35,300	20,065
5920 Title II, Part D, Enh Ed Thr Tech	-	2,338	2,338	3,795
5920 Title III, Part A, Limited Engl Prof	-	6,938	6,938	5,268
5920 Title V, Part A, Innovative Programs	-	706	706	857
5920 Summer School LEP	-	2,311	2,311	1,230
Total Federal Program Revenues	<u>-</u>	<u>350,092</u>	<u>350,092</u>	<u>271,190</u>
Interest and Other Income			-	-
Net Assets Released from Restrictions	2,566,008	(2,566,008)	-	-
Total Revenue and Other Support	<u>\$ 3,027,721</u>	<u>\$ -</u>	<u>\$ 3,027,721</u>	<u>\$ 2,486,938</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF ACTIVITIES
Fiscal Year Ended August 31, 2008

		2008			
		Unrestricted	Temporarily Restricted	Totals	2007
EXPENSES AND OTHER LOSSES					
11	Instruction	\$ 1,438,930	\$ -	\$ 1,438,930	\$ 1,310,757
12	Library and Media Services	17,861	-	17,861	25,934
13	Curr Development and Instr St Devel	49,881	-	49,881	34,176
21	Instructional Leadership	-	-	-	35,553
23	School Leadership	51,564	-	51,564	101,985
31	Guidance, Counseling, Eval Services	-	-	-	-
33	Health Services	31,128	-	31,128	29,689
35	Food Services	174,357	-	174,357	149,883
36	Extracurricular, Cocurricular Act	7,212	-	7,212	10,041
41	Administration	285,012	-	285,012	289,788
51	Plant Maintenance	350,162	-	350,162	340,357
52	Security	2,682	-	2,682	4,562
53	Data Processing	59,885	-	59,885	74,086
61	Community Services	2,754	-	2,754	212
81	Fundraising	20,381	-	20,381	10,273
	Total Expenses	<u>2,491,810</u>	<u>-</u>	<u>2,491,810</u>	<u>2,417,297</u>
	Change in Net Assets	535,911	-	535,911	69,642
	Net Assets (Deficiency), Beginning of Year	(102,796)	-	(102,796)	(172,438)
	Net Assets (Deficiency), End of Year	<u>\$ 433,115</u>	<u>\$ -</u>	<u>\$ 433,115</u>	<u>\$ (102,796)</u>

(The accompanying notes are an integral part of this financial statement.)

**SUPPLEMENTAL INFORMATION
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF EXPENSES
Fiscal Year Ended August 31, 2008

EXPENSES	TOTALS	
	2008	2007
6100 Payroll	\$ 1,637,743	\$ 1,560,614
6200 Professional and Contracted Services	546,919	494,364
6300 Supplies and Materials	184,299	248,170
6400 Other Operating Costs	117,993	99,173
6500 Debt	4,855	14,975
Total Expenses	\$ <u>2,491,810</u>	\$ <u>2,417,297</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF CAPITAL ASSETS
Fiscal Year Ended August 31, 2008

	OWNERSHIP INTEREST		
	LOCAL	STATE	FEDERAL
1510 Land and Improvements	\$ -	\$ 5,000	\$ -
1520 Building Improvements	225,060	-	-
1531 Vehicles	-	-	-
1539 Furniture and Equipment	359,000	99,708	-
1569 Library Books and Media	-	2,325	-
Total Property and Equipment	<u>\$ 584,060</u>	<u>\$ 107,033</u>	<u>\$ -</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND ONLY
Fiscal Year Ended August 31, 2008

	Budgeted Amounts		Actual Amounts	Variance from Final Budget
	Original	Final		
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ -	\$ 17,000	\$ 29,076	\$ 12,076
5750 Revenue from Cocurr or Enterpr	50,100	50,000	35,702	(14,298)
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	<u>50,100</u>	<u>67,000</u>	<u>64,778</u>	<u>(2,222)</u>
State Program Revenues				
5810 Foundation School Prog Act Rev	2,160,899	2,173,400	2,489,412	316,012
5820 State Revenue Dist by TEA	-	-	-	-
5830 State Rev from State of Texas	-	-	-	-
Government Agencies				
Total State Program Revenues	<u>2,160,899</u>	<u>2,173,400</u>	<u>2,489,412</u>	<u>316,012</u>
Federal Program Revenues				
5920 Federal Revenue Dist by TEA	-	-	-	-
Total Federal Program Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Interest and Other Income	-	-	-	-
Total Revenue and Other Support	<u>2,210,999</u>	<u>2,240,400</u>	<u>2,554,190</u>	<u>313,790</u>
EXPENSES AND OTHER LOSSES				
11 Instruction	1,248,311	1,105,179	1,190,867	(85,688)
12 Library and Media Services	19,208	11,115	12,419	(1,304)
13 Curr Development and Instr St Devel	7,000	11,600	15,398	(3,798)
21 Instructional Leadership	45,045	-	-	-
23 School Leadership	91,649	51,603	51,564	39
31 Guidance, Counseling, Eval Services	5,000	-	-	-
33 Health Services	29,610	32,250	29,830	2,420
35 Food Services	-	-	-	-
36 Extracurricular, Cocurricular Act	5,220	3,182	7,212	(4,030)
41 Administration	255,737	301,651	284,305	17,346
51 Plant Maintenance	354,451	339,534	349,679	(10,145)
52 Security	2,350	1,000	1,004	(4)
53 Data Processing	53,921	53,921	55,855	(1,934)
61 Community Services	-	1,900	1,872	28
81 Fundraising	15,000	17,600	20,381	(2,781)
Total Expenses	<u>2,132,502</u>	<u>1,930,535</u>	<u>2,020,386</u>	<u>(89,851)</u>
Change in Net Assets	78,497	309,865	533,804	223,939
Transfer (to) from Food Services	-	-	-	-
Net Assets (Deficiency), Beginning of Year	<u>(100,140)</u>	<u>(100,140)</u>	<u>(100,140)</u>	<u>-</u>
Net Assets (Deficiency), End of Year	<u>\$ (21,643)</u>	<u>\$ 209,725</u>	<u>\$ 433,664</u>	<u>\$ 223,939</u>

(The accompanying notes are an integral part of this financial statement.)

**COMPLIANCE
AND
INTERNAL CONTROL**

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

I have audited the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of and for the years ended August 31, 2008 and 2007, and have issued my report thereon dated October 17, 2008. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Charter Holder's internal control over financial reporting.

My consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, I identified certain deficiencies in internal control over financial reporting that I consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Charter Holder's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles, such that there is more than a remote likelihood that a misstatement of the Charter Holder's financial statements that is more than inconsequential will not be prevented or detected by the Charter Holder's internal control. I consider the deficiencies described in the accompanying schedule of findings and questioned costs to be significant deficiencies in internal control over financial reporting. The finding reference number is 2008-1.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Charter Holder's internal control.

My consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, I believe that none of the significant deficiencies described above is a material weakness.

**Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements Performed in
Accordance with *Government Auditing Standards***

Page 2 of 2

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as item 2008-1.

I noted certain matters that I reported to management of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy in a separate letter dated October 17, 2008.

Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's response to the findings identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's response and, accordingly, I express no opinion on it.

This report is intended solely for the information and use of management, others within the entity, and the Board of Directors, and is not intended to be and should not be used by anyone other than these specified parties.

DRAFT

John R. Pechacek
October 17, 2008

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Fiscal Year Ended August 31, 2008

I. Summary of Auditor's Results

1. Type of auditor's report issued on the financial statements of the auditee	Unqualified
2. Significant deficiencies in internal controls disclosed by the audit of the financial statements	Yes
a. Significant deficiencies that were material weaknesses	None
3. Noncompliance material to the financial statements of the auditee disclosed by the audit of the financial statements	Yes
4. Auditee meets the requirements for Single Audit for Federal Awards	No

II. Findings relating to the financial statements which are required to be reported in accordance with generally accepted government auditing standards

Finding 2008-1

Criteria: Public Charter schools are required to set a budget and are not allowed to have an unfavorable expenditure variance which is more than 10% of the final budget.

Condition: Odyssey Academy had unfavorable budget variances of greater than 10 % in several function categories.

Lack of Action that Caused Finding: Monitoring throughout the year and amending the budget prior to year end.

Effect: Lower net assets at end of year than what was originally budgeted.

Recommendation: Odyssey Academy should establish a system of internal control policies that would ensure that the budget is followed throughout the year and amended if necessary. The school board should make sufficient appropriations prior to the expending of the Academy's funds.

Management's Response: Ms. Jennifer Goodman, Superintendent, is the contact person for the Academy. The budget was amended July 30, 2008. After the budget amendment was complete and board approved, Odyssey Academy was given notice that effective August 31, 2008, Region 4 would no longer be providing financial services. In making the transition to a new financial service provider, Odyssey Academy had to expend many funds in functions that were overspent to ensure that Odyssey had materials for the beginning of the 08-09 school year. With this unexpected transition, Odyssey Academy would be unable to process accounts payable from mid-August to late September. Therefore, Odyssey Academy purchased more curriculum and instruction materials in early August due to the transition to new financial services. These early August purchases would have normally occurred in September.

III. Findings and questioned costs for state and federal awards
 None identified.

John R. Pechacek
Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

October 17, 2008

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

Management Letter

Members of the Board:

In planning and performing my audit of the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy for the years ended August 31, 2008 and 2007, I considered the Academy's internal control in order to determine my auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal control.

However, during my audit, I became aware of matters that involve the internal control and its operation that are presented for your consideration. This letter does not affect my report dated October 17, 2008, on the financial statements of The Odyssey Academy. My comments and recommendations, all of which have been discussed with appropriate members of management, are intended to improve the internal control or result in other operating efficiencies. I would be pleased to discuss these comments in further detail at your convenience, perform additional studies of these matters, or assist you in implementing the recommendations. My comments are summarized as follows:

Budget

The Odyssey Academy failed to properly amend the budget and therefore had unfavorable budget variances of greater than 10%. The Academy will need to follow the budget and amend the budget if needed throughout the year and prior to year end. The School Board should make sufficient appropriations prior to the expenditure of Academy funds.

I believe the implementation of these recommendations will provide The Odyssey Academy with a stronger system of internal accounting control while also making its operations more efficient. This report is intended solely for the information and use of the Board of Directors, management and others within the Academy and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully submitted,

DRAFT

John R. Pechacek, CPA
October 17, 2008

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Audit Report
ODYSSEY 2020
ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas

FOR THE YEAR ENDED
AUGUST 31, 2007

John R. Pechacek, CPA
Bellville, Texas

ODYSSEY 2020 ACADEMY, INC.
DBA THE ODYSSEY ACADEMY
Galveston, Texas
AUDIT FOR THE YEAR ENDED AUGUST 31, 2007

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CERTIFICATE OF BOARD

ODYSSEY 2020 ACADEMY, INC.

Name of Charter Holder

76-0577257

Federal Employer ID Number

THE ODYSSEY ACADEMY

Name of Charter School

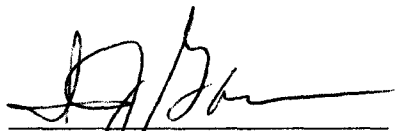
GALVESTON

County

084-802

Co. -Dist. Number

We, the undersigned, certify that the attached annual financial reports of the above named Charter Holder were reviewed and (check one) approved disapproved for the period ended August 31, 2007, at a meeting of the board of directors of such school district on the 15th day of January, 2008.



Signature of Board Secretary



Signature of Board President

If the board of directors disapproved of the auditor's report, the reason(s) for disapproving it is (are):
(attach list as necessary)

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

Independent Auditor's Report

Unqualified Opinion on Financial Statements

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

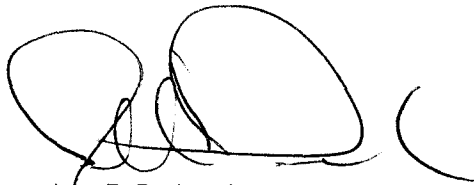
I have audited the accompanying statement of financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of August 31, 2007 and 2006, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Charter Holder's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy as of August 31, 2007 and 2006, and the respective changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated January 11, 2008, on my consideration of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

My audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The specific purpose financial statements on pages 13-15 are presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



John R. Pechacek
January 11, 2008

**BASIC
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF FINANCIAL POSITION
Fiscal Year Ended August 31, 2007

ASSETS	<u>2007</u>	<u>2006</u>
Current Assets -		
Cash on Hand and In Banks	\$ 54,690	\$ -
Due from Texas Education Agency	75,678	201,152
Due from other Government Agency	11,914	15,071
Total Current Assets	<u>142,282</u>	<u>216,224</u>
Fixed Assets Net of Accumulated Depreciation	-	8,087
Total Assets	<u><u>142,282</u></u>	<u><u>224,311</u></u>
 LIABILITIES AND NET ASSETS		
Current Liabilities -		
Bank Overdraft	-	51,629
Accounts Payable	8,950	17,387
Accrued Expenses Payable	1,918	2,209
Payroll Deductions Payable	6,236	21,988
Accrued Salaries Payable	58,172	94,366
Due to State	-	134
Deferred Revenue	34,802	59,036
Notes Payable - Current Maturities	135,000	150,000
Total Current Liabilities -	<u>245,078</u>	<u>396,748</u>
 Total Liabilities	 245,078	 396,748
Net Assets -		
Unrestricted (Deficiency)	(102,796)	(172,438)
Temporarily Restricted (Deficiency)	-	-
Total Net Assets	<u>(102,796)</u>	<u>(172,438)</u>
Total Liabilities and Net Assets	<u><u>\$ 142,282</u></u>	<u><u>\$ 224,311</u></u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY

STATEMENT OF ACTIVITIES

Fiscal Year Ended August 31, 2007

	2007			2006
	Unrestricted	Temporarily Restricted	Totals	
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ 48,893	\$ -	\$ 48,893	\$ 52,935
5750 Revenue from Cocurr or Enterpr	32,967	-	32,967	56,587
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	81,860	-	81,860	109,521
State Program Revenues				
5810 Foundation School Program	293,934	1,665,626	1,959,560	1,380,889
5810 Optional Extended Year	-	1,198	1,198	-
5820 State Matching Funds	-	1,077	1,077	765
5820 Technology Allotment	-	7,438	7,438	5,213
5820 Accelerated Reading and Math Yr 5	-	-	-	976
5820 Accelerated Reading and Math	-	27,868	27,868	14,426
5820 Intensive Reading Initiative	-	15,981	15,981	15,000
5820 Intensive Math Initiative	-	21,486	21,486	15,000
5820 Prekindergarten /Kinder Grant	-	46,631	46,631	51,600
5830 Mission I Character Grant	-	52,650	52,650	69,622
5830 TRS Supplemental Insurance	-	-	-	13,666
Total State Program Revenues	293,934	1,839,955	2,133,889	1,567,157
Federal Program Revenues				
5920 ESEA Title IV, Safe and Drug Free	-	1,542	1,542	1,168
5920 ESEA Title I, Part A, Improve Basic	-	81,515	81,515	77,302
5920 IDEA Part B, Formula	-	37,987	37,987	36,500
5920 IDEA Part B, Capacity	-	160	160	-
5920 Child Nutrition Program	-	118,771	118,771	104,228
5920 Title II, Part A, Teacher, Prin Training	-	20,065	20,065	13,335
5920 Public Charter School Grant	-	-	-	-
5920 Title II, Part D, Enh Ed Thr Tech	-	3,795	3,795	1,330
5920 Title III, Part A, Limited Engl Prof	-	5,268	5,268	4,166
5920 Title V, Part A, Innovative Programs	-	857	857	995
5920 Summer School LEP	-	1,230	1,230	-
Total Federal Program Revenues	-	271,190	271,190	239,024
Interest and Other Income	-	-	-	-
Net Assets Released from Restrictions	2,111,145	(2,111,145)	-	-
Total Revenue and Other Support	\$ 2,486,938	\$ -	\$ 2,486,938	\$ 1,915,702

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY

STATEMENT OF ACTIVITIES

Fiscal Year Ended August 31, 2007

		2007			
		Unrestricted	Temporarily Restricted	Totals	2006
EXPENSES AND OTHER LOSSES					
11	Instruction	\$ 1,310,757	\$ -	\$ 1,310,757	\$ 1,117,998
12	Library and Media Services	25,934	-	25,934	1,263
13	Curr Development and Instr St Devel	34,176	-	34,176	21,326
21	Instructional Leadership	35,553	-	35,553	42
23	School Leadership	101,985	-	101,985	69,345
31	Guidance, Counseling, Eval Services	-	-	-	-
33	Health Services	29,689	-	29,689	27,068
35	Food Services	149,883	-	149,883	148,793
36	Extracurricular, Cocurricular Act	10,041	-	10,041	12,057
41	Administration	289,788	-	289,788	275,743
51	Plant Maintenance	340,357	-	340,357	337,593
52	Security	4,562	-	4,562	27,423
53	Data Processing	74,086	-	74,086	7,415
61	Community Services	212	-	212	-
81	Fundraising	10,273	-	10,273	16,467
	Total Expenses	<u>2,417,296</u>	<u>-</u>	<u>2,417,296</u>	<u>2,062,534</u>
	Change in Net Assets	69,642	-	69,642	(146,831)
	Other Resources- Adjustment to Reduce Prior Period Due to State	-	-	-	101,484
	Net Assets (Deficiency), Beginning of Year	<u>(172,438)</u>	<u>-</u>	<u>(172,438)</u>	<u>(127,091)</u>
	Net Assets (Deficiency), End of Year	<u>\$ (102,796)</u>	<u>\$ -</u>	<u>\$ (102,796)</u>	<u>\$ (172,438)</u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
STATEMENT OF CASH FLOWS
Fiscal Year Ended August 31, 2007

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2007</u>	<u>2006</u>
Foundation School Program Payments	\$ 2,051,954	\$ 1,345,107
Grant Payments	457,522	424,900
Contributions from Fund-Raising	5,000	46,359
Miscellaneous Sources	76,860	63,119
Cash Paid to Suppliers for Goods and Services	(857,456)	(841,137)
Cash Paid to Employees for Services	<u>(1,612,560)</u>	<u>(1,183,960)</u>
Net Cash Provided by Operating Activities	121,319	(145,612)
 CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	<u>-</u>	<u>-</u>
 CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from (Payments on) Note Payable	<u>(15,000)</u>	<u>(33,000)</u>
Net Increase in Cash and Cash Equivalents	106,319	(178,612)
Cash and Cash Equivalents at Beginning of Year	<u>(51,629)</u>	<u>126,983</u>
Cash and Cash Equivalents at End of Year	<u>\$ 54,690</u>	<u>\$ (51,629)</u>
 RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Change in Net Assets	\$ 69,642	\$ (146,831)
Adjustments to Reconcile Increase in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	8,087	34,705
(Increase) Decrease in Net Assets-		
Due from Texas Education Agency	125,474	(96,051)
Due from other Government Agency	3,158	707
Increase (Decrease) in Operating Liabilities-		
Accounts Payable	(8,437)	11,377
Accrued Expenses Payable	(291)	(54,996)
Payroll Deductions Payable	(15,752)	8,154
Accrued Salaries Payable	(36,194)	38,287
Due to State	(134)	-
Deferred Revenue	<u>(24,234)</u>	<u>59,036</u>
Net Cash Provided by Operating Activities	<u>\$ 121,319</u>	<u>\$ (145,612)</u>

(The accompanying notes are an integral part of this financial statement.)

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 1: Summary of Significant Accounting Policies

The general-purpose financial statements of Odyssey 2020 Academy, Inc. (the corporation) were prepared in conformity with accounting principles generally accepted in the United States. The Financial Accounting Standards Board is the accepted standard setting body for establishing not-for-profit accounting and financial reporting principles.

Reporting Entity

The corporation is a not-for-profit organization incorporated in the State of Texas in July 1998 and exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code. A Board of Directors comprised of nine members governs the corporation. The Board of Directors is selected pursuant to the bylaws of the corporation and has the authority to make decisions, appoint the chief executive officer of the corporation, and significantly influence operations. The Board of Directors has the primary accountability for the fiscal affairs of the corporation.

Since the corporation received funding from local, state, and federal government sources, it must comply with the requirements of the entities providing those funds.

Corporate Operations

In July 1998, the State Board of Education of the State of Texas granted the corporation an open-enrollment charter pursuant to Chapter 12 of the Texas Education Code. Pursuant to the program described in the charter application approved by the State Board of Education and the terms of the applicable Contract for Charter, The Odyssey Academy was opened. Odyssey 2020 Academy, Inc. was organized to provide educational services to "at risk" students. The corporation's board of directors governs their programs, services, activities and functions. For the school year 2006-2007, The Odyssey Academy served grades PreK3 through 8th grade.

Basis of Presentation

The accompanying general-purpose financial statements have been prepared using the accrual basis of accounting in accordance with generally accepted accounting principles. Accordingly, management made certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 1: Summary of Significant Accounting Policies (continued)

Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the organization and changes therein are classified and reported as follows:

Unrestricted – net assets that are not subject to donor-imposed stipulations.

Temporarily restricted – net assets subject to donor-imposed stipulations that may or will be met, either by actions of the corporation, the charter school and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Permanently restricted – net assets required to be maintained in perpetuity with only the income to be used for the charter school's activities due to donor-imposed restrictions.

Contributions

The corporation accounts for contributions in accordance with Statement of Financial Accounting Standards (SFAS) No. 116, *Accounting for Contributions Received and Contributions Made*. In accordance with SFAS No. 116, contributions are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in temporarily restricted or permanently restricted net assets in the reporting period in which the support is recognized. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Cash and Cash Equivalents

For financial statement purposes, the corporation considers all highly liquid investment instruments with an original maturity of three months or less to be cash equivalents.

Capital Assets

Capital assets, which include buildings and improvements, furniture and equipment, vehicles, and other personal property, are reported in the general-purpose and specific-purpose financial statements. Capital assets are defined by the corporation as assets with an individual cost of more than \$5,000. Such assets are recorded at historical cost and are depreciated over the estimated useful lives of the assets, which range from three to twenty years, using the straight-line method of depreciation. Expenditures for additions, major renewals and betterments are capitalized, and maintenance and repairs are charged to expense as incurred. Donations of assets are recorded as direct additions to net assets at fair value at the date of donation, which is then treated as cost.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 2: Capital Assets

Capital assets at August 31, 2007 and 2006, for the Charter Holder consisted of the following:

<u>Odyssey 2020 Academy, Inc.</u>	<u>2007</u>	<u>2006</u>
Leasehold Improvements	\$ 225,060	\$ 225,000
Furniture and Equipment	458,708	458,708
Library Books and Media	2,325	2,325
Total Property and Equipment	<u>686,093</u>	<u>686,093</u>
Less Accumulated Depreciation	686,093	678,005
Property and Equipment, net	<u>\$ -</u>	<u>\$ 8,087</u>

Capital assets acquired with public funds received by the corporation for the operation of Odyssey 2020 Academy, Inc. constitute public property pursuant to Chapter 12 of the Texas Education Code. These assets are specifically identified on the Schedule of Capital Assets.

Note 3: Debt

Debt at August 31, 2007, for the Charter Holder consisted of the following:

<u>Payee, Date Due, & Purpose</u>	<u>Date of Loan</u>	<u>Interest Rate</u>	<u>Outstanding Balance</u>	<u>Accrued Interest</u>
J.P. Morgan Chase Bank Demand Interest due quarterly September 30, 2007 Working Capital	3-31-06	Prime	\$ 135,000	\$ 1,918

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 4: Pension Plan Obligations

Plan Description

The charter school contributes to the Teacher Retirement System of Texas (the System), a public employee retirement system. It is a cost-sharing, multiple-employer defined benefit pension plan with one exception; all risks and costs are not shared by the charter school, but are the liability of the State of Texas. The System provides service retirement and disability retirement benefits, and death benefits to plan members and beneficiaries. The System operates under the authority of provisions contained primarily in Texas Government code, Title 8, Public Retirement Systems, Subtitle C, Teacher Retirement System of Texas, which is subject to amendment by the Texas Legislature. The System's annual financial report and other required disclosure information are available by writing the Teacher Retirement System of Texas, 1000 Red River, Austin, Texas 78701-2698 or by calling (800) 877-0123.

Funding Policy

Under provisions in State law, plan members are required to contribute 6.4% of their annual covered salary and the State of Texas contributes an amount equal to 6.0% of the charter school's covered payroll. Odyssey 2020 Academy, Inc. employees' contributions to the System for the years ending August 31, 2007 and 2006 were \$86,245 and \$ 61,517, respectively, equal to the required contributions for each year. Other contributions made from federal and private grants and from the charter school for salaries above the statutory minimum for the years ending August 31, 2007 and 2006 were \$ 4,055 and \$ 7,422, respectively, equal to the required contributions for each year.

Note 5: Health Care Coverage

During the year ended August 31, 2007, employees of Odyssey 2020 Academy, Inc. were covered by TRS Active Employee Insurance Plan (the Plan). The charter school contributed \$150 per month per employee to the Plan. Employees, at their option, authorized payroll withholdings to pay contributions or premiums for dependents. All premiums were paid to licensed insurers.

Note 6: Deferred Revenue

Deferred revenue at August 31, 2007, for the Charter Holder consisted of the following:

<u>Odyssey 2020 Academy, Inc.</u>	<u>2007</u>
Foundation School Program Year 2006-2007	\$ 31,838
First Choice Power Classroom Innovation Grant	2,964
Total	\$ <u>34,802</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 7: Due from State

Due from State at August 31, 2007, for the Charter Holder consisted of the following:

<u>Odyssey 2020 Academy, Inc.</u>	<u>2007</u>
Foundation School Program Year 2007-2008	\$ 68,176
Child Nutrition Program Year 2006-2007	4,159
Optional Extended Year Program Year 2006-2007	226
Accelerated Reading Grant Program Year 2006-2007	3,116
Total	\$ <u>75,678</u>

Note 8: Due to State

At August 31, 2007, the Charter Holder had no due to State.

Note 9: Temporarily Restricted Net Assets

At August 31, 2007, the Charter Holder had no temporarily restricted net assets.

Note 10: Commitments and Contingencies

The charter schools receive funds through state and federal programs that are governed by various statutes and regulations. State program funding is based primarily on student attendance data submitted to the Texas Education Agency and is subject to audit and adjustment. Expenses charged to federal programs are subject to audit and adjustment by the grantor agency. The programs administered by the charter school have complex compliance requirements, and should state or federal auditors discover areas of noncompliance, charter school funds may be subject to refund if so determined by the Texas Education Agency or the grantor agency.

Note 11: Operational Leases

Odyssey 2020 Academy, Inc entered into a lease agreement with Most Reverend Joseph A. Fiorenza, Archbishop of Galveston-Houston Diocese. The lease term was from August 5, 2005 through July 31, 2006, followed by seven one-year renewal options. The lease is for a building for the Academy's educational and administrative activities. The property is located at 901 13th Street, Galveston, Texas. The monthly lease amount was \$7,500 plus one-half of the utilities. The Academy was not party to any other operating (noncapitalized) leases at August 31, 2007.

The future minimum annual rental payment schedule is not included because the one-year renewals of the lease are optional.

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
Fiscal Year Ended August 31, 2007

Note 12: Accrued Salaries

During August, 2007, Odyssey 2020 Academy, Inc.'s teachers worked 10 days for which they were not paid until after September 1, 2007. Based on the daily rate of pay and the number of days worked, the Academy has accrued \$58,172 to be paid after September 1, 2007.

Note 13: State Foundation Program Revenue

Charter schools in the State of Texas participate in the State Foundation Program. Under this program, each charter school is entitled to receive these revenues based upon student enrollment and average daily attendance. Each charter school is required to file enrollment and attendance reports at the close of each six weeks reporting period and, at the close of the year, actual attendance is calculated by the Texas Education Agency and the amount of State Foundation Program earnings is calculated. The enrollment and attendance reports are subject to audit by the Texas Education Agency and final State Foundation Program earnings may be adjusted as a result of any such audit. During the year ended August 31, 2007, Odyssey 2020 Academy, Inc. was paid \$2,051,954 of State Foundation Program funds of which all was earned (before any possible TEA enrollment and attendance audit).

Odyssey 2020 Academy, Inc. had 5 days of instruction in August, 2007. Based on the estimated State Foundation Program revenue for the 2007-2008 school year as provided by the Texas Education Agency, the Academy earned \$68,176 of State Foundation Program revenue for these days of instruction. This revenue has been accrued at August 31, 2007 and will be received after September 1, 2007.

Note 14: Charter Holder Operations

Odyssey 2020 Academy, Inc. is the Charter Holder. The Charter Holder only operated a single charter school named The Odyssey Academy and did not conduct any other charter or non-charter activity.

**SPECIFIC PURPOSE
FINANCIAL STATEMENTS**

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY

SCHEDULE OF EXPENSES

Fiscal Year Ended August 31, 2007

EXPENSES	TOTALS	
	2007	2006
6100 Payroll	\$ 1,560,614	\$ 1,230,401
6200 Professional and Contracted Services	494,364	502,439
6300 Supplies and Materials	248,170	197,140
6400 Other Operating Costs	99,173	120,355
6500 Debt	14,975	12,200
Total Expenses	\$ 2,417,296	\$ 2,062,534

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF CAPITAL ASSETS
Fiscal Year Ended August 31, 2007

	OWNERSHIP INTEREST		
	LOCAL	STATE	FEDERAL
1510 Land and Improvements	\$ -	\$ -	\$ -
1520 Building Improvements	225,060	-	-
1531 Vehicles	-	-	-
1539 Furniture and Equipment	359,000	99,708	-
1569 Library Books and Media	-	2,325	-
Total Property and Equipment	<u>\$ 584,060</u>	<u>\$ 102,033</u>	<u>\$ -</u>

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND ONLY
Fiscal Year Ended August 31, 2007

	Budgeted Amounts		Actual Amounts	Variance from Final Budget
	Original	Final		
REVENUE AND OTHER SUPPORT				
Local Support				
5740 Other Revenue from Local Sources	\$ 50,000	\$ 50,000	\$ 43,893	\$ (6,107)
5750 Revenue from Cocurr or Enterpr	-	-	13,993	13,993
5760 Revenue from Intermed Sources	-	-	-	-
Total Local Support	50,000	50,000	57,886	7,886
State Program Revenues				
5810 Foundation School Prog Act Rev	2,152,965	2,152,965	1,959,560	(193,405)
5820 State Revenue Dist by TEA	-	-	-	-
5830 State Rev from State of Texas	-	-	-	-
Government Agencies				
Total State Program Revenues	2,152,965	2,152,965	1,959,560	(193,405)
Federal Program Revenues				
5920 Federal Revenue Dist by TEA	-	-	-	-
Total Federal Program Revenues	-	-	-	-
Interest and Other Income	-	-	-	-
Total Revenue and Other Support	2,202,965	2,202,965	2,017,446	(185,519)
EXPENSES AND OTHER LOSSES				
11 Instruction	1,065,453	1,065,453	1,044,535	20,918
12 Library and Media Services	3,500	9,500	5,920	3,580
13 Curr Development and Instr St Devel	8,000	11,000	9,530	1,470
21 Instructional Leadership	142,197	52,197	35,553	16,644
23 School Leadership	54,693	144,693	101,793	42,900
31 Guidance, Counseling, Eval Services	20,000	10,000	-	10,000
33 Health Services	35,912	35,912	29,689	6,223
35 Food Services	-	-	-	-
36 Extracurricular, Cocurricular Act	12,835	12,835	10,041	2,794
41 Administration	215,781	293,781	272,793	20,988
51 Plant Maintenance	369,877	384,877	339,152	45,725
52 Security	6,000	6,000	3,272	2,728
53 Data Processing	87,350	87,350	73,980	13,370
61 Community Services	-	500	212	288
81 Fundraising	15,000	15,000	10,273	4,727
Total Expenses	2,036,598	2,129,098	1,936,742	192,356
Change in Net Assets	166,367	73,867	80,704	6,837
Transfer (to) from Food Services	-	-	(11,061)	(11,061)
Net Assets (Deficiency), Beginning of Year	(169,783)	(169,783)	(169,783)	-
Net Assets (Deficiency), End of Year	\$ (3,416)	\$ (95,916)	\$ (100,140)	\$ (4,224)

(The accompanying notes are an integral part of this financial statement.)

**COMPLIANCE
AND
INTERNAL CONTROL**

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

I have audited the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy (a nonprofit organization) as of and for the years ended August 31, 2007 and 2006, and have issued my report thereon dated January 11, 2008. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Charter Holder's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Charter Holder's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles, such that there is more than a remote likelihood that a misstatement of the Charter Holder's financial statements that is more than inconsequential will not be prevented or detected by the Charter Holder's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Charter Holder's internal control.

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above.

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Page 2 of 2

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Odyssey 2020 Academy, Inc. DBA The Odyssey Academy 's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

I noted certain matters that I reported to management of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy in a separate letter dated January 11, 2008.

This report is intended solely for the information and use of management, the audit committee, Board of Directors, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



John R. Pechacek
January 11, 2008

ODYSSEY 2020 ACADEMY, INC. DBA THE ODYSSEY ACADEMY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Fiscal Year Ended August 31, 2007

I. Summary of Auditor's Results

- | | |
|---|-------------|
| 1. Type of auditor's report issued on the financial statements of the auditee | Unqualified |
| 2. Reportable conditions in internal controls disclosed by the audit of the financial statements | None |
| a. Reportable conditions that were material weaknesses | None |
| 3. Noncompliance material to the financial statements of the auditee disclosed by the audit of the financial statements | None |
| 4. Auditee meets the requirements for Single Audit for Federal Awards | No |

II. Financial Statement Findings None

III. Federal Award Findings None

John R. Pechacek

Certified Public Accountant

P.O. Box 549 • Bellville, Texas 77418-0549 • 979.865.3169 • Fax 979.865.9829

January 11, 2008

Board of Directors
Odyssey 2020 Academy, Inc.
DBA The Odyssey Academy
Galveston, Texas

Management Letter

Members of the Board:

In planning and performing my audit of the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy for the year ended August 31, 2007, I considered the Academy's internal control in order to determine my auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance over internal control.

During my audit, I noted certain matters involving the internal control and other operational matters that are presented for your consideration. This letter does not affect my report dated January 11, 2008, on the financial statements of Odyssey 2020 Academy, Inc. DBA The Odyssey Academy. My comments and recommendations, all of which have been discussed with appropriate members of management, are intended to improve the internal control or result in other operating efficiencies. I would be pleased to discuss these comments in further detail at your convenience, perform additional studies of these matters, or assist you in implementing the recommendations. My comments are summarized as follows:

Unsecured Cash Balances

Odyssey 2020 Academy, Inc.'s April 30, 2007, JP Morgan Chase Bank Statement showed a balance of \$183,267. The balance secured by the FDIC was \$100,000. The amount of pledged securities held by The Federal Reserve Bank of New York was \$75,000. The amount not secured was \$8,267.

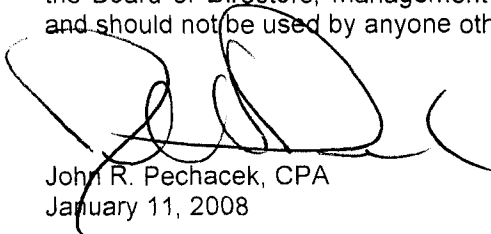
The Academy should discuss with their depository having pledged securities to cover the total of the excess deposits when needed.

Deficit Net Assets

Odyssey 2020 Academy, Inc has reported deficit net assets for several years which violates the terms of the Charter and could jeopardize the renewal of the Charter by TEA.

The Academy should take appropriate actions to manage its financial condition to ensure that the deficit is reduced.

I believe the implementation of these recommendations will provide Odyssey 2020 Academy, Inc. DBA The Odyssey Academy with a stronger system of internal accounting control while also making its operations more efficient. This report is intended solely for the information and use of the Board of Directors, management and others within the Academy and is not intended to be and should not be used by anyone other than these specified parties.



John R. Pechacek, CPA
January 11, 2008

APPENDIX B
PROFORMA FORECASTS

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APPENDIX B PROFORMA FINANCIAL PLAN

Nature of Forecasts

The following cash flow forecasts reflect the projections of the Borrower's board and management as of July 9, 2010, the date of these forecasts, of the expected financial environment, and its expected budgetary decisions.

These forecasts represent, to the best of the knowledge and belief of board and management, the combined expected financial cash flows of the Borrower as of August 31, 2011, 2012, 2013, 2014 and 2015 and for the fiscal years then ending.

The revenue and expenditure assumptions herein are those that the board and management believes are significant to these projections at this time. There will likely be differences between projected and actual results due to changes in funding formulas, student population, and unforeseen financial impacts due to outside forces. These differences may be material in nature. The board and management have no responsibility to update this report.

The board and management do have the responsibility to provide the Trustee and the MSRB, at the end of each calendar quarter commencing September 30, 2010, a copy of the financial reports customarily prepared for and provided to the board of the Borrower during that calendar quarter.

Details of the School

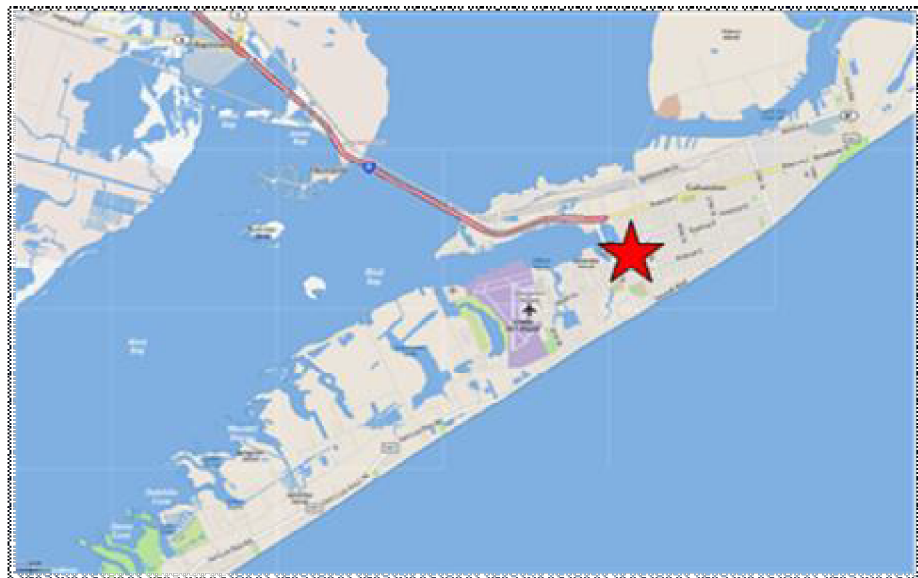
The Borrower is a third generation open-enrollment charter school that was approved by the State Board of Education in August 1998 and provides public education for students in grades Pre-K through 8th.

School Location

The Borrower is located at the intersection of 61st Street and Stewart Road, which is a highly visible intersection on Galveston Island. The school is centrally located and is on one of the highest elevation points on the Island. The following is a map of Galveston Island and the location of the Borrower:

Source: YahooMaps

★ Odyssey Academy



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Demographics

The Borrower, site of the Project, resides on Galveston Island but serves all of Galveston County. Below are the demographics, poverty levels, and education levels for the areas that the Borrower serves based on the most recent data available, the 2000 Census:

Galveston Island	
Total Population	57,000
Caucasian	50%
African American	24%
Hispanic	26%
Below Poverty	22%
H.S. Graduates	75%

Galveston County	
Total Population	287,000
Caucasian	63%
African American	14%
Hispanic	23%
Below Poverty	12%
H.S. Graduates	81%

Odyssey Academy		%
Caucasian or Other		27%
African American		16%
Hispanic		57%
Economically Disadvantaged		92%
Below the poverty level	Over 20%	
"At-risk" students (based on drop-out potential)		70%
Limited English proficiency students		30%

Tax Status

The Borrower is a Texas nonprofit corporation and is exempt from taxes under section 501(c)(3) of the Internal Revenue Service Code. For the forecasted cashflow periods, the Borrower has not anticipated any business practices that would change its tax status.

Cash Flow Statement Presentation

The forecasted cash flow schedules are presented on a Fund Accounting basis.

Forecasted Project Financing

These forecasts assume the renovation of the Odyssey Academy facilities expected to be financed with the Bonds. The new money proceeds assumptions for the Bonds are approximately as follows:

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Odyssey Academy
Cash Flow Model for Series 2010A, B & Q
(Projected)

	Historical (Audited)					Projected (Post lke)					
	FY 05	FY 06	FY 07	FY 08	F 09	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Revenues											
Local	\$ 41,371	\$ 109,521	\$ 81,860	\$ 98,103	\$ 672,106	\$ 65,000	\$ 70,000	\$ 70,000	\$ 75,000	\$ 75,000	\$ 75,000
State Funding	1,520,652	1,567,157	2,133,889	2,579,526	2,433,751	3,661,163	4,925,385	5,425,448	5,769,647	6,129,615	6,505,989
Federal Funding	606,476	239,024	271,190	350,092	403,145	915,703	610,000	628,300	647,149	666,563	686,560
Total Revenue	\$ 2,168,499	\$ 1,915,702	\$ 2,486,939	\$ 3,027,721	\$ 3,509,002	\$ 4,641,866	\$ 5,605,385	\$ 6,123,748	\$ 6,491,796	\$ 6,871,179	\$ 7,267,549
Expenses											
Payroll Costs	\$ 1,001,275	\$ 1,230,401	\$ 1,560,614	\$ 1,637,743	\$ 1,882,572	\$ 2,599,742	\$ 3,076,661	\$ 3,199,727	\$ 3,327,716	\$ 3,460,825	\$ 3,599,258
Professional & Contracted Svcs.	747,444	502,439	494,364	546,919	676,262	296,000	307,840	320,154	332,960	346,278	360,129
Supplies & Materials	158,884	197,140	248,170	184,299	412,095	428,579	445,722	463,551	482,093	501,377	521,432
Other Operating Costs	72,817	120,355	99,173	117,993	204,443	190,005	340,005	353,605	367,749	382,459	397,758
Capital Expense	-	-	-	-	-	1,265,000	-	-	-	-	-
Rent Expense/Insurance Prem	51,835	12,200	14,975	4,855	66	507,000	192,000	254,000	258,160	262,486	266,986
Misc. Expenses	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 2,032,255	\$ 2,062,535	\$ 2,417,296	\$ 2,491,809	\$ 3,175,438	\$ 5,286,326	\$ 4,362,227	\$ 4,591,037	\$ 4,768,678	\$ 4,953,425	\$ 5,145,562
Excess Revenue over (under) Exp	\$ 136,244	\$ (146,833)	\$ 69,643	\$ 535,912	\$ 333,564	\$ (644,460)	\$ 1,243,158	\$ 1,532,712	\$ 1,723,118	\$ 1,917,754	\$ 2,121,987
Prior Period Adjustment		\$ 101,484									
REIMBURSEMENT RESOLUTION						1,265,000					
Plus Series 2010A, B, Q							1,113,956	1,114,874	1,121,829	1,117,542	1,112,180
Beginning Fund Balance	\$ (263,329)	\$ (127,085)	\$ (172,434)	\$ (102,791)	433,121	766,685	1,387,225	1,516,427	1,934,264	2,535,554	3,335,766
Ending Fund Balance	\$ (127,085)	\$ (172,434)	\$ (102,791)	\$ 433,121	\$ 766,685	\$ 1,387,225	\$ 1,516,427	\$ 1,934,264	\$ 2,535,554	\$ 3,335,766	\$ 4,345,573
	Historical (Audited)					Projected Post lke					
Coverage	N/A	N/A	N/A	N/A	N/A	N/A	111.60%	137.48%	153.60%	171.60%	190.80%
Grade Levels	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8
Student Enrollment	244	267	314	360	300	500	652	692	712	732	752
Student Enrollment (FTE)	231	244	294	322	265	441	576	616	636	656	676
Classrooms				18	18	29	33	33	33	33	33
Average Daily Attendance (ADA)	222	233	283	310	254	423	553	591	611	630	649
ADA/Enrollment	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%
State Funding Per ADA	6,851	6,720	7,538	8,321	9,595	8,648	8,907	9,175	9,450	9,733	10,025
Payroll Exp % of State Rev	66%	79%	73%	63%	77%	71%	62%	59%	58%	56%	55%
Expenses per Student	9,156	8,844	8,539	8,038	12,519	12,487	7,889	7,764	7,810	7,866	7,929

Odyssey Academy
Cash Flow Model for Series 2010A, B & Q
(No growth in student enrollment assumed)

	Historical (Audited)					Projected (Post lke)					
	FY 05	FY 06	FY 07	FY 08	F 09	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Revenues											
Local	\$ 41,371	\$ 109,521	\$ 81,860	\$ 98,103	\$ 672,106	\$ 65,000	\$ 70,000	\$ 70,000	\$ 75,000	\$ 75,000	\$ 75,000
State Funding	1,520,652	1,567,157	2,133,889	2,579,526	2,433,751	3,661,163	4,925,385	5,073,147	5,225,341	5,382,101	5,543,564
Federal Funding	606,476	239,024	271,190	350,092	403,145	915,703	610,000	628,300	647,149	666,563	686,560
Total Revenue	\$ 2,168,499	\$ 1,915,702	\$ 2,486,939	\$ 3,027,721	\$ 3,509,002	\$ 4,641,866	\$ 5,605,385	\$ 5,771,447	\$ 5,947,490	\$ 6,123,665	\$ 6,305,125
Expenses											
Payroll Costs	\$ 1,001,275	\$ 1,230,401	\$ 1,560,614	\$ 1,637,743	\$ 1,882,572	\$ 2,599,742	\$ 3,076,661	\$ 3,199,727	\$ 3,327,716	\$ 3,460,825	\$ 3,599,258
Professional & Contracted Svcs.	747,444	502,439	494,364	546,919	676,262	296,000	307,840	320,154	332,960	346,278	360,129
Supplies & Materials	158,884	197,140	248,170	184,299	412,095	428,579	445,722	463,551	482,093	501,377	521,432
Other Operating Costs	72,817	120,355	99,173	117,993	204,443	198,005	348,005	361,925	376,402	391,458	407,117
Capital Expense	-	-	-	-	-	1,265,000	-	-	-	-	-
Rent Expense/Insurance Prem	51,835	12,200	14,975	4,855	66	519,000	192,000	254,000	258,160	262,486	266,986
Misc. Expenses	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 2,032,255	\$ 2,062,535	\$ 2,417,296	\$ 2,491,809	\$ 3,175,438	\$ 5,306,326	\$ 4,370,227	\$ 4,599,357	\$ 4,777,331	\$ 4,962,424	\$ 5,154,921
Excess Revenue over (under) Exp	\$ 136,244	\$ (146,833)	\$ 69,643	\$ 535,912	\$ 333,564	\$ (664,460)	\$ 1,235,158	\$ 1,172,090	\$ 1,170,159	\$ 1,161,241	\$ 1,150,204
Prior Period Adjustment		\$ 101,484									
REIMBURSEMENT RESOLUTION Plus Series 2010A, B, Q						1,265,000	1,113,956	1,114,874	1,121,829	1,117,542	1,112,180
Beginning Fund Balance	\$ (263,329)	\$ (127,085)	\$ (172,434)	\$ (102,791)	433,121	766,685	1,367,225	1,488,427	1,545,643	1,593,973	1,637,672
Ending Fund Balance	\$ (127,085)	\$ (172,434)	\$ (102,791)	\$ 433,121	\$ 766,685	\$ 1,367,225	\$ 1,488,427	\$ 1,545,643	\$ 1,593,973	\$ 1,637,672	\$ 1,675,696

	Historical (Audited)					Projected Post lke					
	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8
Coverage	N/A	N/A	N/A	N/A	N/A	N/A	110.88%	105.13%	104.31%	103.91%	103.42%
Grade Levels	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8	Pre-K - 8
Student Enrollment	244	267	314	360	300	500	652	652	652	652	652
Student Enrollment (FTE)	231	244	294	322	265	441	576	576	576	576	576
Classrooms				18	18	29	33	33	33	33	33
Average Daily Attendance (ADA)	222	233	283	310	254	423	553	553	553	553	553
ADA/Enrollment	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%
State Funding Per ADA	6,851	6,720	7,538	8,321	9,595	8,648	8,907	9,175	9,450	9,733	10,025
Payroll Exp % of State Rev	66%	79%	73%	63%	77%	71%	62%	63%	64%	64%	65%
Expenses per Student	9,156	8,844	8,539	8,038	12,519	12,534	7,903	8,318	8,640	8,974	9,322

-Notes to Financial Projections:

1. The School currently has 652 students enrolled for the Fiscal Year 2010-2011. Based on the budget projections for the 2011 Fiscal Year, the Borrower believes the per student revenues from TEA equal the amount shown in the proforma financial plan.

Throughout the fiscal year, TEA notifies the School of potential adjustments to funding based on adjustments to student enrollment and fluctuations in local revenue (see "THE SYSTEM OF CHARTER SCHOOLS IN TEXAS – State Funding"). The Borrower currently believes that it will be able to achieve the level of funding shown herein. **The Borrower will not need to enroll additional students in order to meet its projections.**

2. The Fiscal Year 2009 per student state funding and revenue per ADA represents a higher number due to the fact that original funding received was based on the enrollment before the Hurricane Ike. Expenses per student are also overinflated because of the drop in enrollment due to the Hurricane Ike. Enrollment also decreased because the Borrower was in temporarily leased space with space limitations.
3. Projected per student revenues are based on levels of funding contained in the notice of funding from TEA referenced in Note 1 above. For purposes of the projections, revenues are assumed to increase by three percent in each year with Fiscal Year 2010-2011. Expenses are assumed to increase by four percent in each year beginning with Fiscal Year 2010-2011. Federal revenues include the to year to date revenues received including funding included in the stimulus bill signed into law by President Obama on February 17, 2009.
4. As shown in Appendix G – Table 4, the Borrower currently employs 41 teachers and 57 staff members. Approximately 100% of the current teachers hold their state certification and on average, have 6.5 years of teaching experience. These teachers will have capacity to serve many of the additional students that will be served by the added physical space that the Project creates. The Borrower has analyzed its staffing needs and believes that the projections adequately allow for servicing the number of students shown.
5. The Borrower's lease or rent payable after this financing is reflected starting in Fiscal Year 2010-2011.
6. 'Reimbursement resolution' in the projections of \$1,265,000 represents \$1,265,000 of bond proceeds that will be used to reimburse the Borrower for project costs incurred prior to the issuance of the Bonds.
7. In Fiscal Year 2010, excess revenues over expenditures and expenditures per student both reflect the impact of the \$1,265,000 of capital expenditures for the project which will be reimbursed by the bond proceeds.
8. FEMA approved a reimbursement amount of \$635,198 for damages due to Hurricane Ike. The proforma cashflows do not take into account these funds.
9. Lease revenue from the Borrower's tenants (Papa Johns and UPS) is not included in the proforma cashflows.
10. The proforma cashflows expense per student ratio do not take into account the debt service on the 2010 A, B and Q bonds.

Other Notes:

In order to correct the financial and academic difficulties the Borrower was experiencing prior to 2005, the Borrower's Board hired Jennifer Goodman, Superintendent, and Karen Mowbray, Business Officer, in 2005. Financial controls, including monthly financial reporting are provided to the Borrower's Board. Their positive achievements are evidenced by both the Borrower's strong test scores and financial stability.

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APPENDIX C
FORM OF OPINION OF BOND COUNSEL

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August 4, 2010

\$5,000,000
TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION
TAXABLE EDUCATION REVENUE BONDS
(ODYSSEY ACADEMY, INC.)
SERIES 2010Q
(QUALIFIED SCHOOL CONSTRUCTION BONDS—DIRECT PAY)

Texas Public Finance Authority Charter School Finance Corporation
300 West 15th Street, Suite 411
Austin, Texas 78701

The Bank of New York Mellon Trust Company, N.A.
601 Travis Street, 16th floor
Houston, Texas 77002

Ladies and Gentlemen:

We have been engaged by Odyssey Academy, Inc. (the “Company”) to serve as bond counsel in connection with the issuance by the Texas Public Finance Authority Charter School Finance Corporation (the “Issuer”) of its Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the “Bonds”). The Bonds are issued pursuant to a Master Trust Indenture, dated as of July 1, 2010 (the “Master Indenture”), by and between Texas Public Finance Authority Charter School Finance Corporation (the “Issuer”) and The Bank of New York Mellon Trust Company, National Association, as trustee (the “Trustee”), a Supplemental Master Trust Indenture No. 1, dated as of July 1, 2010 (the “Supplemental Indenture”), by and between the Issuer and the Trustee and a Trust Indenture and Security Agreement, dated as of July 1, 2010 (the “Trust Indenture” and, together with the Master Indenture and the Supplemental Indenture, the “Indenture”) by and between the Issuer and the Trustee. The proceeds of the Bonds will be loaned by the Issuer to the Borrower, pursuant to a Loan Agreement, dated as of July 1, 2010 (the “Loan Agreement”) by and between the Issuer and the Borrower. Under the Loan Agreement, the Company has agreed to make payments to or for the account of the Issuer in amounts necessary to pay when due the principal of, premium, if any, and interest on the Bonds. Such payments and the rights of the Issuer under the Loan Agreement (except certain rights to indemnification, rebate payments and administrative fees) and the Taxable Series 2010Q Master Note are pledged and assigned by the Issuer under the Indenture to the Trustee as security for the Bonds. A capitalized term not otherwise

defined herein shall have the meaning assigned to such term in the Indenture and the Loan Agreement. The Bonds are payable solely from the Trust Estate.

We have acted as Bond Counsel for the purpose of rendering an opinion with respect to the legality and validity of the Bonds under the Constitution and laws of the State of Texas. We have not investigated or verified original proceedings, records, data or other material, but have relied solely upon the transcript of certified proceedings described in the following paragraph. We have not assumed any responsibility with respect to the financial condition or capabilities of the Issuer or the Company or the disclosure thereof in connection with the offer and sale of the Bonds.

In our capacity as Bond Counsel, we have participated in the preparation of and have examined a transcript of certified proceedings pertaining to the authorization and issuance of the Bonds on which we have relied in giving our opinion. The transcript contains certified copies of certain proceedings of the Board of Trustees of the Company and the Board of Directors of the Issuer, and certain certificates and other documents of representatives of the Issuer, the Trustee, the Company, and of others. We have also examined such portions of the Constitution and statutes of the State of Texas as we have deemed necessary for the purposes of this opinion.

As to questions of fact material to our opinion, we have relied, with your permission, upon representations of the Issuer and the Company contained in the Indenture and the Loan Agreement, the certified proceedings and other certifications of public officials furnished to us, and certifications, documents, and other information furnished to us by or on behalf of the Company, the Issuer, Piper Jaffray & Co. (the "Underwriter"), and others, without undertaking to verify the same by independent investigation.

We have assumed, with your permission, and without independent verification (i) the genuineness of certificates, records and other documents and the accuracy and completeness of the statements contained therein; (ii) the due authorization, execution and delivery of the Indenture by the Trustee, and the validity and binding effect of the Indenture on the Trustee; (iii) that all documents and certificates submitted to us as originals are accurate and complete; (iv) that all documents and certificates submitted to us as copies are true and correct copies of the originals thereof; and (v) that all information submitted to us was accurate and complete. No information has come to our attention that is inconsistent with the material facts that have been certified by the Issuer, the Company and others, and upon which we have relied in our opinions.

Based on the foregoing, and subject to the matters set forth herein, we are of the opinion that under existing law:

1. The Indenture has been duly authorized, executed and delivered by the Issuer and is a valid and binding obligation of the Issuer enforceable against the Issuer in accordance with its terms. The Issuer has assigned its rights, title, and interest in and to the Taxable Series 2010Q Master Note, the Loan Agreement (except for certain rights of the Issuer to indemnification and payment of its fees and expenses) and all Adjusted Revenues derived by the Issuer from the Loan Agreement and the

Taxable Series 2010Q Master Note (including Loan Payments) and amounts on deposit or held for the credit of the funds and accounts held by the Trustee pursuant to the terms of the Indenture and all amounts held therein (other than the Rebate Fund) and has granted a valid security interest therein, to the Trustee pursuant to the Indenture as security for the Bonds. The Indenture validly and effectively creates the security interest that it purports to create and no additional instrument of conveyance, assignment, or transfer is necessary to create such security interest. No filing or recording of any document not filed or recorded is required as of this date to perfect or maintain the security interest created by the Indenture.

2. The Bonds have been duly authorized, executed and delivered by the Issuer, and are valid and binding special obligations of the Issuer entitled to the benefits and security of the Indenture. The Bonds are limited obligations of the Issuer payable solely from the Trust Estate under the Indenture and the revenues derived therefrom. The Bonds are not obligations of the State of Texas nor of any political corporation, subdivision or agency of the State of Texas.

The opinions expressed herein are limited to the extent that (i) the performance and enforceability of the Indenture, the Bonds and the Loan Agreement may be subject to applicable bankruptcy, reorganization, moratorium or other similar laws affecting generally the enforcement of creditors' rights; (ii) general equitable principles may limit the availability of equitable remedies, including, but not limited to, the remedy of specific performance; and (iii) the enforceability of provisions relating to indemnification may be limited by public policy or applicable securities law.

In rendering these opinions, we have relied, with your permission, on, among other things, certificates signed by officers of the Issuer, the Company and the Underwriter with respect to certain material facts, estimates and expectations which are solely within the knowledge of the Issuer, the Company and the Underwriter, respectively, and which we have not independently verified.

We call to your attention that interest on the Bonds is not excludable from gross income for federal income tax purposes under existing law. We express no opinion as to any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Prospective purchasers should consult their tax advisors with respect to such matters.

The opinions expressed herein are not a guarantee of results; rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon representations and covenants referenced above that we deem relevant to such opinions. The foregoing opinions speak only as of the date hereof and only in connection with the Bonds and may not be applied to any other transaction. We do not undertake to advise you of matters which may come to our attention subsequent to the date hereof that may affect our legal opinions and conclusions expressed herein. Further, the foregoing opinions are specifically limited to the laws of the State of Texas.

Very truly yours,

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APPENDIX D
SUBSTANTIALLY FINAL FORM OF THE MASTER INDENTURE
AND
SUBSTANTIALLY FINAL FORM OF SUPPLEMENTAL MASTER TRUST INDENTURE NO. 1

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MASTER TRUST INDENTURE AND SECURITY AGREEMENT

between

ODYSSEY 2020 ACADEMY, INC
d/b/a THE ODYSSEY ACADEMY

and

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION
as Master Trustee

Dated as of

July 1, 2010

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MASTER TRUST INDENTURE AND SECURITY AGREEMENT

THIS MASTER TRUST INDENTURE AND SECURITY AGREEMENT (this “Master Indenture”), dated as of July 1, 2010, is between ODYSSEY 2020 ACADEMY, INC., D/B/A THE ODYSSEY ACADEMY, a Texas non-profit corporation (the “Company”), and THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, a limited purpose national banking association with trust powers with a corporate trust office in Houston, Texas, not in its individual capacity but solely as the Master Trustee (the “Master Trustee”).

WITNESSETH:

WHEREAS, the Company is authorized by law and deems it necessary and desirable to enter into this Master Indenture for the purpose of providing for the incurrence of Debt and the issuance of Notes hereunder to evidence and secure such Debt.

WHEREAS, all acts and things necessary to constitute these presents a valid indenture and agreement according to its terms, have been done and performed and the execution of this Master Indenture has in all respects been duly authorized, and the Company, in the exercise of the legal right and power vested in it has executed this Master Indenture and may incur Debt and make, execute, issue and deliver Notes hereunder.

NOW, THEREFORE, THIS MASTER INDENTURE WITNESSETH:

GRANTING CLAUSES

In order to declare the terms and conditions upon which Notes are to be authenticated, issued and delivered, and to secure the payment of Notes and the performance and observance of all of the covenants and conditions herein or therein contained, and in consideration of the premises, of the purchase and acceptance of Notes by the Holders thereof and of the sum of One Dollar to them duly paid by the Master Trustee at the execution of these presents, the receipt and sufficiency of which is hereby acknowledged, the Company has executed and delivered this Master Indenture and by these presents does hereby convey, grant, assign, transfer, pledge, set over, confirm and grant a security interest in and to the Master Trustee, its successor or successors and its or their assigns forever, all and singular the property, real and personal, hereinafter described (said property being herein sometimes referred to as the “Trust Estate”) to wit:

- (a) all Adjusted Revenues of the Company except and excluding all such items, whether now owned or hereafter acquired by the Company, which by their terms or by reason of applicable law would become void or voidable if granted, assigned, or pledged hereunder by the Company, or which cannot be granted, pledged, or assigned hereunder without the consent of other parties whose consent is not secured, or without subjecting the Master Trustee to a liability not otherwise contemplated by the provisions hereof, or which otherwise may not be, or are not, hereby lawfully and effectively granted, pledged, and

assigned by the Company, provided that the Company may subject to the lien hereof any such excepted property, whereupon the same shall cease to be excepted property;

(b) all moneys and securities, if any, at any time held by the Master Trustee in the Revenue Fund and any other fund or account established under the terms of this Master Indenture, or held by other banks or fiduciary institutions which are collaterally assigned to the Master Trustee as security for the Notes including the depository account specified in the Deposit Account Control Agreement and all securities, financial assets (as defined in Section 8-102(a)(9) of the UCC) and securities entitlements (within the meaning of Section 8-102(a)(17) of the UCC) and, with respect to Book-Entry Securities, in the applicable Federal Book Entry Regulations, carried in or credited to such fund or account;

(c) all accounts, bank accounts, general intangibles, Contract Rights, and related rights of the Company (each as defined in the UCC), whether now owned or hereafter acquired or arising and wherever located;

(d) any and all other property of every kind and nature from time to time hereafter, by delivery or by writing of any kind, conveyed, pledged, assigned or transferred as additional security hereunder by the Company or by anyone on its behalf to the Master Trustee, subject to the terms thereof, including without limitation, funds of the Company held by the Master Trustee as security for the Notes;

(e) the lien of the Deed of Trust (as hereinafter defined);

(f) the interests of the Company under the Sublease Agreement (as hereinafter defined) as assigned to the Master Trustee pursuant to the Collateral Assignment of Sublease (as hereinafter defined); and

(g) proceeds of the foregoing, including cash proceeds and cash equivalents, products, accessions and replacements.

In addition to the foregoing, the "Trust Estate" includes all goods, documents, instruments, tangible and electronic chattel paper, letter of credit rights, investment property, accounts, deposit accounts, general intangibles (including payment intangibles and software), money and other items of personal property, including proceeds (as each such term is defined in the UCC) which constitute any of the property described in the foregoing Granting Clauses.

TO HAVE AND TO HOLD IN TRUST, upon the terms herein set forth, subject to Section 210 hereof, for the equal and proportionate benefit, security, and protection of all Holders of the Notes issued under and secured by this Master Indenture without privilege, priority or distinction as to the lien or otherwise of any of the Notes over any other; provided, however, that if the Company shall pay, or cause to be paid, the principal of the Notes or the obligations secured thereby and the redemption or prepayment premium, if any, and the interest and any other amounts due or to become due thereon in full at the times and in the manner mentioned in the Notes according to the true intent and meaning thereof, and the Company shall

keep, perform and observe all the covenants and conditions pursuant to the terms of this Master Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Master Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payment this Master Indenture and the rights hereby granted and the restrictions hereby incurred shall cease, determine and be void; otherwise this Master Indenture shall be and remain in full force and effect. Notwithstanding anything in this Master Indenture to the contrary, when all of the Notes are no longer Outstanding, the Master Trustee may execute a release of the lien of this Master Indenture on the Deed of Trust and any property of the Company encumbered thereby.

NOW, THEREFORE, in consideration of the premises, the Company covenants and agrees with the Master Trustee, for the equal and proportionate benefit of the respective Holders from time to time of the Notes, as follows:

ARTICLE I

DEFINITIONS AND OTHER PROVISIONS OF GENERAL APPLICATION

Section 101. Construction of Terms; Definitions.

(a) For all purposes of this Master Indenture, except as otherwise expressly provided or unless the context otherwise requires:

(1) The term this “Master Indenture” means this instrument as originally executed or as it may from time to time be supplemented or amended by one or more indentures supplemental hereto entered into pursuant to the applicable provisions hereof.

(2) All references in this instrument to designated “Articles”, “Sections” and other subdivisions are to the designated Articles, Sections and other subdivisions of this instrument as originally executed. The words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Master Indenture as a whole and not to any particular Article, Section or other subdivision.

(3) The terms defined in this Article have the meanings assigned to them in this Article throughout this Master Indenture, and include the plural as well as the singular. Reference to any Person means that Person and its successors and assigns.

(4) All accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles.

(5) The terms used in this Master Indenture and not defined herein have the meanings assigned to them in the Related Bond Documents.

(b) The following terms have the meanings assigned to them below whenever they are used in this Master Indenture:

“Accountant” means a Person engaged in the practice of accounting who is a certified public accountant and who (except as otherwise expressly provided herein) may be employed by or affiliated with the Company.

“Adjusted Revenues” means, for any period of calculation, the total of all operating and nonoperating revenues of the Company, including but not limited to State Revenues, federal and local funds for school lunches and other food programs, special education, and transportation, including accounts receivable and rights to receive the same plus investment and other income or loss of the Company for such period; provided, however, that no determination thereof shall take into account (a) income derived from Defeasance Obligations that are irrevocably deposited in escrow to pay the principal of or interest on Debt or Related Bonds, (b) any gains or losses resulting from the early extinguishment of Debt, the sale, exchange or other disposition of Property not in the ordinary course of business, or the reappraisal, reevaluation or write-up of assets, or any other extraordinary gains or losses, (c) gifts, grants (excluding grants from the State), bequests or donations and income thereon restricted as to use by the donor or grantor for a purpose inconsistent with the payment of debt service on Debt or Related Bonds or Notes (i.e., unrelated to the purposes for which such obligations were issued), (d) net unrealized gain (losses) on investments and Financial Products Agreements and (e) proceeds of borrowing. Notwithstanding any provision herein to the contrary, State Revenues received by each of the Borrower’s campuses will be used in accordance with Section 12.107(a) of the Texas Education Code, as amended.

“Annual Debt Service Requirements” of any specified Person means, for any Fiscal Year, the principal of (and premium, if any) and interest and other debt service charges (which include for purposes hereof, any fees or premiums for any letter of credit, surety bond, policy of insurance, bond purchase agreement, or any similar credit or liquidity support secured in connection therewith) on all Long Term Debt of such Person coming due at Maturity or Stated Maturity, and, for such purposes, any one or more of the following rules shall apply:

(a) Committed Take Out - if such Person has received a binding commitment, within normal commercial practice, from any bank, savings and loan association, insurance company, or similar institution to refund or purchase any of its Long Term Debt at its Stated Maturity (or, if due on demand, or payable in respect of any required purchase of such Debt by such Person, at any date on which demand may be made), then the portion of the Long Term Debt committed to be refunded or purchased shall be excluded from such calculation and the principal of (and premium, if any) and interest on the Long Term Debt incurred for such refunding or purchase that would be due in the Fiscal Year for which the calculation is being made, if incurred at the Maturity or purchase date of the Long Term Debt to be refunded or purchased, shall be added;

(b) Pro Forma Refunding - in the case of Balloon Debt, if the Person obligated thereon shall deliver to the Master Trustee a certificate of a nationally

recognized firm of investment bankers or financial consultants dated within 90 days prior to the date of delivery of such certificate to the Master Trustee stating that financing at a stated interest rate (which shall not be less than the Bond Buyer Revenue Bond Index or, if the Bond Buyer Revenue Bond Index is unavailable, a comparable index) with a Stated Maturity not greater than 30 years is reasonably attainable on the date of such certificate to refund any of such Balloon Debt, then for the purpose of calculating what future annual debt service requirements will be, any installment of principal of (and premium, if any) and interest and other debt service charges on such Balloon Debt that could so be refunded shall be excluded from such calculation and the principal plus interest of the refunding debt shall be evenly allocated over the life of the refunding debt with equal principal payments plus interest deemed due each year but solely for the purpose of spreading the principal requirements for calculation of coverage;

(c) Prefunded Payments - principal of (and premium, if any) and interest and other debt service charges on Debt, or portions thereof, shall not be included in the computation of the Annual Debt Service Requirements for any Fiscal Year for which such principal, premium, interest, or other debt service charges are payable from funds irrevocably deposited or set aside in trust for the payment thereof at the time of such calculations (including without limitation capitalized interest and accrued interest so deposited or set aside in trust or escrowed with the Master Trustee or another Independent Person approved by the Master Trustee);

(d) Variable Rate Debt - as to any Debt that bears interest at a variable interest rate which cannot be ascertained at the time of calculation, an interest rate equal to the greater of an annual interest rate equal to the Bond Buyer Revenue Bond Index (or, if the Bond Buyer Revenue Bond Index is unavailable, a comparable index chosen by ACA) and the weighted average rate of interest born by such Debt (or other indebtedness of comparable credit quality, maturity and purchase terms in the event that such Debt was not outstanding) during the preceding Fiscal Year (or any period of comparable length ending within 180 days) prior to the date of calculation shall be presumed to apply for all future dates and the principal shall be evenly allocated over the life of the Bond issue with an equal amount of principal deemed due each year but solely for the purpose of spreading the principal requirements for calculation of coverage;

(e) Contingent Obligations - in the case of any guarantees or other Debt described in clause (3) of the definition of Debt, the principal of (and premium, if any) and interest and other debt service charges on such Debt for any Fiscal Year shall be deemed to be 25% of the principal of (and premium, if any) and interest and other debt service charges on the indebtedness guaranteed due in such Fiscal Year; provided, however, that if the Person which guarantees or is otherwise obligated in respect of such Debt is actually required to make any payment in respect of such Debt, the total amount payable by such Person in respect of such guarantee or other obligation in such Fiscal Year shall be included in any computation of the Annual Debt Service Requirements of such Person for

such year and the amount payable by such Person in respect of such guarantee or other obligation in any future Fiscal Year shall be included in any computation of the estimated Annual Debt Service Requirements for such Fiscal Year; and

(f) Financial Products - in the event there shall have been issued or entered into in respect of all or a portion of any Debt a Financial Products Agreement with respect to Long Term Debt, interest on such Long Term Debt shall be included in the calculation of Annual Debt Service Requirements by including for such period an amount equal to the amount payable on such Long Term Debt in such period at the rate or rates stated in such Long Term Debt plus any payments payable by such Person in respect of such Financial Products Agreement minus any payments receivable by such Person in respect of such Financial Products Agreement, as calculated by the Financial Advisor to the Company.

“Authorized Denominations” means the amounts, if any, set forth therefor in the Supplemental Indenture authorizing any series of Notes.

“Authorized Representative” means the business officer of the Company, or any other person duly appointed by the Governing Body of the Company to act on behalf of the Company, each as evidenced by a written certificate furnished to the Master Trustee containing the specimen signature of such person or persons and signed on behalf of the Company by an authorized officer of the Company. The Master Trustee may rely on such written certificate until it is given written notice to the contrary.

“Available Revenues” means, for any period of determination thereof, the amount of excess (deficit) of Adjusted Revenues over Expenses for such period, plus any gifts, grants, requests or donations and income thereon restricted as to use by the donor or grantor for the sole purpose of paying Expenses of the Company, but less: (a) unrealized pledges for such period to make a donation, gift, or other charitable contribution to the extent encumbered, as permitted herein to secure the payment of Debt that is not Long Term Debt, and (b) insurance (other than business interruption) and condemnation proceeds.

“Balloon Debt” means Debt where the principal of (and premium, if any) and interest and other debt service charges on such Long Term Debt due (or payable in respect of any required purchase of such Debt by such Person on demand) in any Fiscal Year either are equal to at least 25% of the total principal of (any premium, if any) and interest and other debt service charges on such Long Term Debt or exceed by more than 50% the greatest amount of principal of (and premium, if any) and interest and other debt service charges on such Long Term Debt due in any preceding or succeeding Fiscal Year.

“Board Resolution” means a copy of a resolution certified by the Person responsible for maintaining the records of the Governing Body to have been duly

adopted by the Governing Body and to be in full force and effect on the date of such certification and delivered to the Master Trustee.

“Business Day” means any day which is not a Saturday, Sunday, legal holiday, or a day on which banking institutions in The City of New York, New York or in the cities where the Corporate Trust Office of the Master Trustee or its payment office are located or are authorized by law or executive order to close.

“Closing Date” means August 4, 2010.

“Code” means the Internal Revenue Code of 1986, as amended from time to time and the corresponding provisions, if any, of any successor internal revenue laws of the United States.

“Collateral Assignment of Sublease” means that certain Collateral Assignment of Sublease between the Sublessor, the Company and the Master Trustee, dated August 4, 2010.

“Company” means Odyssey 2020 Academy, Inc., d/b/a The Odyssey Academy, Inc., a Texas non-profit corporation, its permitted successors and assigns, and any resulting, surviving or transferee Person permitted hereunder.

“Consent,” “Order,” and “Request” means a written consent, order or request signed in the name of the Company and delivered to the Master Trustee by the President of the Governing Body, the Business Officer, Superintendent, the Chief Financial Officer or any other Person designated by the Company to execute any such instrument on behalf of the Company as evidenced by an Officer’s Certificate.

“Corporate Trust Office” means the address or addresses of the Master Trustee designated from time to time in accordance with Section 104.

“Debt” means all:

(i) indebtedness incurred or assumed by the Company for borrowed money or for the acquisition, construction or improvement of property other than goods that are acquired in the ordinary course of business of the Company;

(ii) lease obligations of the Company that, in accordance with generally accepted accounting principles, are shown on the liability side of a balance sheet;

(iii) all indebtedness (other than indebtedness otherwise treated as Debt hereunder) for borrowed money or the acquisition, construction or improvement of property or capitalized lease obligations guaranteed, directly or indirectly, in any manner by the Company, or in effect guaranteed, directly or indirectly, by the Company through an agreement, contingent or otherwise, to purchase any such indebtedness or to advance or supply funds for the payment or purchase of any

such indebtedness or to purchase property or services primarily for the purpose of enabling the debtor or seller to make payment of such indebtedness, or to assure the owner of the indebtedness against loss, or to supply funds to or in any other manner invest in the debtor (including any agreement to pay for property or services irrespective of whether or not such property is delivered or such services are rendered), or otherwise; and

(iv) all indebtedness (other than items described under Section 201(b)(iii)) secured by any mortgage, lien, charge, encumbrance, pledge or other security interest upon property owned by the Company whether or not the Company has assumed or become liable for the payment thereof.

For the purpose of computing the “Debt”, there shall be excluded any particular Debt if, upon or prior to the Maturity thereof, there shall have been deposited with the proper depository or escrow Agent in trust the necessary funds (or evidences of such Debt or investments that will provide sufficient funds, if permitted by the instrument creating such Debt) for the payment, redemption or satisfaction of such Debt; and thereafter such funds, evidences of Debt and investments so deposited shall not be included in any computation of the assets of the Company, and the income from any such deposits shall not be included in the calculation of Adjusted Revenues or Available Revenues.

“Deed of Trust” means that certain Deed of Trust and Security Agreement dated as of even date herewith from the Company to the Master Trustee, as such Deed of Trust may be amended, supplemented or restated, and/or any security instrument executed in substitution therefore or in addition thereto, as such substitute or additional security instrument may be amended, supplemented or restated from time to time.

“Defeasance Obligations” means any obligations authorized under Texas law and the related financing documents to be deposited in escrow for the defeasance of any Debt.

“Deposit Account Control Agreement” means the Deposit Account Control Agreement, dated July 1, 2010, entered into among the Company, the Master Trustee and the Depository Bank, and any other deposit account control agreement entered into by the Company, the Master Trustee and a Depository Bank from time to time, acceptable in form and substance to the Master Trustee.

“Depository Bank” means any bank designated by the Company as its depository bank pursuant to the Texas Education Code, as amended, Section 45.202.

“Event of Default” is defined in Section 601 of this Master Indenture.

“Expenses” means, for any period of time for which calculated, the total of all operating and non-operating expenses or losses incurred during such period by the Company for which such calculation is made, determined in accordance with

generally accepted accounting principles, other than (a) interest expense, (b) depreciation and amortization and (c) extraordinary losses resulting from the early extinguishment of debt, the sale or other disposition of assets not in the ordinary course of business or any reappraisal, revaluation or write-down of assets, and any other extraordinary losses or expenses.

“Financial Products Agreement” means any type of financial management instrument or contract, which shall include, but not be limited to, (i) any contract known as or referred to or which performs the function of an interest rate swap agreement, currency swap agreement, forward payment conversion agreement or futures contract; (ii) any contract providing for payments based on levels of, or changes or differences in, interest rates, currency exchange rates, or stock or other indices; (iii) any contract to exchange cash flows or payments or a series of payments; (iv) any type of contract called, or designed to perform the function of, interest rate floors or caps, options, puts or calls, to hedge or minimize any type of financial risk, including, without limitation, payment, currency, rate or other financial risk forward supply agreements; and (v) any other type of contract or arrangement that the Governing Body of the Company determines is to be used, or is intended to be used, to manage or reduce the cost of debt (including but not limited to a bond insurance policy), to convert any element of debt from one form to another, to maximize or increase investment return, to minimize investment return risk or to protect against any type of financial risk or uncertainty.

“Fiscal Year” means any twelve-month period beginning on September 1 of any calendar year and ending on August 31 of the following year or such other twelve-month period selected by the Company as the fiscal year for the Company.

“Foundation School Program Payments” means, the revenues of the Company received pursuant to the provisions of Chapter 42, Texas Education Code.

“Governing Body” means the board of trustees of the Company or any duly authorized committee of that board.

“Holder” or “Note Holder” means a Person in whose name a Note is registered in the Note Register.

“Independent” when used with respect to any specified Person means such a Person who (i) is in fact independent, (ii) does not have any direct financial interest or any material indirect financial interest in the Company, and (iii) is not connected with the Company as an officer, employee, promoter, trustee, partner, director or person performing similar functions. Whenever it is provided that any Independent Person’s opinion or certificate shall be furnished to the Master Trustee, such Person shall be appointed by Order and such opinion or certificate shall state that the signer has read this definition and that the signer is Independent within the meaning hereof.

“Insurance Consultant” means a firm of Independent professional insurance consultants knowledgeable in the operations of educational facilities and having a favorable reputation for skill and experience in the field of educational facilities insurance consultation and which may include a broker or agent with whom the Company transacts business.

“Interest Payment Date” means the Stated Maturity of an installment of interest on any Note.

“Long Term Debt” means all Debt created, assumed or guaranteed by the Company that matures by its terms (in the absence of the exercise of any earlier right of demand), or is renewable at the option of the Company to a date, more than one year after the original creation, assumption, or guarantee of such Debt by the Company.

“Management Consultant” means a firm of Independent professional management consultants, or an independent school management organization, knowledgeable in the operation of public or private schools and having a favorable reputation for skill and experience in the field of public or private school management consultation.

“Master Indenture” means this Master Trust Indenture, as amended and supplemented from time to time in accordance with its terms.

“Master Trustee” means The Bank of New York Mellon Trust Company, National Association, a limited purpose national banking association with trust powers with a corporate trust office in Houston, Texas, serving as trustee pursuant to this Master Indenture, and its successors and assigns.

“Maturity” when used with respect to any Debt (or any Note) means the date on which the principal of such Debt (or Note) becomes due and payable as therein or herein provided, whether at the Stated Maturity thereof or by declaration of acceleration, call for redemption or otherwise.

“Maximum Annual Debt Service” means, as of any date of calculation, the highest Annual Debt Service Requirements (excluding the final maturity payment for any Debt) with respect to all Outstanding Debt for any succeeding Fiscal Year.

“Note” means any obligation of the Company issued pursuant to Section 201 of this Master Indenture and executed, authenticated, and delivered pursuant to Section 203 hereof.

“Note Register” and “Note Registrar” have the respective meanings specified in Section 205 hereof.

“Notice of Exclusive Control” means the Notice of Exclusive Control specified in the Deposit Account Control Agreement.

“Officer’s Certificate” means a certificate of the Company signed by the president of the Governing Body, superintendent, business officer, chief financial officer, an Authorized Representative or any other Person designated by any of such Persons to execute an Officer’s Certificate as evidenced by a certificate of the Company delivered to the Master Trustee.

“Opinion of Counsel” means a written opinion of counsel selected by the Company, who may (except as otherwise expressly provided) be counsel to any party to any transaction involving the issuance of Notes pursuant to Section 201 hereof.

“Outstanding” when used with respect to the Notes means, as of the date of determination, all Notes theretofore authenticated and delivered under this Master Indenture, except:

(i) Notes theretofore cancelled by the Master Trustee or the Paying Agent;

(ii) Notes for whose payment or redemption money (or Defeasance Obligations to the extent permitted by Section 902 of this Master Indenture) in the necessary amount has been theretofore deposited with the Master Trustee or any Paying Agent for such Notes in trust for the Holders of such Notes pursuant to this Master Indenture or any Supplemental Master Indenture authorizing such Notes; provided, that if such Notes are to be redeemed, notice of such redemption has been duly given pursuant to this Master Indenture or irrevocable provision therefor satisfactory to the Master Trustee has been made; and

(iii) Notes upon transfer of or in exchange for or in lieu of which other Notes have been authenticated and delivered pursuant to this Master Indenture or any Supplemental Master Indenture authorizing such Notes; provided, however, that in determining whether the Holders of the requisite principal amount of Outstanding Notes have given any request, demand, authorization, direction, notice, consent or waiver hereunder, Notes owned by the Company shall be disregarded and deemed not to be Outstanding, except that, in determining whether the Master Trustee shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Notes which the Master Trustee knows to be so owned shall be so disregarded. Notes so owned which have been pledged in good faith may be regarded as Outstanding if the pledgee establishes to the satisfaction of the Master Trustee the pledgee’s right so to act with respect to such Notes and that the pledgee is not the Company or any other obligor upon the Notes or any other Person Obligated thereon. If there is any conflict between the aforementioned provisions of this subsection (iii) and Section 103 of this Master Indenture, Section 103 shall control.

“Participating Campuses” means the authorized charter schools operated by the Company that are (i) acquired, constructed, renovated, improved or

equipped with the proceeds of Related Bonds and (ii) made part of the Trust Estate pursuant to any Supplemental Master Indenture.

“Paying Agent” means the Master Trustee or any other Person authorized by the Company to pay the principal of (and premium, if any) or interest on any series of Notes.

“Person” means any individual, corporation, limited liability company, partnership, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

“Place of Payment” for any series of Notes means a city or any political subdivision thereof designated as such in the Notes of such series.

“Property” means any and all rights, titles and interests of the Company in and to any and all property located at a Participating Campus whether real or personal, tangible or intangible, and wherever situated including cash.

“Qualified Provider” means any financial institution or insurance company which is a party to a Financial Products Agreement if the unsecured long term debt obligations of such financial institution or insurance company (or of the parent or a subsidiary of such financial institution or insurance company if such parent or subsidiary guarantees the performance of such financial institution or insurance company under such Financial Products Agreement), or obligations secured or supported by a letter of credit, contract, guarantee, agreement, insurance policy or surety bond issued by such financial institution or insurance company (or such guarantor parent or subsidiary), are rated in one of the two highest rating categories of a Rating Service at the time of the execution and delivery of the Financial Products Agreement.

“Rating Service” means each nationally recognized securities rating service which at the time has a credit rating assigned to any series of Notes (or any other indebtedness secured by Notes) at the request of the Company.

“Record Date” means the regular record date specified for each series of Notes.

“Related Bond Documents” means the Related Bonds, Related Bond Indenture, the Related Loan Documents, and the Related Deed of Trust.

“Related Bond Indenture” means any indenture, bond resolution or similar instrument pursuant to which any series of Related Bonds is issued.

“Related Bonds” means the bonds with respect to which any Notes are issued and any other revenue bonds or similar obligations issued by any state of the United States or any municipal corporation or other political subdivision formed under the laws thereof or any constituted authority, agency or instrumentality of any of the foregoing empowered to issue obligations on behalf

thereof, the proceeds of which are loaned or otherwise made available to the Company in consideration, whether in whole or in part, of the execution, authentication and delivery of a Note or Notes to such governmental issuer.

“Related Bonds Outstanding” means all Related Bonds which have been duly authenticated and delivered by a Related Bond Trustee under a Related Bond Indenture, except:

(i) Related Bonds theretofore cancelled by the Related Bond Trustee or delivered to the Related Bond Trustee for cancellation;

(ii) Related Bonds for whose payment or redemption money (or defeasance obligations to the extent permitted by the Related Bond Indenture) in the necessary amounts has been theretofore deposited with the Related Bond Trustee or any paying agent for such Related Bonds in trust for the holders of such Related Bonds pursuant to the Related Bond Indenture; provided, that, if such Related Bonds are to be redeemed, notice of such redemption has been duly given pursuant to the Related Bond Indenture or irrevocable provision therefor satisfactory to the Related Bond Trustee has been made;

(iii) Related Bonds upon transfer of or in exchange for or in lieu of which other Related Bonds have been authenticated and delivered pursuant to the Related Bond Indenture; provided, however, that in determining whether the holders of the requisite principal amount of Related Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver hereunder, Related Bonds owned by the Company or any other obligor thereon shall be disregarded and deemed not to be Outstanding except that, in determining whether the Related Bond Trustee shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Related Bonds which the Related Bond Trustee knows to be so owned shall be so disregarded. Related Bonds so owned which have been pledged in good faith may be regarded as Outstanding if the pledgee establishes to satisfaction of the Related Bond Trustee the pledgee’s right so to act with respect to such Related Bonds and that the pledgee is not the Company or any other obligor upon the Related Bonds or any other Person obligated thereon. If there is any conflict between the aforementioned provisions in this subsection (iii) and Section 103 of this Master Indenture, Section 103 shall control; and

(iv) Related Bonds owned or held by or for the account of the Company, for the purpose of consent or other action or any calculation of Related Bonds Outstanding provided for in this Master Indenture.

“Related Bond Trustee” means any trustee under any Related Bond Indenture and any successor trustee thereunder or, if no trustee is appointed under a Related Bond Indenture, the Related Issuer.

“Related Deed of Trust” means any deed of trust or other mortgage instrument delivered by the Company to the Master Trustee in connection with Related Bonds or any Debt.

“Related Issuer” means any issuer of a series of Related Bonds.

“Related Loan Documents” means any loan agreement, credit agreement or other document pursuant to which a Related Issuer loans the proceeds of a series of Related Bonds to the Company.

“Related Project” means any project financed by Debt issued under this Master Indenture and for which Debt remains outstanding.

“Remediation Transfer” has the meaning specified in any related Loan Agreement.

“Responsible Officer” means, when used with respect to the Master Trustee, any vice president or other officer of the Master Trustee within the corporate trust office (or any successor corporate trust office) customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, or to whom any corporate trust matter is referred at the corporate trust office because of such person’s knowledge of and familiarity with the particular subject and having direct responsibility for the administration of this Master Indenture.

“Revenue Fund” has the meaning specified in Section 406 hereof.

“Series 2010 Notes” shall mean any Notes issued pursuant to a Supplemental Master Indenture and secured by this Master Indenture to evidence payment obligations of the Company with respect to the Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay) and the Texas Public Finance Authority Charter School Finance Corporation Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010A, and Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010B.

“Short-Term Debt” means indebtedness that is subordinate to any Debt under this Master Indenture; utilized for the acquisition, construction, renovation or equipment of educational facilities; and payable within five (5) years of the incurrence of said indebtedness. Short Term Debt shall not be considered “Debt” under this Master Indenture.

“State” means the State of Texas.

“State Revenues” means, for any period of time for which calculated, the total of all moneys received by the Company from the State during such period directly attributable to Participating Campuses.

“Stated Maturity” when used with respect to any Debt or any Note or any installment of interest thereon means the date specified in such Debt or Note as the fixed date on which the principal of such Debt or Note or such installment of interest is due and payable.

“Sublease Agreement” means that certain Sublease Agreement, dated July 31, 2009 between the Company and the Sublessor, as amended by the First Amendment to Sublease Agreement dated September 2, 2009, the Second Amendment to Sublease Agreement dated May 17, 2010 and the Third Supplement to Sublease Agreement, dated August 4, 2010, as such may be amended or supplemented from time to time.

“Sublessor” means HEB Grocery Company, LP, a Texas limited partnership.

“Supplemental Master Indenture” means an indenture amending or supplementing this Master Indenture entered into pursuant to Article VIII hereof.

“Trust Estate” means the property described as the Trust Estate in the Granting Clauses of this Master Indenture or any Supplemental Master Indenture that is subject to the lien and security interest of this Master Indenture.

“UCC” means the Uniform Commercial Code as in effect in the State of Texas.

Section 102. Form of Documents Delivered to Trustee. Every certificate and every Opinion of Counsel with respect to compliance with a condition or covenant provided for in this Master Indenture shall include a statement that the person making such certification or opinion has read such covenant or condition and the definitions relating thereto, has made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether such covenant or condition has been complied with, and a statement whether such condition or covenant has been complied with. In any case where several matters are required to be certified by, or covered by an opinion of, any specified Person, it is not necessary that all such matters be certified by, or covered by the opinion of, only one such Person, or that they be so certified or covered by only one document, but one such Person may certify or give an opinion with respect to some matters and one or more other such Persons as to other matters, and any such Person may certify or give an opinion as to such matters in one or several documents.

Any certificate or opinion of any officer of a Person may be based, insofar as it relates to legal matters, upon a certificate or opinion of, or representations by, counsel, unless such officer knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to the matters upon which his certificate or opinion is based are erroneous. Any such certificate or Opinion of Counsel may be based, insofar as it relates to factual matters, upon a certificate or opinion of, or representations by, an officer or officers of a specified Person stating that the information with respect to such factual matters is in the possession of such Person, unless such counsel knows, or in the exercise of reasonable care

should know, that the certificate or opinion or representations with respect to such matters are erroneous.

Where any Person is required to make, give or execute two or more applications, requests, consents, certificates, statements, opinions or other instruments under this Master Indenture, they may, but need not, be consolidated and form one instrument.

Section 103. Acts of Note Holders.

(a) Any request, demand, authorization, direction, notice, consent, waiver or other action provided by this Master Indenture to be given or taken by Note Holders may be embodied in and evidenced by one or more instruments of substantially similar tenor signed by such Note Holders in person or by agent duly appointed in writing; and, except as herein otherwise expressly provided, such action shall become effective when such instrument or instruments are delivered to the Master Trustee or Paying Agent, and, where it is hereby expressly required, to the Company. Such instrument or instruments (and the action embodied therein and evidenced thereby) are herein sometimes referred to as the “Act” of the Note Holders signing such instrument or instruments. Proof of execution of any such instrument, or of a writing appointing any such agent, shall be sufficient for any purpose of this Master Indenture and (subject to Section 801) conclusive in favor of the Master Trustee and the Company, if made in the manner provided in this Section.

(b) The fact and date of the execution by any Person of any such instrument or writing may be proved by the affidavit of a witness of such execution or by the certificate of any notary public or other officer authorized by law to take acknowledgments of deeds, certifying that the individual signing such instrument or writing acknowledged to him the execution thereof. Where such execution is by an officer of a corporation or a member of a partnership, on behalf of such corporation or partnership, such certificate or affidavit shall also constitute sufficient proof of his authority. The fact and date of the execution of any such instrument or writing, or the authority of the person executing the same, may also be proved in any other manner which the Master Trustee deems sufficient.

(c) The ownership of Notes shall be proved by the Note Register.

(d) Any request, demand, authorization, direction, notice, consent, waiver or other action by any Note Holder shall bind every Holder of any Note issued upon the transfer thereof or in exchange therefor or in lieu thereof, in respect of anything done or suffered to be done by the Master Trustee or the Company in reliance thereon, whether or not notation of such action is made upon such Note.

(e) The ownership of Related Bonds may be proved by the registration books for such Related Bonds maintained pursuant to the Related Bond Indenture.

(f) In determining whether the Holders of the requisite aggregate principal amount of Notes have concurred in any demand, direction, request, notice, consent, waiver or other action under this Master Indenture, or for any other purpose of this Master Indenture, Notes or Related Bonds that are owned by the Company shall be disregarded and deemed not to be Outstanding or outstanding under the Related Bond Indenture, as the case may be, for the purpose of any such

determination, provided that for the purposes of determining whether the Master Trustee shall be protected in relying on any such direction, consent or waiver, only such Notes or Related Bonds which the Master Trustee has actual notice or knowledge are so owned shall be so disregarded and deemed not to be Outstanding Notes or Related Bonds Outstanding. Notes or Related Bonds so owned that have been pledged in good faith may be regarded as outstanding or outstanding under the Related Bond Indenture, as the case may be, for purposes of this Section, if the pledgee shall establish to the satisfaction of the Master Trustee the pledgee's right to vote such Notes or Related Bonds. In case of a dispute as to such right, any decision by the Master Trustee taken upon the advice of counsel shall be full protection to the Master Trustee. In the event that a Note secures the obligation of a Person under an agreement or instrument that provides for the making of advances to or on behalf of such Person, such Note shall only be counted to be Outstanding in a principal amount equal to the amount so advanced or otherwise due and owing under the terms of such agreement (and only if such amount remains outstanding or unpaid) to or on behalf of such Person. In the event that a Note secures a Financial Products Agreement, such Note shall only be deemed to be Outstanding in a principal amount equal to any amount with which the Company is in default with respect to the payment thereof. In no event however, shall the amount owed to a holder be counted twice because there are the same amounts due and owing under two Notes relating to the same obligations (e.g., the principal amount reimbursable to the provider of a liquidity facility as the holder of bonds purchased by such liquidity provider as well as the principal amount of such purchased bonds by such liquidity provider as holder of the purchased bonds).

(g) At any time prior to (but not after) the time the Master Trustee takes action in reliance upon evidence, as provided in this Section 103, of the taking of any action by the Holders of the percentage in aggregate principal amount of Notes specified herein in connection with such action, any Holder of such Note or Related Bond that is shown by such evidence to be included in Notes the Holders of which have consented to such action may, by filing written notice with the Master Trustee and upon proof of holding as provided in this Section 103, revoke such action so far as concerns such Note or Related Bond. Except upon such revocation or such action taken by the Holder of a Note or Related Bond in any direction, demand, request, waiver, consent, vote or other action of the Holder of such Note or Related Bond which by any provision hereof is required or permitted to be given shall be conclusive and binding upon such Holder and upon all future Holders and owners of such Note or Related Bond, and of any Note or Related Bond issued in lieu thereof, whether or not any notation in regard thereto is made upon such Note or Related Bond. Any action taken by the Holders of the percentage in aggregate principal amount of Notes specified herein in connection with such action shall be conclusively binding upon the Company, the Master Trustee and the Holders of all of such Notes or Related Bonds.

Section 104. Notices, etc., to Master Trustee and Company. Any request, demand, authorization, direction, notice, consent, waiver or Act of Note Holders or other document provided or permitted by this Master Indenture to be made upon, given or furnished to, or filed with:

(1) the Master Trustee by any Note Holder or by any specified Person shall be sufficient for every purpose hereunder if made, given, furnished or filed in writing to or with and actually received by a Responsible Officer of the Master Trustee at The Bank of New York Mellon Trust Company, National Association, 601 Travis St., 16th Floor,

Houston, Texas 77002, Attention: Global Corporate Trust - Jully Jiang, or at any other address subsequently furnished in writing to the Company and the Holders by the Master Trustee; or

(2) the Company by any Note Holder or by any Person shall be sufficient for every purpose hereunder if in writing and mailed, first-class postage prepaid, to the Company at 2412 61st Street, Galveston, Texas 77551, Attention: Superintendent, or at any other address subsequently furnished in writing to the Master Trustee by the Company.

Section 105. Notices to Note Holders; Waiver. Where this Master Indenture provides for notice to Note Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and mailed, first-class postage prepaid, to each Note Holder affected by such event, at his address as it appears on the Note Register, not later than the latest date, and not earlier than the earliest date, prescribed for the first giving of such notice. In any case where notice to Note Holders is given by mail, neither the failure to mail such notice, nor any default in any notice so mailed to any particular Note Holder shall affect the sufficiency of such notice with respect to other Note Holders. Where this Master Indenture provides for notice in any manner, such notice may be waived in writing by the Person entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders of Notes shall be filed with the Master Trustee, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

Section 106. Successors and Assigns. All covenants and agreements in this Master Indenture by the Company and the Master Trustee shall bind their respective successors and assigns, whether so expressed or not.

Section 107. Severability Clause. If any provision of this Master Indenture shall be held or deemed to be, or shall in fact be, inoperative or unenforceable as applied to any particular case in any jurisdiction or jurisdictions, or in all jurisdictions or in all cases because of the conflicting of any provision with any constitution or statute or rule of public policy or for any other reasons, such circumstance shall not have the effect of rendering the provision or provisions in question inoperative or unenforceable in any other jurisdiction or in any other case or circumstance or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to the extent that such other provisions are not themselves actually in conflict with such constitution, statute or rule of public policy.

Section 108. Benefits of Master Indenture. Nothing in this Master Indenture or in the Notes, express or implied, shall give to any Person, other than the parties hereto, and their successors hereunder and the Holders of the Notes, any benefit or any legal or equitable right, remedy or claim under this Master Indenture.

Section 109. Governing Law. This Master Indenture shall be governed, in all respects including validity, interpretation and effect by, and shall be enforceable in accordance with, the law of the State.

Section 110. Effect of Headings and Table of Contents. The Article and Section headings herein and the Table of Contents are for convenience only and shall not affect the construction hereof.

ARTICLE II

ISSUANCE AND FORM OF NOTES

Section 201. Series, Amount and Denomination of Notes.

(a) At any time and from time to time after the execution and delivery of this Master Indenture, Notes shall be issued under this Master Indenture in series issued pursuant to a Supplemental Master Indenture. Each series shall be designated to differentiate the Notes of such series from the Notes of any other series. Notes shall be issued as fully registered notes with the Notes of each series to be lettered and numbered MR-1 upwards (with such prefix as may be designated in the Supplemental Master Indenture authorizing any series). The aggregate principal amount of Notes of each series that may be created under this Master Indenture is not limited, except by the additional Long Term Debt limitations provided in this Master Indenture. A series of Notes may consist of a single Note or more than one Note.

(b) Notes may be issued hereunder to evidence (i) any type of Debt, including without limitation any Debt in a form other than a promissory note (such as commercial paper, bonds, or similar debt instruments), (ii) any obligation to make payments pursuant to a Financial Products Agreement, or (iii) debt consisting of an obligation to reimburse payments made under a letter of credit, surety bond, bond insurance policy, standby bond purchase agreement or similar credit or liquidity support obtained to secure payment of other Debt. The Supplemental Master Indenture pursuant to which any Notes are issued may provide for such supplements or amendments to the provisions hereof, including without limitation Article II hereof, as are necessary to permit the issuance of such Notes hereunder. Any Note evidencing obligations under a Financial Products Agreement shall be equally and ratably secured hereunder with all other Notes issued hereunder, except as otherwise expressly provided herein; provided, however, that (i) to be secured hereunder, the Master Trustee must receive, at the time of execution and delivery of such Financial Products Agreement, an Officer's Certificate stating that such Financial Products Agreement was entered into by the Company with a Qualified Provider, as provided hereunder, and is entitled to the benefits of the Master Indenture and (ii) such Note, with respect to such Financial Products Agreement, shall be deemed to be Outstanding hereunder solely for the purpose of receiving payment hereunder and the Qualified Provider shall not be entitled to exercise any rights of a Holder hereunder unless amounts payable by the Company are due and unpaid.

Section 202. Conditions to Issuance of Notes. Any Note or series of Notes shall be authenticated by the Master Trustee and delivered to the lender or purchaser only upon its receipt of the following:

(a) An Officer's Certificate stating (1) that no Event of Default under this Master Indenture has occurred or will result from the issuance of such Note or series of Notes; (2) that the Governing Body has authorized or approved the issuance of such Note or series of Notes; and (3) that the Supplemental Master Indenture relating thereto authorizes such Debt and that such Supplemental Master Indenture complies with the provisions of Article VIII hereof;

(b) An original executed counterpart of a Supplemental Master Indenture providing for the issuance of such Note or series of Notes; such Supplemental Master Indenture shall set forth the purpose for which the Debt evidenced thereby is being incurred, the principal amount, maturity date or dates, interest rate or rates and the other pertinent terms of the Note or series of Notes and the name of the Company; and

(c) An Opinion of Counsel to the effect that (1) all conditions to issuance of any particular Note or series of Notes set forth in this Section 202 and in Section 212 of this Master Indenture have been satisfied, (2) upon the execution of such Note or series of Notes by the Company and the authentication thereof by the Master Trustee, such Notes will be the legal, valid and binding obligations of the Company enforceable in accordance with its (their) terms, subject to the customary bankruptcy, insolvency and equitable principles exceptions and such other exceptions as may be acceptable to the initial payee thereof, (3) registration of such Note or series of Notes under the Securities Act of 1933, as amended, is not required, or, if such registration is required, that the Company has complied with all applicable provisions of said Act and (4) qualification of the Master Indenture and any Supplemental Master Trust Indenture providing for the issuance of such Note or series of Notes under the Trust Indenture Act of 1939 is not required, or if such qualification is required, that the Company has complied with all applicable provisions of such Act.

(d) The title insurance policy, or endorsement thereof, required by Section 212 or 408, if necessary.

(e) If in connection with the issuance of additional Debt, any other certificate, report or other item required under Section 212.

Section 203. Execution, Authentication and Delivery.

(a) Notes shall be executed by the Company through the chairman of its Governing Body or its president or any officer authorized by the Governing Body and attested to by the secretary or an assistant secretary of the Company, as appropriate, and Notes may have the corporate seal impressed or reproduced thereon. The signature of any officer on the Notes may be manual or facsimile.

(b) Notes bearing the manual or facsimile signatures of individuals who were at any time the proper officers of the Company shall bind the Company, notwithstanding that such

individuals or any of them have ceased to hold such offices prior to the authentication and delivery of such Notes or did not hold such offices at the date of such Notes.

(c) At any time, and from time to time, after the execution and delivery of this Master Indenture, the Company may deliver executed Notes to the Master Trustee together with the Supplemental Master Indenture creating such series; and upon the receipt of the Supplemental Master Indenture, the Master Trustee shall authenticate and deliver such Notes as in this Master Indenture and the relevant Supplemental Master Indenture provided.

(d) No Note shall be entitled to any benefit under this Master Indenture or be valid or obligatory for any purpose, unless there appears on or attached to such Note a certificate of authentication substantially in the form set forth below executed by the Master Trustee by its manual signature, and such certificate upon any Note shall be conclusive evidence, and the only evidence, that such Note has been duly authenticated and delivered hereunder. The form of certificate of authentication shall be as follows:

CERTIFICATE OF AUTHENTICATION

This is one of the Notes referred to in the Master Indenture.

Date of Authentication:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION,
as Master Trustee, or its agent

By: _____
Authorized Signature

Section 204. Form and Terms of Notes. The Notes of each series of Notes shall contain such terms, and be in substantially the form set forth in the Supplemental Master Indenture creating such series, with such appropriate insertions, omissions, substitutions and other variations as are required or permitted by this Master Indenture and may have such letters, numbers or other marks of identification and such legends or endorsements placed thereon as may be required to comply with the rules of any regulatory body, or as may, consistently herewith, be determined by the officers executing such Notes, as evidenced by their signing of the Notes. The Notes of any series or the relevant Supplemental Master Indenture may contain additional (or different) representations, warranties, covenants, defaults and remedies and other provisions which do not contradict the terms of this Master Indenture, to the extent provided in the related Supplemental Master Indenture, and such additional terms shall supplement and be in addition to the terms of this Master Indenture. Unless the Notes of a series have been registered under the Securities Act of 1933, as amended, each Note of such series shall be endorsed with a

legend which shall read substantially as follows: “This Note has not been registered under the Securities Act of 1933, as amended.”

Section 205. Registration, Transfer and Exchange.

(a) The Company shall cause to be kept at the Corporate Trust Office of the Master Trustee in Houston, Texas, or the payment office of the Master Trustee in Houston, Texas, a register (sometimes herein referred to as the “Note Register”) in which, subject to such reasonable regulations as it may prescribe, the Company shall provide for the registration of Notes and of transfers of Notes. The Master Trustee is hereby appointed Note Registrar (the “Note Registrar”) for the purpose of registering Notes and transfers of Notes as herein provided. The Master Trustee may delegate any of its duties hereunder pursuant to the terms of a Supplemental Master Indenture. In such case, the Note Register may consist of one or more records of ownership of the various series of Notes and any part of such register may be maintained by the agent of the Master Trustee relating to such series.

(b) Upon surrender for transfer of any Note at the office or agency of the Company in a Place of Payment, the Company shall execute, and the Master Trustee or its designated agent shall authenticate and deliver, in the name of the designated transferee, one or more new Notes of any Authorized Denominations, of a like aggregate principal amount, series, Stated Maturity and interest rate.

(c) At the option of the Holder, Notes may be exchanged for Notes of any Authorized Denomination, of a like aggregate principal amount, series, Stated Maturity and interest rate, upon the surrender of the Notes to be exchanged at such office or agency. Whenever any Notes are so surrendered for exchange, the Master Trustee or its designated agent shall authenticate and deliver the Notes which the Note Holder making the exchange is entitled to receive.

(d) All Notes issued upon any transfer or exchange of Notes shall be the valid obligations of the Company, evidencing the same debt, and entitled to the same benefits under this Master Indenture as the Notes surrendered upon such transfer or exchange.

(e) Every Note presented or surrendered for transfer or exchange shall (if so required by the Company or the Master Trustee) be duly endorsed, or be accompanied by a written instrument of transfer in form satisfactory to the Company and the Master Trustee or its designated agent duly executed by the Holder thereof or his attorney duly authorized in writing.

(f) No charge shall be made for any transfer or exchange of Notes, and any transfer or exchange of Notes shall be made without expense or without charge to Holders.

Section 206. Mutilated, Destroyed, Lost and Stolen Notes.

(a) If (i) any mutilated Note is surrendered to the Master Trustee or the Paying Agent, and the Master Trustee receives evidence to its satisfaction of the destruction, loss or theft of any Note, and (ii) there is delivered to the Master Trustee such security or indemnity as may be required by the Master Trustee and the Company to save each of the Master Trustee and the Company harmless, then, in the absence of notice to the Company or the Master Trustee that such Note has been acquired by a bona fide purchaser, the Company shall execute and, upon its

written request, the Master Trustee shall authenticate and deliver in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Note, a new Note of like tenor, series, interest rate and principal amount, bearing a number not contemporaneously outstanding.

(b) In case any such mutilated, destroyed, lost or stolen Note has become or is about to become due and payable, the Company may, in its discretion, instead of issuing a new Note, pay such Note.

(c) Upon the issuance of any new Note under this Section, the Master Trustee or its designated agent under any Supplemental Master Indenture may require the payment by the Company of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Master Trustee) connected therewith.

(d) Every new Note issued pursuant to this Section in lieu of any destroyed, lost or stolen Note shall constitute an original additional contractual obligation of the Company, whether or not the destroyed, lost or stolen Note shall be at any time enforceable by anyone, and shall be entitled to all the benefits and security of this Master Indenture equally and proportionately with any and all other Notes duly issued hereunder.

(e) The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement or payment of mutilated, destroyed, lost or stolen Notes.

Section 207. Method of Payment of Notes.

(a) The principal of, premium, if any, and interest on the Notes shall be payable in any currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of public and private debts, and such principal, premium, if any, and interest shall be payable at the principal payment office of the Master Trustee in Houston, Texas, or at the office of any alternate Paying Agent or agents named in any such Notes. Unless contrary provision is made in the Supplemental Master Indenture pursuant to which such Note is issued or the election referred to in the next sentence is made, payment of the interest on the Notes and payment of any redemption or prepayment price on any Note pursuant to Section 303 hereof shall be made to the Person appearing on the Note Register as the Holder thereof and shall be paid by check or draft mailed to the Holder thereof at his address as it appears on such registration books or at such other address as is furnished the Master Trustee in writing by such Holder; provided, however, that any Supplemental Master Indenture creating any Note may provide that interest on such Note may be paid, upon the request of the Holder of such Note, by wire transfer. Anything to the contrary in this Master Indenture notwithstanding, if an Event of Default has not occurred and is not continuing hereunder and the Company so elects, payments on a Note shall be made directly by the Company, by check or draft hand delivered to the Holder thereof or its designee or shall be made by the Company by wire transfer to such Holder, in either case delivered on or prior to the date on which such payment is due. The Company may give notice (on which the Master Trustee may conclusively rely) of any such payment to the Master Trustee concurrently with the making thereof, specifying the amount paid and identifying the Note or Notes with respect to which such payment was made by series designation, number

and Holder thereof. Except with respect to Notes directly paid, the Company agrees to deposit with the Master Trustee on or prior to each due date, as specified in the Related Bond Documents, a sum sufficient to pay the principal of, premium, if any, and interest on any of the Notes due on such date. Any such moneys shall, upon direction of the Company set forth in an Officer's Certificate, be invested as set forth therein. The foregoing notwithstanding, amounts deposited with the Master Trustee to provide for the payment of Notes pledged to the payment of Related Bonds shall be invested in accordance with the provisions of the Related Bond Indenture and Related Loan Document. The Master Trustee shall not be liable or responsible for any loss resulting from any such investments, and shall not be responsible for determining whether any such investment is permitted hereunder or in accordance with any such Related Bond Indenture or Related Loan Agreement. The Master Trustee is not required to provide brokerage confirmations so long as the Trustee provides periodic statements that include any investment activity to the Company and prior to the Master Trustee taking any such action under this Section 207(a), if any moneys are invested by an investment manager or advisor, such investment manager or advisor shall provide the Trustee with written instructions regarding such action and any other information required by the Trustee to take such action, including trade tickets.

(b) Subject to the foregoing provisions of this Section 207, each Note delivered under this Master Indenture upon transfer of or in exchange for or in lieu of any other Note shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Notes.

Section 208. Persons Deemed Owners. The Company, the Master Trustee and any agent thereof may treat the Person in whose name any Note is registered as the owner of such Note for the purpose of receiving payment of principal of (and premium, if any) and interest on such Note and for all other purposes whatsoever whether or not such payment is past due, and neither the Company, the Master Trustee, nor any agent of the Company or the Master Trustee shall be affected by notice to the contrary.

Section 209. Cancellation. All Notes surrendered for payment, redemption, transfer or exchange shall, if delivered to any Person other than the Master Trustee, be delivered to the Master Trustee and, if not already cancelled or required to be otherwise delivered by the terms of the Supplemental Master Indenture authorizing the series of Notes of which such Note is a part, shall be promptly cancelled by the Master Trustee. The Company may at any time deliver to the Master Trustee for cancellation any Notes previously authenticated and delivered hereunder which the Company may have acquired in any manner whatsoever, and all Notes so delivered shall be promptly cancelled by the Master Trustee. No Notes shall be authenticated in lieu of or in exchange for any Notes cancelled as provided in this Section, except as expressly permitted by this Master Indenture. All cancelled Notes held by the Master Trustee shall be disposed of according to the retention policies of the Master Trustee.

Section 210. Security for Notes.

(a) All Notes issued and Outstanding under this Master Indenture are equally and ratably secured by the pledge and assignment of a security interest in the Trust Estate pursuant to the Granting Clauses of this Master Indenture. Any one or more series of Notes or obligations issued hereunder may be secured by additional and separate security (including without limitation letters or lines of credit, property or security interests in debt service reserve funds or

debt service, purchase, construction or similar funds or guarantees of payment by third parties). Such security need not extend to any other Debt (including any other Notes or series of Notes) unless so specified and may contain provisions not inconsistent with this Master Indenture which provide for separate realization upon such security. Except as otherwise expressly provided herein or in any Supplemental Master Indenture pursuant to which such Note or obligation is issued, all Notes issued hereunder shall be equally and ratably secured by any lien created pursuant to or constituting a part of the Trust Estate under this Master Indenture.

(b) To the extent that any Debt which is permitted to be issued pursuant to this Master Indenture is not issued directly in the form of a Note, a Note may be issued hereunder and pledged as security for the payment of such Debt in lieu of directly issuing such Debt as a Note hereunder.

Section 211. Mortgage, Pledge and Assignment; Further Assurances.

(a) Subject only to the provisions of this Master Indenture permitting the application thereof for the purposes and on the terms and conditions set forth herein and in order to secure the payment of the Notes and the performance of the duties and obligations of the Company under the Notes and this Master Indenture, the Company has pledged and assigned unto the Master Trustee and its successors and assigns forever, and granted a security interest thereunto in, among other things, all of the Adjusted Revenues and any other amounts (including proceeds of the sale of Bonds) held in the Revenue Fund to secure the payment of the principal of and interest on the Notes in accordance with their terms and the provisions of this Master Indenture and the Deed of Trust. Said pledge shall constitute a lien on and security interest in such assets and shall attach, be perfected and be valid and binding from and after delivery of the Notes and the execution of the Deposit Account Control Agreement, without any physical delivery thereof or further act.

In order to perfect the Master Trustee's security interest in the Adjusted Revenues as security for the payment of the Notes, the Master Trustee is authorized and directed to enter into, and shall be indemnified for (pursuant to Article VII hereof), the Deposit Account Control Agreement; provided, that the Master Trustee shall have no duty or responsibility to determine the existence of, or the necessity of perfecting any security interest of the Master Trustee in, any fund or account in which the Master Trustee has been granted a security interest, including without limitation, as described in Granting Clause (b) of this Master Indenture.

Upon the occurrence of an Event of Default, the Master Trustee shall be entitled to, subject to its rights to be indemnified pursuant to Article VII, collect and receive all of the Adjusted Revenues. The Master Trustee also shall, subject to its rights to be indemnified pursuant to Article VII, (1) enforce the terms, covenants and conditions of, and preserve and protect the priority of its interest in and under this Master Indenture and the Deed of Trust and (2) assure compliance with all covenants, agreements and conditions of the Company contained in this Master Indenture with respect to the Adjusted Revenues; provided that, without limiting the generality of any of the provisions of this Master Indenture or the Deed of Trust, the Master Trustee need not foreclose the Deed of Trust (or accept a deed in lieu of foreclosure or otherwise exercise remedies with respect to the Mortgaged Property) if the effect of any such foreclosure (or acceptance of a deed in lieu of foreclosure, or other exercise of remedies with respect to the

Mortgaged Property) would be to cause the Master Trustee to: (i) incur financial liability for any then existing environmental contamination at or from the Mortgaged Property, (ii) risk its own funds for the remediation of any such existing environmental contamination, or (iii) be subject to environmental liability or will require the approval of an environmental governmental regulator.

(b) The Company shall, at its own expense, take all necessary action to maintain and preserve the security interest in the property granted by this Master Indenture and the Deed of Trust so long as any Notes are Outstanding. In addition, the Company shall, immediately after the execution and delivery of this Agreement and thereafter from time to time, cause the Deed of Trust and any financing statements in respect thereof to be filed, registered and recorded in such manner and in such places as may be required by law in order to fully perfect and protect such security interest and from time to time will perform or cause to be performed any other act as provided by law and will execute or cause to be executed and filed as provided herein any and all continuation statements as required for such perfection and protection. Copies of all filings and recordings hereunder shall be promptly filed with the Master Trustee. Except to the extent it is exempt therefrom, the Company shall pay or cause to be paid all filing, registration and recording fees and all expenses incident to the preparation, execution and acknowledgment of such instruments of perfection, and all federal or state fees and other similar fees, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Deed of Trust and such instruments of perfection. The Master Trustee shall not be responsible for the sufficiency of or the recording of this instrument, any supplemental indenture, any mortgage, deed of trust, other security or other instruments of further assurance.

(c) The Company covenants not to take any action that would create or allow any liens to exist, except any Permitted Encumbrances (as defined in the Deed of Trust), on any real property owned by the Company and included in the Deed of Trust other than a lien arising in connection with the issuance of additional Debt. The Company has not heretofore made a pledge of, granted a lien on or security interest in, or made an assignment or sale of the collateral granted hereunder that ranks on a parity with or prior to the lien granted hereunder that will remain outstanding on the Closing Date. The Company has not described such collateral in a UCC financing statement that will remain effective on the Closing Date. The Company will not hereafter make or suffer to exist any pledge or assignment of, lien on, or security interest in the collateral described hereunder that ranks prior to or on parity with the lien granted hereunder, or file any financing statement describing any such pledge, assignment, lien or security interest, except as expressly permitted by the Bond Documents. The security interest granted hereunder is and shall be prior to any judicial lien hereafter imposed on such collateral to enforce a judgment against the Company on a simple contract.

(d) The Company covenants that all Adjusted Revenues will be deposited into the account (or accounts) that is subject of a Deposit Account Control Agreement hereunder.

Section 212. Additional Debt.

(a) Upon satisfaction of the applicable requirements of Section 202, one or more series of Debt payable from the Adjusted Revenues of the Company may be delivered pursuant to this Master Indenture for the purposes provided in the Act, to pay the costs associated with

such Debt, and/or for the purpose of refunding any Outstanding Debt if the following conditions are met:

(1) No Default. Delivery of an Officer's Certificate stating that this Master Indenture is in effect and no Event of Default is then existing under this Master Indenture or any Debt Outstanding or any agreement entered into in conjunction with such Debt;

(2) Parity Pledge. Such Debt shall be secured on a parity with respect to the Trust Estate and shall be payable by the issuer solely from the Adjusted Revenues and other amounts derived from the loan agreement relating to such debt (except to the extent paid out of moneys attributable to the proceeds derived from the sale of the additional Debt or to income from the temporary investment thereof);

(3) Sufficient funds must be evidenced as follows:

(A) Historical Coverage on Outstanding Debt. Delivery of an Officer's Certificate stating that, for either the Company's most recently completed Fiscal Year or for any consecutive 12 months out of the most recent 18 months immediately preceding the issuance of the additional Debt, the Available Revenues equal at least 1.20 times Maximum Annual Debt Service on all Debt then Outstanding prior to the issuance of the additional Debt; and

(B) Projected Coverage for Additional Debt. An Independent Management Consultant selected by the Company provides a written report setting forth projections which indicate that the estimated Available Revenues are equal to at least 1.10 times Maximum Annual Debt Service for all Debt then Outstanding, including the proposed additional Debt, in the Fiscal Year immediately following the completion of the Project being financed. The report of the Independent consultant shall take into account (i) the audited results of operations and verified enrollment of the Project for the most recently completed Fiscal Year and (ii) the projected enrollment for the Fiscal Year immediately following the completion of the new Project, and shall assume that the proposed additional Debt shall have been outstanding for the entire year;

(4) Alternate Coverage for Additional Debt. In lieu of the requirements described in Section 212(a)(3) above, the Company may deliver an Officer's Certificate stating that, based on the audited results of the operations for the most recently completed Fiscal Year, the Available Revenues equal at least 1.10 times Maximum Annual Debt Service on all Debt then Outstanding as well as the additional Debt;

(5) [RESERVED];

(6) Bond Counsel Opinion. Bond Counsel shall render an opinion to the Master Trustee to the effect that the issuance of the proposed additional Debt will not cause the interest on the Related Bonds Outstanding issued as tax-exempt bonds to be includable in the gross income of the Owners thereof for purposes of federal income taxation; and

(7) Opinion of Counsel. The Company shall obtain and provide to the Master Trustee on or prior to the closing date of the proposed additional Debt, an Opinion of Counsel addressed to the Master Trustee to the effect that the security interest in fixtures and equipment and personal property granted under the Deed of Trust has been created and perfected under the Uniform Commercial Code as currently in effect in the State, including but not limited to, Article 9, as amended; and

(8) Title Insurance. So long as the Trust Estate contains the lien of the Deed of Trust upon any real property of the Company, the Company shall obtain and provide to the Master Trustee an endorsement of the title insurance policy (if permitted under the Texas Insurance Code) issued in connection with the Debt increasing the coverage thereunder by an amount equal to the aggregate principal amount of the additional Debt; provided that, no issuance of additional Debt shall require the re-insurance or re-evaluation of properties previously included in the Deed of Trust.

The satisfaction of the conditions set forth in paragraphs (1) through (8) above shall be delivered to the Master Trustee.

(b) Refunding. If additional Debt is being issued for the purpose of refunding any Outstanding Debt, the report required by Sections 212(a)(3) and (4) to be delivered shall not apply so long as both the total and Maximum Annual Debt Service requirements on all Outstanding Debt after issuance of the additional Debt will not exceed both the total and the Maximum Annual Debt Service requirements on all Outstanding Debt prior to the issuance of such additional Debt.

(c) Completion Debt. In the event such additional Debt is being issued or incurred for the purpose of completing any Project (as that term is defined from time to time in connection with the issuance of additional Debt) for which Debt is issued or incurred, such series of completion bonds may be issued in amounts not to exceed 10% of the principal amount of the Debt originally issued for such Project upon delivery of an Officer's Certificate to the Master Trustee that such additional Debt is required to fund the costs of completion; provided that, such additional Debt must comply with any applicable requirements imposed by the Related Bond Indenture and Related Loan Documents.

(d) Interim Construction Financing. The Company reserves the right to issue and incur Short-Term Debt.

(e) Reserved.

(f) Exemption. The Series 2010 Notes and related Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010Q (Qualified School Construction Bonds – Direct Pay) and Texas Public Finance Authority Charter School Finance Corporation Education Revenue Bonds Odyssey Academy, Inc.), Series 2010A, and Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010B shall not be considered additional Debt and are not subject to the provisions of this Section 212.

Section 213. Insurance. (a) The Company shall at all times following completion of any Related Project, keep and maintain such Related Project insured against such risks and in such amounts, with such deductible provisions, as are customary in connection with the operation of facilities of the type and size comparable to the Related Project and consistent with the requirements of state law. Subject to subsection (c) hereof, the Company shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for, at least the following insurance with respect to the Related Project and the Company:

(1) insurance coverage for buildings and contents, including steam boilers, fired pressure vessels and certain other machinery for fire, lightning, windstorm and hail, explosion, aircraft and vehicles, sprinkler leakage, elevator, and all other risks of direct physical loss, at all times in an amount not less than the replacement cost of the Related Project as originally determined on the Closing Date of the Series 2010 Bonds and subsequently determined after construction is completed on any properties covered under the Deed of Trust;

(2) during the course of any construction, reconstruction, remodeling or repair of the Related Project, builders' all risk extended coverage insurance (non-reporting Completed Value with Special Cause of Loss form) in amounts based upon the completed replacement value of the Related Project, including soft costs and, to the extent not covered by (6) below, coverage for lost gross revenues due to damage or destruction of the Related Project prior to construction in an amount consistent with (6) below, and endorsed to provide that occupancy by any person shall not void such coverage;

(3) general liability (other than as set forth in subsection (4) of this subsection (a));

(4) comprehensive professional liability insurance, including malpractice and other professional liability insurance (other than as set forth in subparagraph (3) of this subsection (a));

(5) worker's compensation insurance as required by the laws of the State; and

(6) business interruption insurance covering actual losses in gross revenues from the Related Project resulting directly from necessary interruption of the operation of the Company caused by damage to or destruction (resulting from fire and lightning; accident to a fired pressure vessel or machinery; and other perils, including windstorm and hail, explosion, civil commotion, aircraft and vehicles, sprinkler leakage, smoke, vandalism and malicious mischief, and accident) to real or personal property constituting part of the Related Project, less charges and expenses which do not necessarily continue during the interruption of business, for such length of time as may be required with the exercise of due diligence and dispatch to rebuild, repair, or replace such properties as have been damaged or destroyed (but in no event less than 12 months) with limits equal to at least 100 percent of the maximum annual principal and interest requirements on the Outstanding Bonds for the current or any subsequent Fiscal Year.

If it is ever determined that any structure within the Related Project is located in a flood plain (as defined by federal regulations), the Company shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for flood insurance for the Related Project. Such flood insurance shall constitute the type of such insurance that is available at the time and as is customary in connection with the operation of facilities of the type and size comparable to the Related Project.

(b) Insurers and Policies. Each insurance policy required by subparagraph (a) above (i) shall be issued or written by such insurer (or insurers) as mutually acceptable to the Company, or by an insurance fund established by the United States or State or an agency or instrumentality thereof unless such insurance is not otherwise available on commercially reasonable terms from an insurer rated at least "A" by S&P or "Excellent (A or A-) by Best, (ii) shall be in such form and with such provisions (including, without limitation and where applicable, loss payable clauses payable to the Master Trustee, waiver of subrogation clauses, provisions relieving the insurer of liability to the extent of minor claims and the designation of the named insureds) as are generally considered standard provisions for the type of insurance involved, (iii) shall prohibit cancellation or substantial modification by the insurer without at least thirty days' prior written notice to the Master Trustee and the Company and (iv) shall name the Master Trustee as additional insured. Without limiting the generality of the foregoing, all insurance policies carried pursuant to clause (a)(1) of this Section 213 contain a standard NY Mortgagee clause in favor of the Master Trustee (as mortgagee/loss payee) shall name the Master Trustee and the Company as parties insured thereunder as the respective interest of each of such parties may appear, and loss thereunder shall be made payable and shall be applied as provided in the Related Loan Documents. The Company shall deliver to the Master Trustee proof of each such insurance policy within 5 Business Days of obtaining such policies.

(c) Insurance Consultant. The Company covenants to review each year the insurance carried by the Company with respect to the Company and the Related Project and, to the extent feasible, will carry insurance insuring against risks and hazards specified in Section 213(a) to the same extent that other entities comparable to the Company and owning or operating facilities of the size and type comparable to the Related Project carry such insurance. At least once every two years, from and after the date hereof, the Company shall retain an Independent Insurance Consultant, for the purpose of reviewing the insurance coverage of, and the insurance required for, the Company and the Related Project and making recommendations respecting the types, amounts and provisions of insurance that should be carried with respect to the Company and the Related Project and their operation, maintenance and administration. A signed copy of the report of the Independent Insurance Consultant shall be filed with the Master Trustee. The insurance requirements of Section 213(a) and this subsection (c) shall be deemed modified or superseded as necessary to conform with the recommendations contained in said report to the extent the report recommends additional or increased coverage.

(d) Certifications. The Company shall, on the closing date for any Debt and thereafter within 120 days after the end of each of its Fiscal Years submit to the Master Trustee an Officer's Certificate verifying that (i) all insurance required by this Master Indenture is in full force and effect as of the date of such Officer's Certificate and (ii) all Impositions (as defined in Section 4.1(k) of the Deed of Trust) have been paid. The Master Trustee shall have no

responsibility for monitoring the existence of or maintaining any insurance policies other than to receive the certificate required by this Section 213(d).

ARTICLE III

REDEMPTION OR PREPAYMENT OF NOTES

Section 301. Redemption or Prepayment. Notes of each series shall be subject to optional and mandatory redemption or prepayment (subject to Section 602) in whole or in part and may be redeemed prior to Stated Maturity only as provided in the Supplemental Master Indenture creating such series. Unless otherwise provided by the Supplemental Master Indenture creating a series of Notes, the provisions of Sections 302 through 305 of this Master Indenture shall also apply to the redemption of Notes.

Section 302. Election to Redeem or Prepay; Notice to Master Trustee. The Company shall notify the Master Trustee in writing of the election of the Company to redeem or prepay all or any portion of the Notes of any series, together with the redemption or prepayment date and the principal amount of Notes of each Stated Maturity and series to be redeemed or prepaid, at least 60 days prior to the redemption or prepayment date fixed by the Company, unless a shorter notice shall be satisfactory to the Master Trustee.

Section 303. Deposit of Redemption or Prepayment Price. On or prior to any redemption or prepayment date, the Company shall deposit with the Master Trustee or its designated agent an amount of money or Defeasance Obligations sufficient to pay the redemption or prepayment price of all the Notes which are to be redeemed or prepaid on such date.

Section 304. Notes Payable on Redemption or Prepayment Date.

(a) Notice of redemption or prepayment having been given as aforesaid, and the monies for redemption or prepayment having been deposited as described in Section 303, the Notes to be redeemed or prepaid shall become due and payable on the redemption or prepayment date at the redemption or prepayment price therein specified, and from and after such date such Notes shall cease to bear interest. Upon surrender of any such Note for redemption or prepayment in accordance with said notice, such Note shall be paid by the Company at the redemption or prepayment price. Installments of interest whose Stated Maturity is on or prior to the redemption date shall be payable to the registered Note Holders on the relevant Record Dates according to their terms.

(b) If any Note called for redemption shall not be so paid upon surrender thereof for redemption, the principal (and premium, if any) shall, until paid, bear interest from the redemption date at the rate borne by the Note.

Section 305. Notes Redeemed or Prepaid in Part. Any Note which is to be redeemed or prepaid only in part shall be surrendered at a Place of Payment (with, if the Company or the Master Trustee so requires, due endorsement by, or a written instrument of transfer satisfactory in form to, the Company and the Master Trustee, and duly executed by the Holder thereof or by his attorney who has been duly authorized in writing) and the Company shall execute and the

Master Trustee shall authenticate and deliver without service charge a new Note or Notes of the same series, interest rate and maturity, and of any Authorized Denomination, to the Holder of such Note as requested by such Holder in aggregate principal amount equal to and in exchange for the unredeemed or unpaid portion of the principal of the Note so surrendered.

ARTICLE IV

COVENANTS OF THE COMPANY

Section 401. Payment of Debt Service. The Company unconditionally and irrevocably covenants that it will promptly pay the principal of, premium, if any, and interest and any other amount due on every Note issued under this Master Indenture at any time at the place, on the dates and in the manner provided in said Notes according to the true intent and meaning thereof. Notwithstanding any schedule of payments upon the Notes set forth in the Notes, the Company unconditionally and irrevocably covenants and agrees to make payments upon each Note and be liable therefor at the times and in the amounts (including principal, interest and premium, if any) equal to the amounts to be paid as interest, principal at maturity or by mandatory sinking fund redemption, or premium, or purchase price, if any, upon any Notes or Related Bonds from time to time outstanding.

Section 402. Rating. The Company covenants that it will not knowingly take any action that would likely result in the reduction of the then current municipal ratings of the Notes (or any other indebtedness secured by the Notes) by any Rating Service.

Section 403. Money for Note Payments to be Held in Trust; Appointment of Paying Agents.

(a) The Company may appoint a Paying Agent for each series of the Notes.

(b) Each such Paying Agent appointed by the Company shall be (i) a corporation or association organized and doing business under the laws of the United States of America or of any state, (ii) authorized under such laws to exercise corporate trust powers, (iii) have a combined capital and surplus of at least \$50,000,000, and (iv) be subject to supervision or examination by federal or state authority.

(c) Subject to Section 207 hereof, the Company will, on or prior to each due date of the principal of (and premium, if any) or interest or any other amounts on any Notes, deposit with the Master Trustee which shall thereupon deposit such with the Paying Agent, a sum sufficient to pay the principal (and premium, if any) or interest or purchase price so becoming due and any other amounts due in accordance with the terms of the Notes and this Master Indenture, such sum to be held in trust for the benefit of the Holders of such Notes, and the Company will promptly notify the Master Trustee of its action or failure so to act unless such Paying Agent is the Master Trustee.

(d) The Company will cause each Paying Agent other than the Master Trustee to execute and deliver to the Master Trustee an instrument in which such Paying Agent shall agree with the Master Trustee, subject to the provisions of this Subsection, that such Paying Agent will

(1) hold all sums held by it for the payment of principal of (and premium, if any) or interest or any other amounts on the Notes in trust for the benefit of the Persons entitled thereto until such sums shall be paid to such Persons or otherwise disposed of as herein provided;

(2) give the Master Trustee notice of any default by the Company or any other obligor upon the Notes in the making of any such payment of principal (and premium, if any) or interest or any other amounts; and

(3) upon request by the Master Trustee, pay to the Master Trustee all sums so held in trust by such Paying Agent forthwith at any time during the continuance of such default.

(e) For the purpose of obtaining the satisfaction and discharge of this Master Indenture or for any other purpose, the Company may at any time by Order direct any Paying Agent to pay to the Master Trustee all sums held in trust by such Paying Agent, such sums to be held by the Master Trustee upon the same trusts as those upon which such sums were held by such Paying Agent. Upon such payment by any Paying Agent to the Master Trustee, such Paying Agent shall be released from all further liability with respect to such money.

(f) Subject to applicable escheat laws of the State, any money deposited in trust with the Master Trustee or any Paying Agent for the payment of the principal of (and premium, if any) or interest on any Notes and remaining unclaimed for the later of (i) the first anniversary of the Stated Maturity of the Notes or the installment of interest for the payment of which such money is held or (ii) two years after such principal (and premium, if any) or interest has become due and payable shall to the extent permitted by law be paid to the Company on its Request (which Request shall include the Company's representation that it is entitled to such funds under applicable escheatment laws and its agreement to comply with such laws) and the Holder of such Note shall thereafter, to the extent of any legal right or claim, be deemed to be an unsecured general creditor, and shall look only to the Company for payment thereof, and all liability of the Master Trustee or such Paying Agent with respect to such trust money, and all liability of the Company, shall thereupon cease; provided, however, that the Master Trustee or such Paying Agent, before being required to make any such repayment, may publish notice in a newspaper of general circulation in the county in which the Company is located at the expense of the Company that such money remains unclaimed and that, after a date specified therein, which shall not be less than 30 days from the date of such publication, any unclaimed balance of such money then remaining will be repaid to the Company; provided further, notwithstanding the foregoing, the Master Trustee shall be entitled to deliver any such funds to any escheatment authority in accordance with the Master Trustee's customary procedures. The Master Trustee shall hold any such funds in trust uninvested (without liability for interest accrued after the date of deposit or other compensation) for the benefit of holders entitled thereto.

Section 404. Notice of Non-Compliance. Promptly upon the discovery of any default, the Company will deliver to the Master Trustee a written statement describing each default and status thereof which has not been cured or waived under any Note. For the purpose of this Section, the term "default" means any event which is, or after notice or lapse of time or both would become, an Event of Default.

Section 405. Corporate Existence. Subject to Sections 501 and 502, the Company will do or cause to be done all things necessary to preserve and keep in full force and effect its corporate existence, rights (charter and statutory), and franchises; provided, however, that the Company shall not be required to preserve any right or franchise if the Governing Body shall determine that the preservation thereof is no longer desirable in the conduct of its business and that the loss thereof is not disadvantageous in any material respect to the Holders of the Notes.

Section 406. Revenue Fund.

(a) There is hereby created by the Company and established with the Master Trustee the special fund of the Company designated the “Odyssey Education Revenue Fund” (herein referred to as the “Revenue Fund”). The Revenue Fund shall contain a principal account (the “Principal Account”) and an interest account (the “Interest Account”) and such other accounts as the Master Trustee finds necessary or desirable. The money deposited to the Revenue Fund, together with all investments thereof and investment income therefrom, shall be held in trust and applied solely as provided in this Section and in Section 606.

(a-1) So long as Remediation Transfers are required to be made to the Master Trustee pursuant to any Related Loan Agreement, the Company shall deposit, within two (2) Business Days from the date of receipt, with the Master Trustee, for credit to the Revenue Fund all of its Foundation School Program Payments.

(a-2) Promptly upon receipt of any Foundation School Program Payments to the Master Trustee for deposit into the Revenue Fund, the Master Trustee shall withdraw and pay or deposit from the amounts on deposit in the Revenue Fund the following amounts in the order indicated:

(1) a transfer to the Interest Account of the related bond series of an amount necessary to accumulate in equal monthly installments the interest on the Notes due and payable on the next Interest Payment Date (as required pursuant to the Related Bond Indenture). There shall be paid from the Interest Account equally and ratably to the Holder of each instrument evidencing a Note the amount of interest on each Note as such interest becomes due;

(2) a transfer to the Principal Account of the related bond series of the amount necessary to accumulate in equal periodic installments as required pursuant to the Related Bond Indenture the principal of the Notes maturing or subject to mandatory sinking fund redemption on the next Interest Payment Date taking into account with respect to each such payment (i) any other money actually available in the Principal Account for such purpose and (ii) any credit against amounts due on each Interest Payment Date granted pursuant to other provisions of this Master Indenture. There shall be paid from the Principal Account equally and ratably to the Holder of each instrument evidencing a Note the amount of principal payments due on each Note, whether at maturity or earlier mandatory redemption (other than by reason of acceleration of maturity or other demand for payment), as such principal becomes due;

(3) a transfer to any Debt Service Reserve Fund maintained by any Holder of any Note, an amount sufficient to cause the balance on deposit in such reserve fund to

equal the required balance in 12 equal monthly installments or as otherwise in such amounts required by the applicable Related Bond Documents; and

(4) any remaining amounts to the Company.

(b) If, and only if, an Event of Default under this Master Indenture shall occur, the Company shall deposit, within five (5) Business Days from the date of receipt, with the Master Trustee, for credit to the Revenue Fund all of its Adjusted Revenues, including without limitation amounts subject to the Deposit Account Control Agreement for which a Notice of Exclusive Control has been delivered, (except to the extent otherwise provided by or inconsistent with any permitted instrument creating any mortgage, lien, charge, encumbrance, pledge or other security interest granted, created, assumed, incurred or existing) as well as any insurance and condemnation proceeds, beginning on the first day of such Event of Default thereof and on each day thereafter, until no default under Section 601(a) of this Indenture then exists.

(c) Immediately upon receipt of any payments to the Master Trustee for deposit into the Revenue Fund, the Master Trustee shall withdraw and pay or deposit from the amounts on deposit in the Revenue Fund the following amounts in the order indicated:

(1) to the Master Trustee any fees or expenses which are then payable;

(2) equally and ratably to the Holder of each instrument evidencing a Note on which there has been a default pursuant to Section 601(a) an amount equal to all defaulted principal of (or premium, if any), interest and obligations on such Note;

(3) a transfer to the Interest Account of an amount necessary to accumulate in equal monthly installments the interest on the Notes due and payable on the next Interest Payment Date, provided, however, that to the extent available, each transfer made on the fifth Business Day before the end of each month immediately preceding each Interest Payment Date shall be in an amount to provide, together with amounts then on deposit in the Interest Account, the balance of the interest due on the Notes on the next succeeding Interest Payment Date. There shall be paid from the Interest Account equally and ratably to the Holder of each instrument evidencing a Note the amount of interest on each Note as such interest becomes due;

(4) a transfer to the Principal Account of the amount necessary to accumulate in equal periodic installments as required pursuant to the Related Bond Indenture the principal of the Notes maturing or subject to mandatory sinking fund redemption on the next Interest Payment Date taking into account with respect to each such payment (i) any other money actually available in the Principal Account for such purpose and (ii) any credit against amounts due on each Interest Payment Date granted pursuant to other provisions of this Master Indenture; provided, however, that to the extent available, the transfer made on the fifth Business Day before the end of each month immediately preceding such Interest Payment Date shall be in an amount to provide, together with amounts then on deposit in the Principal Account, the balance of the principal maturing or subject to mandatory sinking fund redemption on such Interest Payment Date. There shall be paid from the Principal Account equally and ratably to the Holder of each

instrument evidencing a Note the amount of principal payments due on each Note, whether at maturity or earlier mandatory redemption (other than by reason of acceleration of maturity or other demand for payment), as such principal becomes due;

(5) to the Holder of any Note entitled to maintain a Debt Service Reserve Fund for the payment of such Note, an amount sufficient to cause the balance on deposit in such reserve fund to equal the required balance in 12 equal monthly installments or as otherwise in such amounts required by the applicable Related Bond Documents; and

(6) to the Company, the amount specified in a Request as the amount of ordinary and necessary expenses of the Company for its operations for the following month.

(d) Any amounts remaining on deposit in the Revenue Fund on the day following the end of the month in which all Events of Default under Section 601(a) of this Master Indenture have been cured or waived, shall be paid to the Company upon Request for deposit in a deposit account of the Company subject to a Deposit Account Control Agreement, which may be used for any lawful purpose.

(e) Pending disbursements of the amounts on deposit in the Revenue Fund, the Master Trustee shall promptly invest and reinvest such amounts in the Defeasance Obligations specified in any Order. All such investments shall have a maturity not greater than 91 days from date of purchase.

Section 407. Insurance and Condemnation Proceeds Fund.

(a) There is hereby created by the Company and established with the Master Trustee the special fund of the Company designated the “Odyssey Education Insurance and Condemnation Proceeds Fund” (herein referred to as the “Insurance and Condemnation Fund”). The Master Trustee is hereby authorized to create any accounts within such Insurance and Condemnation Fund as the Master Trustee finds necessary or desirable, provided, the Master Trustee shall have no duty to establish the Insurance and Condemnation Fund prior to the first occurring receipt of proceeds under an insurance policy held pursuant to Section 213 hereof or a condemnation of all or a portion of any Related Project. The money deposited to the Insurance and Condemnation Fund, together with all investments thereof and investment income therefrom, shall be held in trust and applied solely as provided in this Section.

(b) Immediately upon receipt of any payments to the Master Trustee for deposit into the Insurance and Condemnation Fund, the Master Trustee shall transfer such amounts from the Insurance and Condemnation Fund to the Related Bond Trustee in accordance with the Related Indenture to which such insurance or condemnation proceeds relate for use pursuant to such Related Indenture and the Related Loan Documents for such Related Project.

Section 408. Title Insurance. The Company shall obtain on or prior to the closing date of any Debt a standard ALTA owner’s policy of title insurance and a standard ALTA mortgage loan policy of title insurance issued by a title insurance company acceptable to the Master Trustee, showing the Master Trustee as insured parties, as their interests may appear, with respect to the Mortgaged Property, together with such endorsements as may be required by the

Master Trustee, in an aggregate amount not less than the principal amount of the Debt outstanding (including the Debt to be issued) secured by the Mortgaged Property (as defined in the Deed of Trust). The ALTA mortgage loan policy of title insurance shall be delivered to the Master Trustee. The policies shall insure that the Company has fee title in the Mortgaged Property and the Master Trustee has a valid first lien on the Company's interest in the Mortgaged Property described in the Deed of Trust; subject to Permitted Encumbrances and subject to the Master Trustee's protection in Section 703(n) hereof. There shall be deleted in such policies the standard exceptions for discrepancies, encroachments, overlaps, conflicts in boundary lines, servitudes or such other matters that would be disclosed by an accurate survey and inspection of the Mortgaged Property, for mechanics' and materialmen's liens, or for rights or claims of parties in possession and easements and claims of easements not shown on the public records.

Section 409. Waiver of Certain Covenants. The Company may omit in any particular instance to comply with any covenant or condition set forth in Sections 402 through 407 hereof if before or after the time for such compliance the Holders of the same percentage in principal amount of all Notes then Outstanding the consent of which would be required to amend the provisions hereof to permit such noncompliance, but no such waiver shall extend to or affect such covenant or condition except to the extent so expressly waived and, until such waiver shall become effective, the obligations of the Company and the duties of the Master Trustee in respect of any such covenant or condition shall remain in full force and effect.

ARTICLE V

CONSOLIDATION, MERGER, CONVEYANCE AND TRANSFER

Section 501. Consolidation, Merger, Conveyance, or Transfer Only on Certain Terms. In addition to any other requirements set forth in the Related Bond Documents, the Company covenants and agrees that it will not consolidate with or merge into any corporation or convey or transfer its properties substantially as an entirety to any Person, unless:

(a) all of the following conditions exist:

(1) the Person formed by such consolidation or into which the Company merges or the Person which acquires substantially all of the properties of the Company as an entirety shall be a Person organized and existing under the laws of the United States of America or any state or the District of Columbia and shall expressly assume by instrument supplemental hereto executed and delivered to the Master Trustee, the due and punctual payment of the principal (and premium, if any) and interest on the Notes and any other amounts due thereunder or in accordance with this Master Indenture and the performance and observance of every covenant and condition hereof on the part of the Company to be performed or observed;

(2) an Officer's Certificate shall be delivered to the Master Trustee to the effect that such consolidation, merger or transfer shall not, immediately after giving effect to such transaction, cause a default hereunder to occur and be continuing; and

(3) the Company shall have delivered to the Master Trustee and Related Bond Trustee an Officer's Certificate and Opinion of Counsel, each stating that such consolidation, merger, conveyance, or transfer and such supplemental instrument comply with this Article and that all conditions precedent relating to such transaction provided for herein have been complied with, and a Favorable Opinion of Bond Counsel.

Section 502. Successor Corporation Substituted. Upon any consolidation or merger, or any conveyance or transfer of the properties and assets of the Company substantially as an entirety in accordance with Section 501, the successor Person formed by such consolidation or into which the Company is merged or to which such conveyance or transfer is made shall succeed to, and be substituted for, and may exercise every right and power of, the Company hereunder with the same effect as if such successor Person had been named as the Company herein.

ARTICLE VI

REMEDIES OF THE MASTER TRUSTEE AND HOLDERS OF NOTES IN EVENT OF DEFAULT

Section 601. Events of Default. "Event of Default," whenever used herein means any one of the following events (whatever the reason for such Event of Default and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(a) default in the payment of the principal of (premium, if any) or interest or any other amount due on any Note when due (giving effect to any applicable period of grace, if any); or

(b) default in the performance, or breach, of any covenant or agreement on the part of the Company contained in this Master Indenture (other than a covenant or agreement the default in the performance or observance of which is elsewhere in this Section specifically addressed) and continuance of such default or breach for a period of 30 days after a written notice specifying such default or breach and requiring it to be remedied and stating that such notice is a "Notice of Default" hereunder has been given by registered or certified mail by (i) the Holders of at least 25% in principal amount of Notes then Outstanding or (ii) the Master Trustee to the Company (with a copy to the Master Trustee in the case of notice by the Holders); provided that if such default under this Section 601(b) can be cured by the Company but cannot be cured within the 30-day curative period described above, it shall not constitute an Event of Default if corrective action is instituted by the Company within such 30-day period and diligently pursued until the default is corrected; or

(c) a decree or order by a court having jurisdiction in the premises shall have been entered adjudging the Company a bankrupt or insolvent, or approving as properly filed a petition seeking reorganization or arrangement of the Company under the federal Bankruptcy Code of 1978, as amended (the "Bankruptcy Code"), or any other similar applicable federal or state law, and such decree or order shall have continued undischarged and unstayed for a period of 90 days;

or a decree or order of a court having jurisdiction in the premises for the appointment of a receiver or trustee or assignee in bankruptcy or insolvency of the Company or the Company's property, or for the winding up or liquidation of the Company or the Company's affairs, shall have been entered, and such decree or order shall have remained in force undischarged and unstayed for a period of 90 days; or

(d) the Company shall institute proceedings to be adjudicated a voluntary bankruptcy, or shall consent to the institution of a bankruptcy proceeding against it, or shall file a petition or answer or consent seeking reorganization or arrangement under the Bankruptcy Code or any other similar applicable federal or state law, or shall consent to the filing of any such petition, or shall consent to the appointment of a receiver or trustee or assignee in bankruptcy or insolvency of it or of its property, or shall make assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due, or corporate action shall be taken by the Company in furtherance of any of the aforesaid purposes;

(e) an event of default, as therein defined, under any instrument or agreement under which any Note may be incurred or secured, or under any Related Bond Documents occurs and is continuing beyond any applicable period of grace, if any;

(f) a Qualified Provider under a Financial Products Agreement which is secured by a Note notifies the Master Trustee that an event of default under the Swap Agreement, as therein defined, has occurred and is continuing beyond the applicable grace period, if any;

(g) receipt of written notice by the Master Trustee from the Sublessor pursuant to the Collateral Assignment of Sublease of a continuing delinquent payment under the Sublease Agreement.

Section 602. Acceleration of Maturity In Certain Cases; Rescission and Annulment.

(a) If an Event of Default occurs and is continuing, then and in every such case the Master Trustee may, and upon the written request of the Holders of not less than 25% in principal amount of the Notes Outstanding (or, in the case of any Event of Default described in clause (e) above resulting in the loss of any exclusion from gross income of interest on, or the invalidity of, any Debt secured by a pledge of Notes, the Holders of not less than 25% in principal amount of the Notes Outstanding of the affected series) shall, by a notice in writing to the Company, accelerate the Maturity of the Notes, and upon any such declaration such principal (premium, if any) and interest and any other amount due on any Note shall become immediately due and payable.

(b) At any time after such a declaration of acceleration has been made and before a judgment or decree for payment of the money due has been obtained by the Master Trustee as hereinafter in this Article provided, the Holders of a majority in principal amount of the Notes Outstanding, by written notice to the Company and the Master Trustee, may rescind and annul such declaration and its consequences if:

(1) the Company has caused to be paid or deposited with the Master Trustee a sum sufficient to pay:

- (i) all overdue installments of interest on all Notes;
 - (ii) the principal of (and premium, if any, on) any Notes which have become due otherwise than by such declaration of acceleration and interest thereon at the rate borne by the Notes as well as any other amounts due and owing as provided in such Notes; and
 - (iii) all sums paid or advanced by the Master Trustee hereunder and the reasonable compensation, expenses, disbursements and advances of the Master Trustee, its agents and counsel; and
- (2) all Events of Default, other than the non-payment of the principal of Notes which have become due solely by such acceleration, have been cured or waived as provided in Section 613.

No such rescission shall affect any subsequent default or impair any right consequent thereon.

(c) Acceleration of Notes pursuant to this Section 602 may be declared separately and independently with or without an acceleration of the Related Bonds.

Section 603. Collection of Indebtedness and Suits for Enforcement by Master Trustee.

- (a) The Company covenants that if:
- (1) default is made in the payment of any installment of interest on any Note when such interest becomes due and payable;
 - (2) default is made in the payment of the principal of (or premium, if any, on) any Note when such principal (or premium, if any) becomes due and payable; or
 - (3) default is made in the payment of any other amount when such amount is due and payable;

the Company will, subject to Section 401 hereof, upon demand of the Master Trustee, pay to it, for the benefit of the Holders of such Notes, the whole amount then due and payable on such Notes for principal (and premium, if any) and interest, with interest upon the overdue principal (and premium, if any) and any other amount due; and, in addition thereto, such further amount as shall be sufficient to cover the costs and expenses of collection, including the reasonable compensation, expenses, disbursements and advances of the Master Trustee, its agents and counsel.

(b) If the Company fails to pay any of the foregoing amounts forthwith upon demand, the Master Trustee, in its own name and as trustee of an express trust, may institute a judicial proceeding for the collection of the sums so due and unpaid, and may prosecute such proceeding to judgment or final decree, and may enforce the same, against the Company and collect the moneys adjudged or decreed to be payable in the manner provided by law out of the Property of the Company.

(c) If an Event of Default occurs and is continuing, the Master Trustee may in its discretion proceed to protect and enforce its rights and the rights of the Holders of Notes and other obligations secured hereunder by such appropriate judicial proceedings as the Master Trustee shall deem most effectual to protect and enforce any such rights, whether for the specific enforcement of any covenant or agreement in this Master Indenture or in aid of the exercise of any power granted herein, or to enforce any other proper remedy, including without limitation proceeding under the UCC as to all or any part of the Trust Estate, and the Company hereby covenants and agrees with the Master Trustee that the Master Trustee shall have and may exercise with respect to the Trust Estate all the rights, remedies and powers of a secured party under the UCC as in effect in the State of Texas.

(d) If an Event of Default occurs and is continuing, the Mortgage Trustee may foreclose on any property subject to the Deed of Trust.

Section 604. Master Trustee May File Proofs of Claim.

(a) In case of the pendency of any receivership, insolvency, liquidation, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial proceeding relative to the Company or Property of the Company or of such other obligor or their creditors, the Master Trustee (irrespective of whether the principal of the Notes shall then be due and payable as therein expressed or by declaration or otherwise and irrespective of whether the Master Trustee shall have made any demand on the Company for the payment of overdue principal or interest) shall be entitled and empowered, by intervention in such proceeding or otherwise:

(1) to file and prove a claim for the whole amount of principal (and premium, if any) and interest and any other amounts owing and unpaid in respect of the Notes and to file such other papers or documents as may be necessary or advisable in order to have the claims of the Master Trustee (including any claim for the reasonable compensation, expenses, disbursements and advances of the Master Trustee, its agents and counsel) and of the Holders of Notes allowed in such judicial proceeding; and

(2) to collect and receive any moneys or other property payable or deliverable on any such claims and to distribute the same;

and any receiver, assignee, trustee, liquidator, sequestrator (or other similar official) in any such judicial proceeding is hereby authorized by each Holder of Notes to make such payments to the Master Trustee, and in the event that the Master Trustee shall consent to the making of such payments directly to the Holders of Notes, to pay to the Master Trustee any amount due to it for the reasonable compensation, expenses, disbursements and advances of the Master Trustee, its agents and counsel, and any other amounts due the Master Trustee under this Master Indenture.

(b) Nothing herein contained shall be deemed to authorize the Master Trustee to authorize or consent to or accept or adopt on behalf of any Holder of Notes any plan of reorganization, arrangement, adjustment or composition affecting the Notes or the rights of any Holder thereof, or to authorize the Master Trustee to vote in respect of the claim of any Holder of Notes in any such proceeding.

Section 605. Master Trustee May Enforce Claims Without Possession of Notes. All rights of action and claims under this Master Indenture or the Notes may be prosecuted and enforced by the Master Trustee without the possession of any of the Notes or the production thereof in any proceeding relating thereto, and any such proceeding instituted by the Master Trustee shall be brought in its own name as trustee of an express trust, and any recovery of judgment shall, after provision for the payment of the reasonable compensation, expenses, disbursements and advances of the Master Trustee, its agents and counsel, be for the ratable benefit of the Holders of the Notes in respect of which such judgment has been recovered.

Section 606. Application of Money Collected. Any money collected by the Master Trustee pursuant to this Article and any proceeds of any sale (after deducting the costs and expenses of such sale, including reasonable expenses and compensation to the Master Trustee, its agents and counsel, and any taxes, assessments, or liens prior to the lien of this Indenture, except any thereof subject to which such sale shall have been made), whether made under any power of sale herein granted or pursuant to judicial proceedings, together with, in the case of an entry or sale as otherwise provided herein, any other sums then held by the Master Trustee as part of the Trust Estate, shall be deposited in the Revenue Fund created by this Master Indenture, shall be applied in the order specified in Section 406, at the date or dates fixed by the Master Trustee and, in case of the distribution of such money on account of principal (or premium, if any), upon presentation of the Notes and the notation thereon of the payment if only partially paid and upon surrender thereof if fully paid.

Section 607. Limitation on Suits. No Holder of any Note shall have any right to institute any proceeding, judicial or otherwise, with respect to this Master Indenture, or for the appointment of a receiver or trustee, or for any other remedy hereunder, unless:

(1) such Holder has previously given written notice to the Master Trustee of a continuing Event of Default;

(2) the Holders of not less than 25% in principal amount of the Outstanding Notes shall have made written request to the Master Trustee to institute proceedings in respect of such Event of Default in its own name as Master Trustee hereunder;

(3) such Holder or Holders have provided to the Master Trustee indemnity satisfactory to it against the costs, expenses and liabilities to be incurred in compliance with such request;

(4) the Master Trustee for 60 days after its receipt of such notice, request and offer of indemnity has failed to institute any such proceeding; and

(5) no direction inconsistent with such written request has been given to the Master Trustee during such 60-day period by the Holders of a majority in principal amount of the Outstanding Notes;

it being understood and intended that no one or more Holders of Notes shall have any right in any manner whatever by virtue of, or by availing of, any provision of this Master Indenture to affect, disturb or prejudice the rights of any other Holders of Notes, or to obtain or to seek to obtain priority or preference over any other Holders, or to enforce any right under this Master Indenture, except in the manner herein provided and for the equal and ratable benefit of all the Holders of Notes.

Section 608. Unconditional Right of Holders of Notes to Receive Principal, Premium and Interest. Notwithstanding any other provision in this Master Indenture, the Holder of any Note shall have the right which is absolute and unconditional to receive payment of the principal of (and premium, if any) and interest on such Note, but (without waiving or

impairing any rights such Holder may have under any other instrument or agreement) solely from the sources provided in this Master Indenture, on the respective Stated Maturities expressed in such Note (or, in the case of redemption, on the redemption date) and to institute suit for the enforcement of any such payment, and such rights shall not be impaired without the consent of such Holder.

Section 609. Restoration of Rights and Remedies. If the Master Trustee or any Holder of Notes has instituted any proceeding to enforce any right or remedy under this Master Indenture and such proceeding has been discontinued or abandoned for any reason, or has been determined adversely to the Master Trustee or to such Holder of Notes, then and in every such case the Company, the Master Trustee and the Holders of Notes shall, subject to any determination in such proceeding, be restored severally and respectively to their former positions hereunder, and thereafter all rights and remedies of the Master Trustee and the Holders of Notes shall continue as though no such proceeding had been instituted.

Section 610. Rights and Remedies Cumulative. No right or remedy herein conferred upon or reserved to the Master Trustee or to the Holders of Notes is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right and remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 611. Delay or Omission Not Waiver. No delay or omission of the Master Trustee or of any Holder of any Note to exercise any right or remedy accruing upon any Event of Default shall impair any such right or remedy or constitute a waiver of any such Event of Default or an acquiescence therein. Every right and remedy given by this Article or by law to the Master Trustee or to the Holders of Notes may be exercised from time to time, and as often as may be deemed expedient, by the Master Trustee or by the Holders of Notes, as the case may be.

Section 612. Control by Holders of Notes. The Holders of a majority in principal amount of the Outstanding Notes shall have the right to direct the time, method and place of conducting any proceeding for any remedy available to the Master Trustee or exercising any trust or power conferred on the Master Trustee, provided that such direction shall not be in conflict with any rule of law or with this Master Indenture, and provided further that the Master Trustee shall have the right to decline to comply with any such request in accordance with Section 703(e) hereof or if the Master Trustee shall be advised by counsel (who may be its own counsel) that the action so directed may not lawfully be taken or the Master Trustee in good faith shall determine that such action would be unjustly prejudicial to the Holders of the Notes not parties to such direction. The Master Trustee may take any other action deemed proper by the Master Trustee which is not inconsistent with such direction; provided that, the Master Trustee need not take any action that it determines might involve it in liability and provided that the Master Trustee shall have been provided with an indemnity reasonably satisfactory to it.

Section 613. Waiver of Past Defaults.

(a) The Holders of not less than a majority in principal amount of the Outstanding Notes may on behalf of the Holders of all the Notes waive, in writing, any past default hereunder and its consequences, except:

(1) a default in the payment of the principal of (or premium, if any) or interest or any other amount on any Note; or

(2) a default in respect of a covenant or provision hereof which under Article VIII cannot be modified or amended without the consent of the Holder of each Outstanding Note affected.

(b) Upon any such waiver, such default shall cease to exist, and any Event of Default arising therefrom shall be deemed to have been cured, for every purpose of this Master Indenture; but no such waiver shall extend to any subsequent or other default or impair any right consequent thereon.

Section 614. Undertaking for Costs. All parties to this Master Indenture agree, and each Holder of any Note by his acceptance thereof shall be deemed to have agreed, that any court may in its discretion require, in any suit for the enforcement of any right or remedy under this Master Indenture, or in any suit against the Master Trustee for any action taken or omitted by it as Master Trustee, the filing by any party litigant in such suit of an undertaking to pay the costs of such suit, and that such court may in its discretion assess reasonable costs, including reasonable attorneys' fees, against any party litigant in such suit, having due regard to the merits and good faith of the claims or defenses made by such party litigant; but the provisions of this Section shall not apply to any suit instituted by the Master Trustee, to any suit instituted by any Holder of Notes, or group of Holders of Notes, holding in the aggregate more than 10% in principal amount of the Outstanding Notes, or to any suit instituted by any Holder of Notes for the enforcement of the payment of the principal of (or premium, if any) or interest on any Note on or after the respective Stated Maturities expressed in such Note (or, in the case of redemption, on or after the redemption date).

Section 615. Waiver of Stay or Extension Laws. The Company covenants (to the extent that it may lawfully do so) that it will not at any time insist upon, or plead, or in any manner whatsoever claim or take the benefit or advantage of, any stay or extension law wherever enacted, now or at any time hereafter in force, which may affect the covenants or the performance of this Master Indenture; and the Company (to the extent that it may lawfully do so), hereby expressly waives all benefit or advantage of any such law, and covenants (to the extent that it may lawfully do so) that it will not hinder, delay or impede the execution of any power herein granted to the Master Trustee, but will suffer and permit the execution of every such power as though no such law had been enacted.

Section 616. No Recourse Against Others. No recourse under or upon any obligation, covenant or agreement contained in this Master Indenture or any indenture supplemental hereto, or in any Note, or for any claim based thereon or otherwise in respect thereof, shall be had against any incorporator, or against any past, present or future director, officer or employee, as

such, of the Master Trustee or the Company or of any successor corporation, either directly or through the Company, whether by virtue of any constitution or statute or rule of law, or by the enforcement of any assessment or penalty or otherwise; it being expressly understood that this Master Indenture and the Notes are solely corporate obligations, and that no such personal liability whatever shall attach to, or is or shall be incurred by, the incorporators, directors, officers or employees, as such, of the Master Trustee or the Company or any successor corporation, or any of them, because of the creation of indebtedness hereby authorized, or under or by reason of the obligations, covenants or agreements contained in this Master Indenture or in any of the Notes or implied therefrom; and that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such incorporator, director, officer or employee, as such, are hereby expressly waived and released as a condition of, and as a consideration for, the execution of this Master Indenture and the issue of such Notes.

ARTICLE VII

CONCERNING THE MASTER TRUSTEE

Section 701. Duties and Liabilities of Master Trustee.

(a) The Master Trustee accepts and agrees to execute the trusts imposed upon it by this Master Indenture, but only upon the terms and conditions set forth herein, and no implied covenants or obligations shall be read into this Master Indenture against the Master Trustee.

(b) In case any Event of Default has occurred and is continuing (of which a Responsible Officer of the Master Trustee has actual knowledge or is deemed to have actual knowledge under Section 703(h) hereof), the Master Trustee shall exercise such of the rights and powers vested in it by this Master Indenture, and use the same degree of care and skill in their exercise, as a reasonably prudent man would exercise or use under the circumstances in the conduct of his own affairs.

(c) No provision of this Master Indenture shall be construed to relieve the Master Trustee from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except, that:

(1) this Subsection shall not be construed to limit the effect of Subsection (a) of this Section or Section 703 hereof;

(2) the Master Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer, unless it shall be proved that the Master Trustee was negligent in ascertaining the pertinent facts;

(3) the Master Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with Section 602(a) hereof or otherwise with the direction of the Holders of not less than a majority in aggregate principal amount of the Notes then Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Master Trustee, or exercising any trust or power conferred upon the Master Trustee, under this Master Indenture; and

(4) no provision of this Master Indenture shall require the Master Trustee to expend or risk its funds or otherwise incur any financial liability in the performance of any of its duties hereunder or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that the repayment of such funds or adequate indemnity against such risk or liability or the payment of its fees and expenses is not reasonably assured to it.

(d) Whether or not therein expressly so provided, every provision of this Master Indenture relating to the conduct or affecting the liability of or affording protection to the Master Trustee shall be subject to the provisions of this Section and Section 703.

Section 702. Notice of Defaults. Within 60 days after the occurrence of any default of which the Master Trustee is deemed to have knowledge hereunder, the Master Trustee shall transmit by mail to all Holders of Notes notice of such default, unless such default shall have been cured or waived or unless corrective action to cure such default has been instituted and is being pursued such that such default does not constitute an Event of Default; provided, however, that except in the case of a default in the payment of the principal of (or premium, if any) or interest on any Notes or in the payment of any sinking or purchase fund installment, the Master Trustee shall be protected in withholding such notice if and so long as the board of directors, the executive committee or a trust committee of directors and/or Responsible Officers of the Master Trustee in good faith determine that the withholding of such notice from the Holders of the Notes is in the interest of the Holders of Notes; and provided, further, that in the case of any default of the character specified in Section 601(b), no such notice to Holders of Notes shall be given until at least 30 days after the notice described in Section 601(b) is given and a cure is not forthcoming. For the purpose of this Section, the term “default” means any event which is, or after notice or lapse of time or both would become, an Event of Default.

Section 703. Certain Rights of Master Trustee.

(a) The Master Trustee may conclusively rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, approval, bond, debenture or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties and shall not be required to verify the accuracy of any information or calculations required to be included therein or attached thereto.

(b) Any request or direction of the Company shall be sufficiently evidenced by a Request; and any resolution of the Governing Body may be evidenced to the Master Trustee by a Board Resolution.

(c) Whenever in the administration of this Master Indenture the Master Trustee shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, the Master Trustee (unless other evidence be herein specifically prescribed) may, in the absence of bad faith on its part, rely upon an Officer’s Certificate.

(d) The Master Trustee may consult with counsel and the written advice of such counsel or any Opinion of Counsel shall be full and complete authorization and protection in

respect of any action taken, suffered or omitted by it hereunder in good faith and in reliance thereon.

(e) The Master Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Master Indenture at the request or direction of any of the Holders of the Notes pursuant to the provisions of this Master Indenture, unless such Holders shall have offered to the Master Trustee reasonable security or indemnity satisfactory to it against the costs, expenses and liabilities which might be incurred by it in connection with such request or direction and for the payment of the Master Trustee's fees in connection therewith.

(f) The Master Trustee shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, approval, bond, debenture or other paper or document, but the Master Trustee, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit, and, if the Master Trustee shall determine to make such further inquiry or investigation, it shall be entitled to examine the books, records and premises of the Company, personally or by agent or attorney and to take such memoranda from and in regard thereto as may be reasonably desired. The Master Trustee shall have no obligation to perform any of the duties of the Company under this Master Indenture.

(g) The Master Trustee may execute any of the trusts or powers hereunder either directly or by or through appointments of agents or attorneys or may act or refrain from acting in reliance upon the opinion or advice of such agents or attorney, but the Master Trustee shall not be held liable for any negligence or misconduct of any such agent or attorney appointed by it with due care. The Master Trustee may act upon the opinion or advice of attorney or agent selected by it in the exercise of reasonable care or, if selected or retained by the Company, approved by the Master Trustee in the exercise of such care. The Master Trustee shall not be responsible for any loss or damage resulting from any action or nonaction based on its good faith reliance upon such opinion or advice. The Master Trustee may in all cases pay reasonable compensation to any attorney or agent retained or employed by it in connection herewith.

(h) The Master Trustee shall not be required to take notice or be deemed to have notice of any default or Event of Default hereunder unless the Master Trustee shall be specifically notified of such default or Event of Default in writing by the Company or by the Holder of an Outstanding Note, and in the absence of such notice the Master Trustee may conclusively assume that no default or Event of Default exists; provided, however, that the Master Trustee shall be required to take and be deemed to have notice of its failure to receive the moneys necessary to make payments when due of principal, premium, if any, or interest on any Note.

(i) The Master Trustee shall not be liable for any error of judgment made in good faith by its officers, unless it shall be proved that the Master Trustee was negligent in ascertaining the pertinent facts.

(j) The Master Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction of the Holders of the Outstanding Notes permitted to be given by them under this Master Indenture.

(k) No provision of this Master Indenture shall require the Master Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

(l) The permissive right of the Master Trustee to do things enumerated in this Master Indenture shall not be construed as a duty and the Master Trustee shall not be answerable for other than its negligence or willful misconduct in accordance with the terms of this Master Indenture.

(m) The Master Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

(n) The Master Trustee shall not be responsible for monitoring the existence of or determining whether any lien or encumbrance or other charge including without limitation any Permitted Encumbrance (as defined in the Deed of Trust) exists against the Project or the Trust Estate.

(o) To the extent The Bank of New York Mellon Trust Company, National Association is also acting in the capacity of Paying Agent or Note Registrar, the rights, privileges, protections, benefits, immunities and indemnities afforded to the Master Trustee pursuant to this Article VII shall also be afforded to such bank acting in such capacities.

Section 704. Not Responsible For Recitals or Issuance of Notes. The recitals contained herein and in the Notes (other than the certificate of authentication on such Notes) shall be taken as the statements of the Company and the Master Trustee assumes no responsibility for their correctness. The Master Trustee makes no representations as to the validity or sufficiency of this Master Indenture or of the Notes. The Master Trustee shall not be accountable for the use or application by the Company of any of the Notes or of the proceeds of such Notes, for the use or application of any money paid over by the Master Trustee in accordance with the provisions of this Master Indenture or for the use and application of money received by any Paying Agent.

Section 705. Master Trustee May Own Notes. The Master Trustee or other agent of the Company, in its individual or any other capacity, may become the owner or pledgee of Notes and may otherwise deal with the Company with the same rights it would have if it were not Master Trustee or such other agent.

Section 706. Moneys to Be Held in Trust. All moneys received by the Master Trustee shall, until used or applied as herein provided (including payment of moneys to the Company under the next to last paragraph of Section 403), be held in trust for the purposes for which they were received, but need not be segregated from other funds except to the extent required by law. The Master Trustee shall be under no liability for interest on any moneys received by it hereunder other than such interest as it expressly agrees to pay.

Section 707. Compensation and Expenses of Master Trustee.

(a) The Company hereby agrees:

(1) to pay to the Master Trustee from time to time reasonable compensation for all services rendered by it hereunder (which compensation shall not be limited by any law limiting the compensation of the trustee of an express trust), whether as Master Trustee or as Paying Agent;

(2) except as otherwise expressly provided in this Section 707(a), to reimburse the Master Trustee upon its request for all reasonable expenses, disbursements and advances incurred or made by the Master Trustee in accordance with any provision of this Master Indenture (including the reasonable compensation and the expenses and disbursements of its agents and counsel); and

(3) to indemnify the Master Trustee, its directors, employees, agents and affiliates (including without limitation, the Master Trustee as Paying Agent hereunder) (collectively, the "Indemnitees") for, and to defend and hold them harmless against, loss, liability, claims, proceedings, suits, demands, penalties, costs and expenses, including without limitation, the costs and expenses of outside and in house counsel and experts and their staffs and all expenses of document location, duplication and shipment and of preparation to defend and defending any of the foregoing ("Losses"), that may be imposed on, incurred by or asserted against any Indemnitee in respect of (i) any loss, or damage to any property, or injury to or death of any person, asserted by or on behalf of any Person arising out of, resulting from, or in any way connected with the Project, or the conditions, occupancy, use, possession, conduct or management of, or any work done in or about the Project or from the planning, design, acquisition or construction of any Project facilities or any part thereof, (ii) the issuance of any Notes or Related Bonds, or the Company's or the issuer's, as the case may be, authority therefore; (iii) this Master Indenture and any instrument related thereto, (iv) the Master Trustee's execution, delivery and performance of the Master Indenture, except in respect of any Indemnitee to the extent such Indemnitee's negligence or bad faith caused such the Loss, and (v) compliance with or attempted compliance with or reliance on any instruction or other direction upon which the Master Trustee may rely under the Master Indenture or any instrument related thereto. The Company further agrees to indemnify the Indemnitees against any Losses as a result of (1) any untrue statement or alleged untrue statement of any material fact or the omission or alleged omission to state a materially fact necessary to make the statements made not misleading in any statement, information or material furnished by the Company to the Master Trustee or the Holder of any Note, including, but not limited to, any disclosure document utilized in connection with the sale of any Related Bonds; or (2) the inaccuracy of the statement contained in any section of any Related Bond Indenture relating to environmental representations and warranties. The foregoing indemnification shall include, without limitation, indemnification for any statement or information concerning the Company or its officer and members or its Property contained in any official statement or other offering document furnished to the Master Trustee or the purchaser of any Notes or Related Bonds that is untrue or incorrect in any material respect, and any omission from such official statement or other offering

document of any statement or information which should be contained therein for the purpose for which the same is to be used or which is necessary to make the statements therein concerning the Company, its officers and members and its Property not misleading in any material respect. The foregoing is in addition to any other rights, including rights to indemnification, to which the Master Trustee may otherwise be entitled, including without limitation, pursuant to the Deed of Trust.

(b) As such security for the performance of the obligations of the Company under this Section the Master Trustee shall have a lien prior to the Notes upon all property and funds held or collected by the Master Trustee as such. The payment obligations set forth above shall include all such fees and expenses of the Master Trustee and its agents under any Supplemental Master Indenture.

Section 708. Corporate Master Trustee Required; Eligibility. There shall at all times be a Master Trustee hereunder which shall be a corporation or association organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least \$50,000,000, subject to supervision or examination by Federal or state authority. If such corporation publishes reports of condition at least annually, pursuant to law or to the requirements of the aforesaid supervising or examining authority, then for the purposes of this Section, the combined capital and surplus of such corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. If at any time the Master Trustee shall cease to be eligible in accordance with the provisions of this Section, it shall resign immediately in the manner and with the effect hereinafter specified in this Article.

Section 709. Resignation and Removal; Appointment of Successor.

(a) No resignation or removal of the Master Trustee and no appointment of a successor Master Trustee pursuant to this Article shall become effective until the acceptance of appointment by the successor Master Trustee under Section 710.

(b) The Master Trustee may resign at any time by giving written notice thereof to the Company. If an instrument of acceptance by a successor Master Trustee shall not have been delivered to the Master Trustee within 30 days after the giving of such notice of resignation, the resigning Master Trustee may petition any court of competent jurisdiction for the appointment of a successor Master Trustee.

(c) The Master Trustee may be removed at any time by act of the Holders of a majority in principal amount of the Outstanding Notes delivered to the Master Trustee and the Company.

(d) If at any time:

(1) the Master Trustee shall cease to be eligible under Section 708 and shall fail to resign after written request therefor by the Company or by any Holder of Notes; or

(2) the Master Trustee shall become incapable of acting or shall be adjudged a bankrupt or insolvent or conservator or a receiver of the Master Trustee or of its property

shall be appointed or any public officer shall take charge or control of the Master Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation;

then, in any such case, (i) the Company by a Request may remove the Master Trustee, or (ii) subject to Section 614, any Holder of Notes who has been a bona fide Holder of a Note for at least six months may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction for the removal of the Master Trustee and the appointment of a successor Master Trustee.

(e) If the Master Trustee shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the office of Master Trustee for any cause, the Company shall promptly appoint a successor Master Trustee. If, within six months after such resignation, removal or incapability, or the occurrence of such vacancy, a successor Master Trustee shall be appointed by Act of the Holders of a majority in principal amount of the Outstanding Notes delivered to the Company and the retiring Master Trustee, the successor Master Trustee so appointed shall, forthwith upon its acceptance of such appointment, become the successor Master Trustee and supersede the successor Master Trustee appointed by the Company. If no successor Master Trustee shall have been so appointed by the Company or the Holders of Notes and accepted appointment in the manner hereinafter provided, the Master Trustee or any Holder of Notes who has been a bona fide Holder of a Note for at least 6 months may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction for the appointment of a successor Master Trustee.

(f) The Company shall give notice of each resignation and each removal of the Master Trustee and each appointment of a successor Master Trustee by mailing written notice of such event by first-class mail, postage prepaid, to the Holders of Notes at their addresses as shown in the Note Register. Each notice shall include the name and address of the designated corporate trust office of the successor Master Trustee.

Section 710. Acceptance of Appointment by Successor.

(a) Every successor Master Trustee appointed hereunder shall execute, acknowledge and deliver to the Company and to the retiring Master Trustee an instrument accepting such appointment, and thereupon the resignation or removal of the retiring Master Trustee shall become effective and such successor Master Trustee, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts and duties of the retiring Master Trustee; but, on Request of the Company or the successor Master Trustee, such retiring Master Trustee shall, upon payment of its charges, execute and deliver an instrument transferring to such successor Master Trustee all the rights, powers and trusts of the retiring Master Trustee, and shall duly assign, transfer and deliver to the successor Master Trustee all property and money held by such retiring Master Trustee hereunder. Upon request of any such successor Master Trustee, the Company shall execute any and all instruments for more fully and certainly vesting in and confirming to such successor Master Trustee all such rights, powers and trusts.

(b) No successor Master Trustee shall accept its appointment unless at the time of such acceptance such successor Master Trustee shall be qualified and eligible under this Article.

Section 711. Merger or Consolidation. Any corporation into which the Master Trustee may be merged or with which it may be consolidated, or any corporation resulting from any merger or consolidation to which the Master Trustee shall be a party, or any corporation acquiring and succeeding to all or substantially all of the municipal corporate trust business of the Master Trustee, shall be the successor Master Trustee hereunder, provided such corporation shall be otherwise qualified and eligible under this Article, to the extent operative, without the execution or filing of any paper or any further act on the part of any of the parties hereto. In case any Notes shall have been authenticated, but not delivered, by the Master Trustee then in office, any successor by merger or consolidation to such authenticating Master Trustee may adopt such authentication and deliver the Notes so authenticated with the same effect as if such successor Master Trustee had itself authenticated such Notes.

Section 712. Release of Property. At the request of a majority of the Holders of the Notes the Master Trustee shall execute and deliver in recordable form any releases of Property encumbered hereby or by the Deed of Trust.

Section 713. Partial Release of Real Property Included in Deed of Trust. (a) The Master Trustee shall consent to the release of portions of the real property included in the Deed of Trust upon receipt of a written Request for such release and a Officer's Certificate of an Authorized Representative providing that:

- (1) the requested release is for a facility funded solely with restricted donations (the "Endowed Facility");
- (2) the Endowed Facility is solely owned by the Company;
- (3) the Company has no outstanding Debt incurred in connection with the construction of the Endowed Facility;
- (4) the real property requested for release is limited to the immediate area occupied by the Endowed Facility and, upon release thereof, does not materially impair the value of the aggregate real property then-securing all outstanding Debt; and
- (5) the Endowed Facility is complete.

The Master Trustee shall take the necessary steps to release such portions of the real property subject to the Deed of Trust at the expense of the Company.

(b) Notwithstanding the provisions of Section 713(a) above, the Master Trustee shall consent to the release of portions of the real property included in the Deed of Trust upon receipt of:

- (1) a Certificate of an Authorized Representative requesting the release;
- (2) the identification of the facility and land requested for release (the "Released Facility");

(3) an appraisal of the Facility and land that remain subject to the Deed of Trust (the “Retained Facility”);

(4) evidence that cash, letter of credit or securities have been deposited with the Master Trustee that, together with the appraised value of the Retained Facility, equal at least 50% of the principal amount of all Notes Outstanding hereunder; and

(5) a Supplemental Master Indenture, pursuant to Section 801(n) permitting the substitution of cash, letter of credit or securities for real property in the Trust Estate.

Section 714. Facsimile and Electronic Transmissions. The Master Trustee agrees to accept and act upon instructions or directions pursuant to this Master Indenture sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that: (a) subsequent to such transmission of written instructions and/or directions the Master Trustee shall forthwith receive the originally executed instructions and/or directions in a timely manner, (b) such originally executed instructions and/or directions shall be signed by a person as may be designated and authorized to sign for the party signing such instructions and/or directions, and (c) the Master Trustee shall have received an incumbency certificate listing such designated persons and containing specimen signatures of such designated persons, which such incumbency certificate shall be amended and replaced whenever a person is to be added or deleted from the listing. If the Company elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Master Trustee in its discretion elects to act upon such instructions, the Master Trustee’s understanding of such instructions shall be deemed controlling. The Master Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Master Trustee’s reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Company agrees to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Master Trustee, including without limitation the risk of the Master Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

ARTICLE VIII

SUPPLEMENTS

Section 801. Supplemental Master Indentures Without Consent of Holders of Notes. Without the consent of the Holders of any Notes, the Company, when authorized by a Board Resolution, and the Master Trustee at any time may enter into or consent to one or more indentures supplemental hereto, subject to Section 803 hereof, for any of the following purposes:

(a) to cure any ambiguity or to correct or supplement any provision herein or therein which may be inconsistent with any other provision herein or therein, or to make any other provisions with respect to matters or questions arising under this Master Indenture which shall not be inconsistent with this Master Indenture, provided such action shall not adversely affect the interests of the Holder of any Notes;

(b) to grant to or confer upon the Master Trustee for the benefit of the Holders of the Notes any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Holders of the Notes and the Master Trustee, or either of them, to add to the covenants of the Company for the benefit of the Holders of the Notes or to surrender any right or power conferred hereunder upon the Company;

(c) to assign and pledge under this Master Indenture additional revenues, properties or collateral;

(d) to evidence the succession of another corporation to the agreements of the Master Trustee, or a successor thereof hereunder;

(e) to evidence the succession of another Person to the Company, or successive successions, and the assumption by the successor Person of the covenants, agreements and obligations of the Company as permitted by this Master Indenture;

(f) to modify or supplement this Master Indenture in such manner as may be necessary or appropriate to qualify this Master Indenture under the Trust Indenture Act of 1939 as then amended, or under any similar federal or state statute or regulation, including provisions whereby the Master Trustee accepts such powers, duties, conditions and restrictions hereunder and the Company undertakes such covenants, conditions or restrictions additional to those contained in this Master Indenture as would be necessary or appropriate so to qualify this Master Indenture; provided, however, that nothing herein contained shall be deemed to authorize inclusion in this Master Indenture or in any indenture supplemental hereto, provisions referred to in Section 316(a)(2) of the said Trust Indenture Act or any corresponding provision provided for in any similar statute hereafter in effect;

(g) to provide for the refunding or advance refunding of any Note, in whole or in part as permitted hereunder;

(h) to provide for the issuance of the Notes or any additional series of Notes as permitted hereunder;

(i) to permit a Note to be secured by new security which may or may not be extended to all Note Holders or to establish special funds or accounts under this Master Indenture;

(j) to allow for the issuance of any series of Notes in uncertificated form;

(k) to make any other change which does not materially adversely affect the Holders of any of the Notes and does not materially adversely affect the owners of the Related Bonds with respect to which it acts as trustee, including without limitation any modification, amendment or supplement to this Master Indenture or any indenture supplemental hereto or any amendment thereto in such a manner as to establish or maintain exemption of interest on any Related Bonds under a Related Bond Indenture from federal income taxation under applicable provisions of the Code;

(l) so long as no Event of Default has occurred and is continuing under this Master Indenture and so long as no event which with notice or the passage of time or both would

become an Event of Default under this Master Indenture has occurred and is continuing, to make any other change herein or therein which, in the judgment of an Independent Management Consultant (as stated in writing), a copy of whose report shall be delivered to the Master Trustee:

(1) is in the best interest of the Company;

(2) does not materially adversely affect the Holder of any Note;

(3) provided that, with respect to each applicable series of Related Bonds, an Opinion of Counsel acceptable to the Master Trustee, and on which the Master Trustee may conclusively rely, to the effect that the amendment proposed to be adopted by such Supplemental Master Indenture will not adversely affect the exclusion from gross income for federal income tax purposes of the interest on such Related Bonds otherwise entitled to such exclusion; and

(4) provided that, no such amendment, directly or indirectly, shall (A) change the provisions of this clause (1), (B) make any modification of the type prohibited Section 802 hereof, or (C) make a modification intended to subordinate the right to payment of a Holder of any Note to the right of payment of any Holder of any other Note or any other Debt;

(m) to make any amendment to any provision of this Master Indenture or to any supplemental indenture which is only applicable to Notes issued thereafter or which will not apply so long as any Notes then Outstanding remains Outstanding;

(n) to release the Deed of Trust or, pursuant to Section 713 herein, portions of property contained therein from the Master Trust Estate upon receipt and deposit with the Master Trustee sufficient assets, cash, letters of credit or other guarantee and written confirmation from each Rating Service that such change will not result in a withdrawal or reduction in its credit rating assigned to any series of Notes or Related Bonds; and

(o) to modify, eliminate or add to the provisions of this Master Indenture if the Master Trustee shall have received (1) written confirmation from each Rating Service that such change will not result in a withdrawal or reduction of its credit rating assigned to any series of Notes or Related Bonds, as the case may be, and (2) a Board Resolution to the effect that, in the judgment of the Company, such change is necessary to permit the Company to affiliate or merge with one or more other charter schools on acceptable terms and such change and affirmation are in the best interests of the Holders of the Outstanding Notes.

Section 802. Supplemental Indentures With Consent of Holders of Notes.

(a) With the consent of the Holders of not less than a majority in principal amount of the Outstanding Notes, by Act of said Holders delivered to the Company and the Master Trustee, the Company, when authorized by a Board Resolution, and the Master Trustee may enter into or consent to an indenture or indentures supplemental hereto (subject to Section 803 hereof) for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this Master Indenture or of modifying in any manner the rights of the Holders of

the Notes under this Master Indenture; provided, however, that no such Supplemental Master Indenture shall, without the consent of the Holder of each Outstanding Note affected thereby:

(1) change the Stated Maturity of the principal of, or any installment of interest on, any Notes or any date for mandatory redemption thereof, or reduce the principal amount thereof or the interest thereon or any premium payable upon the redemption thereof, or change the coin or currency in which, any Notes 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

(2) reduce the percentage in principal amount of the Outstanding Notes, the consent of whose Holders is required for any such supplemental indenture, or the consent of whose Holders is required for any waiver (of compliance with certain provisions of this Master Indenture or certain defaults hereunder and their consequences) provided for in this Master Indenture; or

(3) modify any of the provisions of this Section or Section 613, except to increase any such percentage or to provide that certain other provisions of this Master Indenture cannot be modified or waived without the consent of the Holder of each Note affected thereby.

(b) It shall not be necessary for any Act of Holders of Notes under this Section to approve the particular form of any proposed Supplemental Master Indenture, but it shall be sufficient if such Act of Holders of Notes shall approve the substance thereof, as presented in written form to the Holders of the Notes by the Company.

Section 803. Execution of Supplemental Indentures. In executing, or accepting the additional trusts created by, any Supplemental Master Indenture permitted by this Article or the modifications thereby of the trusts created by this Master Indenture, the Master Trustee shall be entitled to receive, and (subject to Section 701) shall be fully protected in relying upon, an Opinion of Counsel stating that the execution of such Supplemental Master Indenture or consent is authorized or permitted by this Master Indenture. The Master Trustee may, but shall not (except to the extent required in the case of a Supplemental Master Indenture entered into under Section 801(d)) be obligated to, enter into any such Supplemental Master Indenture or consent which affects the Master Trustee's own rights, duties or immunities under this Master Indenture or otherwise.

Section 804. Effect of Supplemental Master Indentures. Upon the execution of any Supplemental Master Indenture under this Article, this Master Indenture shall, with respect to each series of Notes to which such Supplemental Master Indenture applies, be modified in accordance therewith, and such Supplemental Master Indenture shall form a part of this Master Indenture for all purposes, and every Holder of Notes thereafter or theretofore authenticated and delivered hereunder shall be bound thereby.

Section 805. Notes May Bear Notation of Changes. Notes authenticated and delivered after the execution of any Supplemental Master Indenture pursuant to this Article may

bear a notation in form approved by the Master Trustee as to any matter provided for in such Supplemental Master Indenture. If the Company or the Master Trustee shall so determine, new Notes so modified as to conform, in the opinion of the Master Trustee and the Company, to any such Supplemental Master Indenture may be prepared and executed by the Company and authenticated and delivered by the Master Trustee in exchange for Notes then Outstanding.

ARTICLE IX

SATISFACTION AND DISCHARGE OF MASTER INDENTURE

Section 901. Satisfaction and Discharge of Master Indenture.

(a) If at any time the Company shall have paid or caused to be paid the principal of (and premium, if any) and interest and all other amounts due and owing on all the Notes Outstanding hereunder, as and when the same shall have become due and payable, and if the Company shall also pay or provide for the payment of all other sums payable hereunder by the Company and shall have paid all of the Master Trustee's fees and expenses pursuant to Section 707 hereof, then this Master Indenture shall cease to be of further effect (except as to (i) rights of registration of transfer and exchange, (ii) substitution of mutilated, defaced, or apparently destroyed, lost or stolen Notes, (iii) rights of Holders to receive payments of principal thereof (and premium, if any) and interest thereon and remaining obligations of the Company to make mandatory sinking fund payments, (iv) the rights, remaining obligations, if any, and immunities of the Master Trustee hereunder and (v) the rights of the Holders as beneficiaries hereof with respect to the property so deposited with the Master Trustee payable to all or any of them) and the Master Trustee, on the Request accompanied by an Officer's Certificate and an Opinion of Counsel to the effect that the conditions precedent to the satisfaction and discharge of this Master Indenture have been fulfilled and at the cost and expense of the Company, shall execute proper instruments acknowledging satisfaction of and discharging this Master Indenture.

(b) Notwithstanding the satisfaction and discharge of this Master Indenture, the obligations of the Company to the Master Trustee under Section 707 and, if funds shall have been deposited with the Master Trustee pursuant to Section 902, the obligations of the Master Trustee under Section 903 and Section 403(f) shall survive the satisfaction and discharge of this Master Indenture.

Section 902. Notes Deemed Paid. Unless otherwise provided in the supplemental indenture establishing any such series of Notes, Notes of any series shall be deemed to have been paid if:

(a) in case said Notes are to be redeemed on any date prior to their Stated Maturity, the Company by Request shall have given to the Master Trustee in form satisfactory to it irrevocable instructions to give notice of redemption of such Notes on said redemption date;

(b) there shall have been deposited with the Master Trustee either money sufficient, or Defeasance Obligations the principal of and the interest on which will provide money sufficient without reinvestment (as established by an Officer's Certificate delivered to the Master

Trustee accompanied by a report of an Independent Accountant setting forth the calculations upon which such Officer's Certificate is based), to pay when due the principal of (and premium, if any) and interest due and to become due on said Notes on and prior to the Maturity thereof;

(c) in the event said Notes are not by their terms subject to redemption within the next 45 days, the Company by Request shall have given the Master Trustee in form satisfactory to it irrevocable instructions to give a notice to the Holders of such Notes that the deposit required by clause (b) of this Section 902 above has been made with the Master Trustee and that said Notes are deemed to have been paid in accordance with this Section and stating such Maturity date upon which moneys are to be available for the payment of the principal of (and premium, if any) and interest on said Notes.

Section 903. Application of Trust Money. The Defeasance Obligations and money deposited with the Master Trustee pursuant to Section 902 and principal or interest payments on any such Defeasance Obligations shall be held in trust, shall not be sold or reinvested, and shall be applied by it, in accordance with the provisions of the Notes and this Master Indenture, to the payment, either directly or through any Paying Agent as the Master Trustee may determine, to the Persons entitled thereto, of the principal (and premium, if any) and interest for whose payment such money or Defeasance Obligations were deposited; provided that, upon delivery to the Master Trustee of an Officer's Certificate (accompanied by the report of an Independent Accountant setting forth the calculations upon which such Officer's Certificate is based) establishing that the money and Defeasance Obligations on deposit following the taking of the proposed action will be sufficient for the purposes described in subsection (b) of Section 902, any money received from principal or interest payments on Defeasance Obligations deposited with the Master Trustee or the proceeds of any sale of such Defeasance Obligations, if not then needed for such purpose, shall, upon Request be reinvested in other Defeasance Obligations or disposed of as requested by the Company. For purposes of any calculation required by this Article, any Defeasance Obligation which is subject to redemption at the option of its issuer, the redemption date for which has not been irrevocably established as of the date of such calculation, shall be assumed to cease to bear interest at the earliest date on which such obligation may be redeemed at the option of the issuer thereof and the principal of such obligation shall be assumed to be received at its Stated Maturity.

This Master Indenture may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, the Company and the Master Trustee have caused this Master Indenture to be signed on their behalf by their duly authorized representatives as of the date first written above.

ODYSSEY 2020 ACADEMY, INC
d/b/a THE ODYSSEY ACADEMY

By: _____
President, Board of Directors

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION**
as Master Trustee

By: _____

Name: Jully Jiang

Title: Vice President

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SUPPLEMENTAL MASTER TRUST INDENTURE NO. 1

Dated as of July 1, 2010

Between

ODYSSEY 2020 ACADEMY, INC
d/b/a THE ODYSSEY ACADEMY

and

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION
as Master Trustee

Supplemental to:

Master Trust Indenture
Dated as of July 1, 2010

In connection with the issuance of
Series 2010Q Note

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Exhibit “A” - Form of Taxable Series 2010Q Master Indenture Note and Assignment;
Certificate of Authentication and Registration

SUPPLEMENTAL MASTER TRUST INDENTURE NO. 1

THIS SUPPLEMENTAL MASTER TRUST INDENTURE NO. 1, dated as of July 1, 2010 (this “Supplemental Master Indenture”), is between **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION**, a limited purpose national banking corporation with trust powers, having a corporate trust office in Houston, Texas, as master trustee (the “Master Trustee”), and **ODYSSEY 2020 ACADEMY, INC, d/b/a THE ODYSSEY ACADEMY**, a non-profit corporation organized and existing under the laws of the State of Texas (the “Company”), amending and supplementing the hereinafter referenced Original Master Indenture.

RECITALS:

WHEREAS, the Company entered into a Master Trust Indenture, dated as of July 1, 2010 (being referred to herein as the “Original Master Indenture”), with The Bank of New York Mellon Trust Company, National Association, as Master Trustee, for the purpose of providing for the issuance of Notes thereunder to secure Debt of the Company (as such terms are defined in the Original Master Indenture); and

WHEREAS, the Company and the Master Trustee are authorized under Sections 201 and 801 of the Original Master Indenture, to amend or supplement the Original Master Indenture, subject to the terms and provisions contained therein, to provide for the issuance of a series of Notes; and

WHEREAS, the Company desires to enter into this Supplemental Master Indenture in order to provide for the issuance of certain Notes, as hereinafter described, to be secured under the Original Master Indenture as amended and supplemented hereby (as so amended and supplemented, the “Master Indenture”); and

WHEREAS, the Company deems it desirable to issue (i) a Taxable Master Indenture Note (Odyssey Academy, Inc.) Series 2010Q (the “Taxable Series 2010Q Master Note”) entitled to the security of the Master Indenture in the original principal amount of \$5,000,000, and to deliver such Series 2010Q Note to the Texas Public Finance Authority Charter School Finance Corporation (the “Issuer”) in order to evidence and secure the obligations of the Company under the Loan Agreement (the “Related Loan Agreement”) between the Company and the Issuer, dated as of July 1, 2010, relating to the Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the “Series 2010Q Bonds”), issued pursuant to a Trust Indenture and Security Agreement (the “Related Bond Indenture”), dated as of July 1, 2010, between the Issuer and The Bank of New York Mellon Trust Company, National Association, as trustee (in such capacity, the “Bond Trustee”); and

WHEREAS, all acts and things necessary to make the Series 2010Q Note authorized by this Supplemental Master Indenture, when executed by the Company and authenticated and delivered by the Master Trustee as provided in the Original Master Indenture and this Supplemental Master Indenture, the valid, binding and legal obligations of the Company and to

constitute these presents, together with the Original Master Indenture, a valid indenture and agreement according to its terms, have been done and performed, and the execution of this Supplemental Master Indenture and the issuance of the Series 2010Q Note authorized by this Supplemental Master Indenture have in all respects been duly authorized;

NOW, THEREFORE, in order to declare the terms and conditions upon which the Series 2010Q Note authorized hereby are authenticated, issued and delivered, and in consideration of the premises and the acquisition and acceptance of the Series 2010Q Note by the Holders thereof, and in consideration of the mutual covenants, conditions and agreements which follow, the Company covenants and agrees with the Master Trustee as follows:

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. Words and terms used in this Supplemental Master Indenture and not otherwise defined herein shall, except as otherwise stated, have the meanings assigned to them in the Original Master Indenture.

Section 102. Designation of Participating Campuses. The Company hereby designates the following school as “Participating Campuses” and the revenues and assets of these Participating Campuses shall, so long as any Debt outstanding, be subject to all terms, covenants and restrictions contained in the Master Indenture and shall comprise all of part of the Trust Estate created therein:

(i) The Galveston Campus located at 2412 61st Street, Galveston, Texas 77551.

ARTICLE II

THE SERIES 2010Q NOTE

Section 201. Authorization of Series 2010Q Note. Pursuant to Section 801(h) of the Master Indenture, there is hereby created and authorized to be issued hereunder a Note, described as follows: “Taxable Master Indenture Note (Odyssey Academy, Inc.) Series 2010Q” in the aggregate original principal amount of \$5,000,000 dated July 1, 2010, issued on behalf of the Company and for the primary benefit of the Issuer. The Taxable Series 2010Q Master Note shall initially be issued and registered in the name of the Issuer, and then endorsed by the Issuer to the order of and registered in the name of the Bond Trustee, or its successors or assigns, and shall be executed, authenticated and delivered in accordance with Article II of the Original Master Indenture.

Section 202. Form of Series 2010Q Note. The Taxable Series 2010Q Master Note shall be issued as single, fully-registered promissory note, in substantially the form set forth in Exhibit “A” hereto.

Section 203. Payments on Series 2010Q Note. The principal of the Series 2010Q Note shall be payable in the amounts and on the dates, and each of the unpaid installments of principal

shall bear interest from the date of such Note at the respective rates, and such note shall have such other terms and provisions, as are set forth in or incorporated by reference into the Related Loan Agreement.

Section 204. Credits on Series 2010Q Note.

(a) The Company shall receive a credit against amounts due on the Taxable Series 2010Q Master Note on any payment date equal to the amounts paid as principal of (and premium, if any) or interest on, respectively, the Series 2010Q Bonds on such payment date, including any mandatory sinking fund redemption payments.

(b) Notwithstanding the provisions of subsection (a) above or any other provision herein or in the Original Master Indenture, in the event that any payment on or with respect to the Series 2010Q Bonds shall have been made by or on behalf of the Company and, by reason of bankruptcy or other act of insolvency, such payment shall be deemed to be a preferential payment, and the Bond Trustee shall be required by a court of competent jurisdiction to surrender such payment, any credit on the Taxable Series 2010Q Master Note that may have been given as a result of such payment shall be rescinded, and the amount owing on the Taxable Series 2010Q Master Note shall be calculated as if such payment shall not have been made.

Section 205. Interest on Overdue Installments. The Taxable Series 2010Q Master Note shall bear interest on overdue installments of principal (premium, if any), and interest, to the extent permitted by law, at a rate equal to the applicable interest rate or rates borne by the Series 2010Q Bonds.

Section 206. Registration, Transfer and Exchange. The Series 2010Q Note shall be transferred or exchanged pursuant to Section 205 of the Original Master Indenture.

ARTICLE III

REDEMPTION OR REDUCTION OF SERIES 2010Q NOTE; SATISFACTION AND RELEASE

Section 301. Redemption. The Taxable Series 2010Q Master Note shall be subject to redemption prior to Stated Maturity, to the extent and with respect to the corresponding redemption of the Series 2010Q Bonds, in accordance with the terms of the Related Bond Indenture. Notice of redemption of the Series 2010Q Bonds shall, without further notice or action by the Master Trustee or the Company, constitute notice of redemption of the corresponding amounts of principal due on the Taxable Series 2010Q Master Note, and the same shall, thereby, become due and payable on the redemption date of the Series 2010Q Bonds or at such earlier time as payment is required with respect thereto pursuant to the terms of the Related Bond Indenture.

Section 302. Partial Redemption or Reduction. In the event of a partial redemption of the Taxable Series 2010Q Master Note pursuant to Section 301 hereof, the amount of the principal and interest on such Taxable Series 2010Q Master Note becoming due after such redemption shall, to the extent appropriate, be adjusted so that the installments of principal and

interest thereafter due on the Taxable Series 2010Q Master Note correspond to the payments of the principal of and interest on the Outstanding Series 2010Q Bonds.

Section 303. Effect of Call for Prepayment or Redemption. On the date designated for prepayment or redemption by notice as herein provided, the Taxable Series 2010Q Master Note or the portion thereof so called for prepayment or redemption shall become and be due and payable at the prepayment or redemption price provided for prepayments or redemption of such Taxable Series 2010Q Master Note or portion thereof on such date. If on the date fixed for prepayment or redemption, moneys for payment of the prepayment or redemption price and accrued interest on the Taxable Series 2010Q Master Note are held by the Master Trustee or the Related Bond Trustee, (i) interest on such Taxable Series 2010Q Master Note or portion thereof so called for prepayment or redemption shall cease to accrue, (ii) such Taxable Series 2010Q Master Note or portion thereof shall cease to be entitled to any benefit or security hereunder except the right to receive payment from the moneys held by the Master Trustee or the Related Bond Trustee and (iii) the amount of such Taxable Series 2010Q Master Note or portion thereof so called for prepayment or redemption shall be deemed paid and no longer outstanding.

Section 304. Satisfaction and Release. The Company's obligations with respect to the Taxable Series 2010Q Master Note shall be considered satisfied, and the Master Trustee shall release this Supplemental Master Indenture with respect thereto, when all amounts due and owing on the Series 2010Q Bonds have been paid or deemed paid under the Related Bond Indenture.

ARTICLE IV

REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 401. Representations and Warranties. The Company represents and warrants that (a) it is duly authorized under the laws of the State of Texas and all other applicable provisions of law to execute this Supplemental Master Indenture and to issue the Series 2010Q Note, (b) all corporate action on the part of the Company required by its organizational documents and the Original Master Indenture to establish this Supplemental Master Indenture as the binding obligation of the Company has been duly and effectively taken, and (c) all such action so required for the authorization and issuance of the Series 2010Q Note has been duly and effectively taken.

Section 402. Covenants under the Original Master Indenture and Related Bond Documents. The Company covenants and agrees that so long as any portion of the Series 2010Q Note remains outstanding, it will deliver to the Related Bond Trustee all reports, opinions and other documents required by the Original Master Indenture to be submitted to the Master Trustee at the time said reports, opinions or other documents are required to be submitted to the Master Trustee, and that it will faithfully perform or cause to be performed at all times any and all covenants, agreements and undertakings required on the part of the Company contained in the Master Indenture and the Series 2010Q Note, and the Company hereby confirms its covenants and agrees with its undertakings in the Master Indenture.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 501. Notices. Except as otherwise provided in the Original Master Indenture, it shall be sufficient service of any notice, request, complaint, demand or other paper required by the Original Master Indenture to be given to or filed with the parties if the same shall be delivered in person or duly mailed by certified, registered or first class mail addressed to the addresses provided in the Original Master Indenture. The Master Trustee will be deemed to have received notice upon receipt of such notice by the Responsible Officer of the Master Trustee.

Section 502. Ratification of Original Master Indenture. The Original Master Indenture, as supplemented by this Supplemental Master Indenture, is in all respects ratified and confirmed and the Original Master Indenture as so supplemented shall be read, taken and construed as one and the same instrument. Except as herein otherwise expressly provided, all the provisions, definitions, terms and conditions of the Original Master Indenture, as supplemented by this Supplemental Master Indenture, shall be deemed to be incorporated in, and made a part of, this Supplemental Master Indenture.

Section 503. Limitation of Rights. Nothing in this Supplemental Master Indenture or in the Series 2010Q Note, express or implied, shall give or be construed to give any Person other than the Company, the Master Trustee and the respective registered Holders of the Series 2010Q Note or their assigns, any legal or equitable right, remedy or claim under or in respect of this Supplemental Master Indenture, or under any covenant, condition and provision herein contained, all its covenants, conditions and provisions being for the sole benefit of the Company, the Master Trustee and of the respective Holders of the Series 2010Q Note.

Section 504. Provisions of the Original Master Indenture to Control. The provisions of Section 701 through 713 of the Original Master Indenture shall control the terms under which the Master Trustee shall serve under this Supplemental Master Indenture.

Section 505. Binding Effect. All the covenants, stipulations, promises and agreements in this Supplemental Master Indenture by or on behalf of the Company or the Master Trustee shall inure to the benefit of and shall bind their respective successors and assigns, whether so expressed or not.

Section 506. Severability Clause. If any provision of this Supplemental Master Indenture shall be held or deemed to be, or shall in fact be, inoperative or unenforceable as applied to any particular case in any jurisdiction or jurisdictions, or in all jurisdictions or in all cases because of the conflicting of any provision with any constitution or statute or rule of public policy or for any other reasons, such circumstance shall not have the effect of rendering the provision or provisions in question inoperative or unenforceable in any other jurisdiction or in any other case or circumstance or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to the extent that such other provisions are not themselves actually in conflict with such constitution, statute or rule of public policy.

Section 507. Execution in Counterparts. This Supplemental Master Indenture may be executed in any number of counterparts, each of which shall be an original; and all of which shall together constitute but one and the same instrument.

Section 508. Governing Law. This Supplemental Master Indenture shall be governed, in all respects including validity, interpretation and effect by, and shall be enforceable in accordance with, the law of the State of Texas.

IN WITNESS WHEREOF, the parties hereto have caused this Supplemental Master Indenture to be duly executed by the persons thereunto duly authorized, as of the date and year first above written.

ODYSSEY 2020 ACADEMY, INC.
d/b/a THE ODYSSEY ACADEMY

By: _____
President, Board of Directors

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION,
as Master Trustee**

By: _____

Name: Jully Jiang

Title: Vice President

EXHIBIT A

FORM OF TAXABLE MASTER INDENTURE NOTE

THIS NOTE HAS NOT BEEN REGISTERED UNDER
THE SECURITIES ACT OF 1933, AS AMENDED

Registered No. MRQ-1	UNITED STATES OF AMERICA STATE OF TEXAS	Registered \$5,000,000
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Interest Rate: AS SET FORTH HEREIN

Maturity Date: February 15, 2027

Issue Date: August 4, 2010

Registered Holder: Texas Public Finance Authority Charter School Finance Corporation

Principal Amount: FIVE MILLION DOLLARS

Odyssey 2020 Academy, Inc., d/b/a The Odyssey Academy, a Texas non-profit corporation (the "Company"), for value received, hereby promises to pay to the Holder named above, or registered assigns, the Principal Amount set forth above. The Company also promises to pay interest hereon from the Issue Date set forth above, or from the Interest Payment Date (as defined in the Indenture) to which interest has been paid or duly provided for, and on such other dates as may be required by the Loan Agreement referenced below until the principal hereof is paid or made available for payment. Principal of (and premium, if any) and interest on this Note are payable at the times and in the amounts described in Article IV of the Loan Agreement referred to below.

1. Authorization of Note. This Note represents the duly authorized Note of the Company, in the principal amount stated above, designated as "Taxable Master Indenture Note (Odyssey Academy, Inc.) Series 2010Q" (this Note, together with all other Notes issued and secured under the Master Indenture, referred to collectively as the "Notes") issued under and pursuant to the Master Trust Indenture dated as of July 1, 2010, between the Company, acting in its own behalf, and The Bank of New York Mellon Trust Company, National Association, as trustee (the "Master Trustee"), as supplemented, including the Supplemental Master Trust Indenture No. 1, dated as of July 1, 2010, between the Company, acting on its own behalf and the Master Trustee (collectively, being herein called the "Master Indenture"). This Note is issued for the purpose of securing the obligations of the Company under a Loan Agreement dated as of July 1, 2010 (the "Loan Agreement"), entered into between the Company and the Texas Public Finance Authority Charter School Finance Corporation (the "Issuer") in connection with the issuance and sale of revenue bonds of the Issuer in the principal amount of \$5,000,000, designated Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the "Bonds"), issued under and pursuant to the Constitution and laws of the State of Texas and a Trust Indenture and Security Agreement, dated as of July 1,

2010 (the “Indenture”), between the Issuer and The Bank of New York Mellon Trust Company, National Association, as trustee (the “Bond Trustee”).

It is provided in the Master Indenture that the Company has and may hereafter issue additional Notes from time to time, and if issued, such additional Notes will rank pari passu with this Note and all other Notes heretofore or hereafter issued under the Master Indenture, except as otherwise provided in the Supplemental Master Indenture authorizing such Note and Master Indenture.

Copies of the Master Indenture, the Indenture and the Loan Agreement are on file at the Corporate Trust Office of the Master Trustee and reference is hereby made to the Master Indenture, the Indenture and the Loan Agreement for the provisions, among others, with respect to the nature and extent of the security for and the rights of the registered holders of this Note, the terms and conditions on which, and purposes for which, this Note is issued and the rights, duties and obligations of the Company and the Master Trustee under the Master Indenture, to all of which the Holder hereof, by acceptance of this Note assents. The Master Indenture may be modified, amended or supplemented only to the extent and under the circumstances permitted by, and subject to the terms and conditions of, the Master Indenture.

2. Payment. Interest on this Note which is payable, and is to be punctually paid or duly provided for, on any Interest Payment Date, will, as provided in the Master Indenture, be paid to the Person in whose name this Note is registered at the close of business on the regular Record Date for such interest, which shall be the Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the Holder on such regular Record Date, and shall be paid to the Person in whose name this Note is registered at the close of business on a special record date for the payment of such defaulted interest to be fixed by the Master Trustee, notice whereof shall be given to Note Holders not less than 10 days prior to such special record date.

Interest on this Note shall be paid to the Holder of this Note at its address as it appears on the registration books of the Master Trustee by wire transfer of immediately available funds or in such other manner as may be mutually acceptable to the Bond Trustee and the Registered Holder of this Note.

Principal and the redemption price of this Note shall be payable to the Holder of this Note at the designated payment office of the Master Trustee located in Houston, Texas (the “Place of Payment”) upon the surrender for cancellation of this Note.

If the specified date for any such payment shall be a Saturday, a Sunday or a legal holiday or the equivalent for banking institutions generally (other than legal moratorium) at the place where payment thereof is to be made, then such payment may be made on the next succeeding day which is not one of the foregoing days without additional interest and with the same force and effect as if made on the specified date for such payment. All such payments shall be made in such coin or currency of the United States of America as at the time of payment is legal tender for payment of public and private debts.

3. Redemption. This Note is subject to redemption only in connection with the redemption of a related amount of Series 2010Q Bonds as described in the Indenture referenced above.

4. Defeasance of Note. This Note is subject to defeasance as provided in the Master Indenture.

5. Limitations of Rights. The Holder of this Note shall have no right to enforce the provisions of the Master Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Master Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Master Indenture.

6. Transfer of Note. This Note is transferable by the registered Holder hereof in person or by duly authorized attorney at the principal payment office of the Master Trustee, but only to a successor Bond Trustee for the Holders of the Bonds in the manner, subject to the limitations and upon payment of the charges provided in the Master Indenture, and upon surrender and cancellation of this Note. Upon such transfer a new registered Note or Notes without coupons of the same series and maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor. The Master Trustee may deem and treat the registered Holder hereof as the absolute Holder hereof for the purpose of receiving payment of or on account of principal hereof and premium, if any, hereon and interest due hereon and for all other purposes and the Master Trustee shall not be affected by any notice to the contrary.

7. Certain Rights of Holders. If an Event of Default, as defined in the Master Indenture, shall occur, the principal of this Note and any additional notes may be declared due and payable in the manner and with the effect provided in the Master Indenture. To the extent permitted by law, the indebtedness of the Company under the Loan Agreement and this Note may be separately and independently accelerated with or without an acceleration of the Series 2010Q Bonds.

The Master Indenture permits, with certain exceptions as therein provided, the amendment of the Master Indenture and the modification of the rights and obligations of the Company and the rights of the Holders of the Notes under the Master Indenture at any time with the consent of the Holders of not less than a majority in principal amount of the Notes at the time Outstanding, as defined in the Master Indenture. The Master Indenture also contains provisions permitting the Holders of specified percentages in aggregate principal amount of the Notes at the time Outstanding, as defined in the Master Indenture, on behalf of the Holders of all the Notes, to waive compliance by the Company or its affiliates with certain provisions of the Master Indenture and certain past defaults under the Master Indenture and their consequences. Any such consent or waiver by the Holder of this Note shall be conclusive and binding upon such Holder and upon all future Holders of this Note and of any Note issued upon the transfer hereof or in exchange therefor or in lieu hereof whether or not notation of such consent or waiver is made upon this Note.

No reference herein to the Master Indenture and no provision of this Note or of the Master Indenture shall alter or impair the obligation of the Company, which is absolute and unconditional, to pay the principal of this Note at the times, place, and rate, and in the coin or currency, herein prescribed from the sources herein described.

8. Usury. In no event shall the amount of interest (as defined and calculated in accordance with applicable law) contracted for, charged, reserved, received or taken in connection with the loan exceed the amount of interest which could have been contracted for, charged, reserved, received or taken at the Highest Lawful Rate as defined in the Loan Agreement. If the applicable law is ever judicially interpreted so as to render usurious any amount contracted for, charged, reserved, received or taken in connection with the loan, or if the exercise of the option contained in the Master Indenture or otherwise to accelerate the maturity of the loan or if any prepayment of the loan by the Company results in there having been paid or received any interest in excess of that permitted by applicable law, then notwithstanding anything to the contrary contained in the Master Indenture, the Master Indenture provides that all excess amounts theretofore paid or received shall be credited on the principal balance of the loan (or, if the loan has been or would thereby be paid in full, refunded), and the provisions of the Master Indenture shall immediately be deemed reformed and the amounts thereafter collectible thereunder reduced, without the necessity of the execution of any new document, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for thereunder.

9. No Recourse. No recourse shall be had for the payment of the principal of or premium or interest on this Note or for any claim based thereon or upon any obligation, covenant or agreement in the Master Indenture contained, against any past, present or future officer, trustee, director, member, employee or agent of the Company, or any incorporator, officer, director, member, employee or agent of any successor corporation, as such, either directly or through any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise and all such liability of any such incorporators, officers, directors, members, employees or agents, as such, is hereby expressly waived and released as a condition of and consideration for the execution of the Master Indenture and the issuance of this Note.

10. Authentication of Note. This Note shall not be entitled to any benefit under the Master Indenture, or be valid or become obligatory for any purpose, until this Note shall have been authenticated by execution by the Master Trustee of the Certificate of Authentication inscribed hereon.

11. Waiver of Presentment or Notice. The Company hereby waives presentment for payment, demand, protest, notice of protest, notice of dishonor and all defenses on the grounds of extension of time of payment for the payment hereof which may be given (other than in writing) by the Master Trustee to the Company.

IT IS CERTIFIED that all conditions, acts and things required to exist, happen and be performed under the Master Indenture precedent to and in the issuance of this Note, exist, have happened and have been performed, and that the issuance, authentication and delivery of this Note have been duly authorized by resolutions of the Company.

IN WITNESS WHEREOF, the Company has caused this Note to be duly executed.

ODYSSEY 2020 ACADEMY, INC.
d/b/a THE ODYSSEY ACADEMY

By: _____
Name: _____
Title: _____

ASSIGNMENT

For value received, the undersigned hereby assigns to The Bank of New York Mellon Trust Company, National Association, as Bond Trustee (the "Bond Trustee") under a Trust Indenture and Security Agreement, dated July 1, 2010, between the Bond Trustee and the undersigned, the within Note and all its rights thereunder without recourse or warranty, except warranty of good title and warranty that the Issuer has not assigned this Note to a person other than the Bond Trustee and that the principal amount remains unpaid under this Note.

Texas Public Finance Authority Charter School
Finance Corporation

By: _____
President

(Form of Certificate of Authentication to
appear on each Note)

CERTIFICATE OF AUTHENTICATION

This is one of the Notes referred to in the Master Indenture.

Date of Authentication:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION
as Master Trustee

By: _____
Authorized Signature

APPENDIX E
SUBSTANTIALLY FINAL FORM OF THE INDENTURE

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TRUST INDENTURE AND SECURITY AGREEMENT

between

TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION

and

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION
as Trustee

Relating to
\$5,000,000
Texas Public Finance Authority Charter School Finance Corporation
Taxable Education Revenue Bonds
(Odyssey Academy, Inc.)
Series 2010Q
(Qualified School Construction Bonds – Direct Pay)

Dated as of

July 1, 2010

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TRUST INDENTURE AND SECURITY AGREEMENT

THIS TRUST INDENTURE AND SECURITY AGREEMENT (this “Indenture”), dated as of July 1, 2010, is between the **TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION**, a non-profit corporation created and existing under the Act, and **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION**, a limited-purpose national banking association with trust powers with a corporate trust office in Houston, Texas, not in its individual capacity but solely as Trustee (the “Trustee”).

WITNESSETH:

WHEREAS, the State of Texas (the “State”) has, pursuant to Chapter 53 of the Texas Education Code, as amended (the “Act”), and specifically Section 53.351 thereof, approved and created the Issuer as a nonstock, nonprofit corporation;

WHEREAS, the Issuer is a constituted authority and instrumentality (within the meaning of those terms in the Regulations of the Department of the Treasury and the rulings of the Internal Revenue Service (the “IRS”) prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”));

WHEREAS, the Issuer, on behalf of the State, is empowered to issue its revenue bonds in order to enable an accredited or authorized charter school to finance or refinance the acquisition, construction, enlargement, extension, repair, renovation, or other improvements to an educational or housing facility or any facilities incidental, subordinate, or related thereto or appropriate in connection therewith, or for acquiring land to be used for those purposes, or to create operating and debt service reserves for and to pay issuance costs related to the bonds or other Obligations;

WHEREAS, Odyssey Academy, Inc., a Texas nonprofit corporation (the “Company”) requests that the Issuer issue, and the Issuer proposes to issue, bonds pursuant to the Board Resolution of the Issuer and this Indenture, which will be designated “Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay)” (the “Series 2010Q Bonds” or the “Bonds”);

WHEREAS, the proceeds of the Series 2010Q Bonds will be loaned to the Company to (i) finance the cost of a project consisting of (a) the construction, rehabilitation and repair of public school facilities on campuses of the Company and (b) the acquisition of land on which such a facility is to be constructed with part of the proceeds of the Bonds; and (ii) pay certain of the costs of issuing the Series 2010Q Bonds;

WHEREAS, pursuant to Section 54F of the Code and an allocation of the national qualified school construction bond limitation to the Company approved by the Texas Education Agency, the Issuer is authorized to issue the Series 2010Q Bonds as “qualified school construction bonds”;

WHEREAS, the Issuer and the Company have entered into a Loan Agreement, dated as of even date herewith (the “Agreement”), providing for (i) a loan from the Issuer to the Company of the proceeds of the sale of the Bonds, and (ii) the repayment of such loan by the Company;

WHEREAS, contemporaneously with the execution and delivery of this Indenture, the parties to the Bond Documents have executed and delivered the other Bond Documents for the purposes of effecting the issuance of the Bonds, furthering the public purposes of the Act, and securing to the Holders of the Bonds the payment of the Bond Obligations;

WHEREAS, the Issuer has determined, subject to the conditions set forth herein and within the Master Indenture, to provide for the issuance from time to time in the future of certain additional debt for the purpose of defraying the cost of completing, enlarging, improving, or expanding one or more projects or other eligible properties for the Company or refunding any series of bonds theretofore issued and Outstanding under this Indenture or the Master Indenture;

WHEREAS, all things necessary to make the Bonds, when issued, executed and delivered by the Issuer and authenticated by the Trustee pursuant to this Indenture, the valid, legal and binding limited obligations of the Issuer, and to constitute this Indenture a valid pledge of certain income, revenues and assets derived from the proceeds of the Bonds and from the Agreement for the payment of the Bond Obligations have been performed, and the execution and delivery of this Indenture, and the creation, execution and issuance of the Bonds subject to the terms hereof, have in all respects been duly authorized; and

NOW THEREFORE, in consideration of the premises and other good and valuable consideration and the mutual benefits, covenants and agreements set forth below, the parties agree as follows:

GRANTING CLAUSES

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that to secure the payment of the Bond Obligations and the performance of the covenants herein contained and to declare the terms and conditions on which the Outstanding Bonds are secured, and in consideration of the premises, of the purchase of the Bonds by the Holders thereof, and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Issuer by these presents does grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, set over, and confirm to the Trustee, forever, all and singular the following described properties, and grant a security interest therein for the purposes herein expressed, to-wit:

GRANTING CLAUSE FIRST

All right, title, and interest of the Issuer in and to the Agreement, including all amounts payable thereunder, including but not limited to the Loan Payments, the Note, any and all security heretofore or hereafter granted or held for the payment thereof, and the present and continuing right to bring actions and proceedings under the Agreement or for the enforcement thereof and to do any and all things which the Issuer is or may become entitled to do thereunder, but

excluding the amounts agreed to be paid by the Company pursuant to Sections 4.7 and 5.1 of the Agreement (the “Issuer’s Unassigned Rights”); and

GRANTING CLAUSE SECOND

All right, title, and interest of the Issuer in and to all money and investments held for the credit of the funds and accounts established by or under this Indenture (except the Rebate Fund) as hereinafter described; and

GRANTING CLAUSE THIRD

Any and all property that may, from time to time hereafter, by delivery or by writing of any kind, be subjected to the lien and security interest hereof by the Issuer or by anyone on its behalf (and the Trustee is hereby authorized to receive the same at any time as additional security hereunder), which subjection to the lien and security interest hereof of any such property as additional security may be made subject to any reservations, limitations, or conditions that shall be set forth in a written instrument executed by the Issuer or the Person so acting in its behalf or by the Trustee respecting the use and disposition of such property or the proceeds thereof;

IN ADDITION, in conjunction with the grant of the security interests hereunder the Company has executed the Deed of Trust (as defined herein), in favor of the Mortgage Trustee named therein, for the benefit of the Master Trustee (as defined herein) under the Master Indenture (as defined herein) and the Holders of Notes issued thereunder from time to time.

TO HAVE AND TO HOLD all said property, rights, privileges, and franchises of every kind and description, real, personal or mixed, hereby and hereafter (by supplemental instrument or otherwise) granted, bargained, sold, aliened, remised, released, conveyed, assigned, transferred, mortgaged, hypothecated, pledged, set over, or confirmed as aforesaid, or intended, agreed, or covenanted so to be, together with all the appurtenances thereto appertaining (said properties, rights, privileges, and franchises together with any cash and securities hereafter deposited or required to be deposited with the Trustee being herein collectively referred to as the “Trust Estate”) unto the Trustee and its successors and assigns forever;

BUT IN TRUST, NEVERTHELESS, for the equal and proportionate benefit and security of the Holders from time to time of the Outstanding Bonds without any priority of any such Bonds over any other such Bonds except as herein otherwise expressly provided;

UPON CONDITION that, if the Issuer, or its successors or assigns shall well and truly pay, or cause to be paid, the principal of (and premium, if any) and interest on the Bonds according to the true intent and meaning thereof, or there shall be deposited with the Trustee such amounts in such form in order that no Bonds shall remain Outstanding as herein defined and provided, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Bond Documents, then upon the full and final payment of all such sums and amounts secured hereby, this Indenture and the rights, titles, liens, security interests, and assignments herein granted shall cease, determine, and be void and this grant shall be released by the Trustee in due form at the expense of the

Company, except only as herein provided; otherwise this grant to be and shall remain in full force and effect;

AND IT IS HEREBY COVENANTED AND DECLARED that all Bonds are to be authenticated and delivered and the Trust Estate is to be held and applied by the Trustee, subject to the further covenants, conditions, and trusts hereinafter set forth, and the Issuer does hereby covenant and agree to and with the Trustee, for the equal and proportionate benefit of all Holders of the Bonds, as follows:

ARTICLE I

DEFINITIONS AND OTHER PROVISIONS OF GENERAL APPLICATION

Section 101. Construction of Terms; Definitions.

(a) For all purposes of this Indenture, except as otherwise expressly provided or unless the context otherwise requires:

(1) “Indenture” means this instrument as originally executed or as it may from time to time be supplemented or amended by one or more indentures supplemental hereto entered into pursuant to the applicable provisions hereof.

(2) All references in this instrument to designated “Articles”, “Sections” and other subdivisions are to the designated Articles, Sections and other subdivisions of this instrument as originally executed. The words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or other subdivision.

(3) The terms defined in this Article have the meanings assigned to them in this Article and include the plural as well as the singular. Terms used herein but defined only in the Agreement or the Master Indenture have the meanings assigned to them in the Agreement and in the Master Indenture. Reference to any Bond Document means that Bond Document as amended or supplemented from time to time. Reference to any party to a Bond Document means that party and its successors and assigns.

(b) The following terms have the meanings assigned to them below whenever they are used in this Indenture except to the extent otherwise defined in Exhibits “A” or “B” or “C” hereto :

“Act” means Chapter 53 of the Texas Education Code, as amended from time to time, including particularly Sections 53.35(b) of such Chapter.

“Adjusted Revenues” shall have the meaning given to such term in the Master Indenture.

“Agreement” means the Loan Agreement, dated as of the date of this Indenture, between the Issuer and the Company relating to the loan of the proceeds of the Bonds.

“Authenticating Agent” means the Person designated pursuant to Section 812 hereof to perform the duties of such set forth in this Indenture, initially the Trustee.

“Authorized Denominations” means, with respect to the Bonds, \$5,000 and any integral multiple thereof.

“Authorized Newspaper” means a newspaper of general circulation in the relevant area, printed in the English language and customarily published on each Business Day, whether or not published on Saturdays, Sundays or holidays. Whenever successive weekly publications in an Authorized Newspaper are required hereunder they may be made (unless otherwise expressly provided herein) on the same or different days of the week and in the same or in different Authorized Newspapers.

“Authorized Representative” means the means the Assistant Superintendent of Operations, or any other person duly appointed by the Board of Directors of the Company to act on behalf of the Company, each as evidenced by a written certificate furnished to the Trustee containing the specimen signature of such person or persons and signed on behalf of the Company by an authorized officer of the Company. The Trustee may rely on such written certificate until it is given written notice to the contrary.

“Bankruptcy Code” means Title 11 of the United States Code, as amended from time to time.

“Board Resolution” of any specified Person means a copy of a resolution certified by the Person responsible for maintaining the records of the Governing Body of such Person to have been duly adopted by the Governing Body of such Person and to be in full force and effect on the date of such certification and delivered to the Trustee.

“Bond Documents” means this Indenture, the Agreement, the Taxable Series 2010Q Master Note, the Bonds, the Master Indenture, the Supplemental Master Trust Indenture, the Deed of Trust, the Deposit Account Control Agreement (as defined in the Master Indenture) and all other agreements, documents and instruments ever delivered pursuant to any of the foregoing and any and all supplements, amendments, future renewals and extensions or restatements of any of the foregoing.

“Bond Obligations” means all principal (and premium, if any) and interest on the Bonds and any other amounts which may be owed by the Company to, or on behalf of, the Issuer or the Trustee under the Bond Documents.

“Bond Register” and “Bond Registrar” have the respective meanings specified in Section 204.

“Bond Year” has the meaning given to such term in the Agreement.

“Bonds” means the Series 2010Q Bonds and any bonds issued upon transfer thereof or in exchange therefor or in lieu thereof.

“Book-Entry-Only Form” or “Book-Entry-Only System” means, with respect to the Bonds, a form or system, as applicable, under which (a) the ownership of beneficial interests in the Bonds may be transferred only through a book-entry, and (b) physical bond certificates in fully registered form are registered only in the name of a Depository or its nominee as Holder, with the physical bond certificates held in the custody of the Depository.

“Business Day” means any day which is not a Saturday, Sunday, legal holiday, or a day on which banking institutions in The City of New York, New York or in the cities where the Corporate Trust Office of the Trustee or its payment office are located or are authorized by law or executive order to close.

“Closing Date” means the date on which the Bonds are first authenticated and delivered to the initial purchasers thereof against payment therefor.

“Collateral” shall have the meaning assigned to such term in the Deed of Trust.

“Company” means Odyssey 2020 Academy, Inc. d/b/a The Odyssey Academy, a Texas non-profit corporation, its permitted successors and assigns, and any resulting, surviving or transferee Person permitted hereunder.

“Computation Date” has the meaning given to such term in the Agreement.

“Consent,” “Order,” and “Request” of any specified Person mean, respectively, a written consent, order, or request signed in the name of such Person and delivered to the Trustee by the chairman of the Governing Body, president, an executive or senior vice president, chief financial officer or any other Person designated by any of such Persons to execute any such instrument as evidenced by an Officer’s Certificate delivered to the Trustee.

“Construction Fund” means the special trust fund created in Section 405 of this Indenture.

“Corporate Trust Office” means the address or addresses of the Trustee designated from time to time in Section 105.

“Costs of Issuance” means issuance costs of the Bonds within the meaning of Section 147(g) of the Code, as further described in Section 1.150-1(b) of the Regulations.

“Debt Service” means as of any particular date of computation, with respect to the Bonds and with respect to any period, the aggregate of the amounts to be paid or set aside by the Issuer as of such date or in such period for the payment of the principal of, premium, if any, and interest (to the extent not capitalized) on the Bonds; assuming in the case of Bonds required to be redeemed or prepaid as to principal prior to maturity that the principal amounts thereof will be redeemed prior to maturity in accordance with the mandatory redemption provisions applicable thereto.

“Debt Service Fund” means the special trust fund created in Section 403 of this Indenture.

“Debt Service Reserve Fund” means the special trust fund created in Section 403A of this Indenture.

“Deed of Trust” means collectively, that certain Deed of Trust and Security Agreement, dated as of July 1, 2010 from the Company to the Master Trustee, as supplemented to date and as such Deed of Trust may be amended, supplemented or restated, and/or any security instrument executed in substitution therefore or in addition thereto, as such substitute or additional security instrument may be amended, supplemented or restated from time to time.

“Defeasance Obligations” means obligations now or hereafter authorized by Section 1207.062(b), Texas Government Code or its recodification.

“Depository” means any securities depository that is a “clearing corporation” within the meaning of the New York Uniform Commercial Code and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended, operating and maintaining, with its participants or otherwise, a Book-Entry-Only System to record ownership of beneficial interests in the Bonds, and to effect transfers of the Bonds, in Book-Entry-Only Form. The initial Depository for the Bonds shall be DTC.

“Disbursement Request” means any Disbursement Request in substantially the form attached as Exhibit C to this Indenture.

“DTC” means The Depository Trust Company, New York, New York, the initial securities depository of the Book Entry System described in Section 211 hereof. DTC is a limited purpose trust company organized under the laws of the State of New York, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended.

“Eligible Securities” means, to the extent permitted by law (as determined by the Company but not the Trustee), obligations or securities now or hereafter authorized as investments under the Public Funds Investment Act, Chapter 2256, Texas Government Code, maturing or redeemable at the option of the Company, or marketable, prior to the maturities thereof, at such time or times as to enable disbursements to be made from the Debt Service Fund, the Debt Service Reserve Fund, the Construction Fund and the Rebate Fund in accordance with the terms hereof.

“Event of Default” is defined in Article VII of this Indenture.

“Favorable Opinion of Bond Counsel” means, with respect to any action the taking of which requires such an opinion, an unqualified opinion from Bond Counsel, delivered to and in form and substance satisfactory to the Issuer to the effect that such action does not violate the laws of the State (including the Act), is permitted under the Indenture and does not adversely affect the status of the Series 2010Q Bonds as “qualified school construction bonds” within the meaning of Section 54F of the Code.

“Federal Subsidy” means a cash subsidy payment from the United States Treasury payable pursuant to Section 6431 of the Code, equal to the lesser of (i) 100% of the interest payable on a Bond on an interest payment date or (ii) the amount of interest which would have been payable under such Bond on such date if such interest were determined at the applicable credit rate determined under Section 54A(b)(3) of the Code with respect to such Bond.

“Governing Body” of any specified Person means the board of directors or board of trustees of such Person or any duly authorized committee of that board, or if there be no board of trustees or board of directors, then the person or body which pursuant to law or the organizational documents of such Person is vested with powers similar to those vested in a board of trustees or a board of directors.

“Holder” or “Bondholder” or “Registered Holder” means a Person in whose name a Bond is registered in the Bond Register.

“Independent” when used with respect to any specified Person means such a Person who (i) is in fact independent, (ii) does not have any direct financial interest or any material indirect financial interest in the Company, and (iii) is not connected with the Company as an officer, employee, promoter, trustee, partner, director or person performing similar functions. Whenever it is herein provided that any Independent Person’s opinion or certificate shall be furnished to the Trustee, such Person shall be appointed by Order and such opinion or certificate shall state that the signer has read this definition and that the signer is Independent within the meaning hereof.

“Initial Bond” means the initial Series 2010Q Bond authorized in Section 210 herein.

“Interest Payment Date,” when used in connection with the Bonds, means each February 15 and August 15, commencing February 15, 2011.

“Issuer” means the Texas Public Finance Authority Charter School Finance Corporation, a non-stock, non-profit corporation organized under the Act.

“Loan” means the loan made by the Issuer to the Company pursuant to the Agreement.

“Management Consultant” means a firm of Independent professional management consultants, or an Independent school management organization, knowledgeable in the operation of public or private schools and having a favorable reputation for skill and experience in the field of public or private school management consultation.

“Master Indenture” means that certain Master Trust Indenture and Security Agreement, dated as of July 1, 2010, between the Company and the Master Trustee and the Supplemental Master Trust Indenture, and as further amended or supplemented from time to time in accordance with its terms.

“Master Trustee” means The Bank of New York Mellon Trust Company, National Association with a corporate trust office in Houston, Texas, serving as master trustee pursuant to the Master Indenture or any of its successors or assigns thereto pursuant to the provisions of the Master Indenture.

“Maturity” when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein or herein provided, whether at the Stated Maturity thereof or by declaration of acceleration, call for redemption or otherwise.

“Maximum Annual Debt Service” means, as of any date of calculation, the highest principal and interest payment requirements with respect to all Outstanding Bonds for any succeeding Fiscal Year.

“Note” means the Taxable Series 2010Q Master Note.

“Officer’s Certificate” of any specified Person means a certificate signed by the chairman of the Governing Body, president, an executive or senior vice president, chief financial officer or any other Person designated by any of such Persons to execute an Officer’s Certificate as evidenced by a certificate of any of such Persons delivered to the Trustee.

“Outstanding” when used with respect to any Bonds means, as of the date of determination, all Bonds theretofore authenticated and delivered under this Indenture, except:

- (i) Bonds theretofore canceled by the Trustee or delivered to the Trustee for cancellation;

(ii) Bonds for whose payment or redemption money (or Defeasance Obligations to the extent permitted by Section 1002 of this Indenture) in the necessary amount has been theretofore deposited with the Trustee or any paying agent for such Bonds in trust for the Holders of such Bonds pursuant to this Indenture; provided, that, if such Bonds are to be redeemed, notice of such redemption has been duly given pursuant to this Indenture or irrevocable provision therefor satisfactory to the Trustee has been made;

(iii) Bonds upon transfer of or in exchange for or in lieu of which other Bonds have been authenticated and delivered pursuant to this Indenture; and

(iv) Bonds alleged to have been destroyed, lost, or stolen which have been paid as provided in Section 205.

provided, however, that in determining whether the Holders of the requisite principal amount of Outstanding Bonds have given any request, demand, authorization, direction, notice, consent or waiver hereunder, Bonds owned of record or beneficially by the Company or any other obligor upon the Bonds or the Note or such other obligor shall be disregarded and deemed not to be Outstanding, except that, in determining whether the Trustee shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds that the Trustee knows to be so owned shall be so disregarded. Bonds so owned that have been pledged in good faith may be regarded as Outstanding if the pledgee establishes to the satisfaction of the Trustee the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Company or any other obligor upon the Bonds or the Note or such other obligor.

"Paying Agent" means initially the Trustee, and any other Person authorized by the Issuer to pay the principal of (and premium, if any) or interest on any Bonds on behalf of the Issuer.

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof.

"Place of Payment" for the Bonds means a city or any political subdivision thereof designated as such in the Bonds.

"Proceeds Fund" means the special fund created pursuant to Section 402 of this Indenture.

"Project" means the Project described in Exhibit "A" to the Loan Agreement.

"Rating Service" means each nationally recognized securities rating service which at the time has a credit rating assigned to the Bonds.

“Rebate Fund” means the special trust fund created in Section 404 of this Indenture.

“Record Date” means the close of business for the Trustee on the last business day of the calendar month preceding any Interest Payment Date regardless of whether such day is a Business Day.

“Regulations” means the applicable proposed, temporary or final Income Tax Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

“Requisition Certificate” means any Requisition Certificate in substantially the form attached as Exhibit B to this Indenture.

“Reserve Fund Requirement” initially means for the Series 2010Q Bonds \$_____. Such amount when added to the debt service reserve fund requirements for the Series 2010A Bonds and Series 2010B Bonds, shall equal the aggregate Maximum Annual Debt Service for the Series 2010Q Bonds together with the Series 2010A Bonds and Series 2010B Bonds.

“Responsible Officer” means, when used with respect to the Trustee, any vice president or other officer of the Trustee within the corporate trust office (or any successor corporate trust office) customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, or to whom any corporate trust matter is referred at the corporate trust office because of such person’s knowledge of and familiarity with the particular subject and having direct responsibility for the administration of this Indenture.

“Series 2010A Bonds” Texas Public Finance Authority Charter School Finance Corporation \$9,265,000 Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010A.

“Series 2010B Bonds” Texas Public Finance Authority Charter School Finance Corporation 690,000 Taxable Education Revenue Bonds (Odyssey Academy, Inc.), Series 2010B.

“Series 2010Q Bonds” means the Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay), authorized to be issued pursuant to Section 201 of this Indenture.

“Sinking Fund Deposit Subaccount” means the sinking fund deposit subaccount established pursuant to Section 403(b).

“Sponsoring Entity” means the State.

“State” means the State of Texas.

“Stated Maturity” when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

“Supplemental Master Trust Indenture” means the Supplemental Master Trust Indenture No. 1 between the Company and the Master Trustee in connection with the issuance of the Taxable Series 2010Q Master Note dated July 1, 2010.

“Taxable Interest Rates” shall mean interest rates as set forth in Section 202(a) of this Indenture.

“Taxable Series 2010Q Master Note” means the promissory note in the form attached to the Supplemental Master Trust Indenture as Exhibit “A,” which is secured by the Master Indenture, executed by the Company and dated the Closing Date in the principal amount of the Series 2010Q Bonds.

“Trust Estate” is defined in the Granting Clauses of this Indenture.

“Trustee” means The Bank of New York Mellon Trust Company, National Association, a limited purpose national banking association with trust powers, with a corporate trust office in Houston, Texas, serving as Trustee pursuant to this Indenture or any successor thereto pursuant to the provisions of this Indenture.

“Value” means the value of any investments, determined at the end of each month, which shall be calculated as follows:

1. As to Eligible Securities (other than as provided in (2) and (3) below), the market value thereof determined by the Trustee at the end of each month using and relying conclusively and without liability upon any generally accepted industry standards and from a generally accepted pricing information service available to it; and
2. As to certificates of deposit and bankers acceptances, the face amount thereof, plus accrued interest.
3. As to any investment not specified above, the value thereof established by prior agreement among the Company and the Trustee.

Section 102. Effect of Headings and Table of Contents. The Article and Section headings herein and the Table of Contents are for convenience only and shall not affect the construction hereof.

Section 103. Form of Documents Delivered to Trustee. Every certificate and every Opinion of Counsel with respect to compliance with a condition or covenant provided for in this Indenture shall include a statement that the person making such certification or opinion has read such covenant or condition and the definitions relating thereto, has made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether such covenant or condition has been complied with, and a statement whether such condition or covenant has been complied with. In any case where several matters are required to be certified by or covered by an opinion of any specified Person, it is not necessary that all such matters be certified by or covered by the opinion of only one such Person, or that they be so certified or covered by only one document, but one such Person may certify or give an opinion with respect to some matters and one or more other such Persons as to other matters, and any such Person may certify or give an opinion as to such matters in one or several documents.

Any certificate or opinion of any officer of a Person may be based, insofar as it relates to legal matters, upon a certificate or opinion of or representations by counsel, unless such officer knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to the matters upon which his certificate or opinion is based are erroneous. Any such certificate or Opinion of Counsel may be based, in so far as it relates to factual matters, upon a certificate or opinion of, or representations by, an officer or officers of a specified Person stating that the information with respect to such factual matters is in the possession of such Person, unless such counsel knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to such matters are erroneous.

Where any Person is required to make, give or execute two or more applications, requests, consents, certificates, statements, opinions or other instruments under this Indenture, they may, but need not, be consolidated and form one instrument.

Section 104. Acts of Bondholders.

(a) Any request, demand, authorization, direction, notice, consent, waiver or other action provided by this Indenture to be given or taken by Bondholders may be embodied in and evidenced by one or more instruments of substantially similar tenor signed by such Bondholders in person or by its agent duly appointed in writing; and, except as herein otherwise expressly provided, such action shall become effective when such instrument or instruments are delivered to the Trustee, and, where it is hereby expressly required, to the Issuer. Such instrument or instruments (and the action embodied therein and evidenced thereby) are herein sometimes referred to as the "Act" of the Bondholders signing such instrument or instruments. Proof of execution of any such instrument or of a writing appointing any such agent, shall be sufficient for any purpose of this Indenture and (subject to Section 801) conclusive in favor of the Trustee and the Issuer, if made in the manner provided in this Section.

(b) The fact and date of the execution by any Person of any such instrument or writing may be proved by the affidavit of a witness of such execution or by the certificate of any notary public or other officer authorized by law to take acknowledgments of deeds, certifying that the individual signing such instrument or writing acknowledged to him the execution thereof. Where such execution is by an officer of a corporation or a member of a

partnership on behalf of such corporation or partnership, such certificate or affidavit shall also constitute sufficient proof of his authority. The fact and date of the execution of any such instrument or writing, or the authority of the person executing the same, may also be proved in any other manner which the Trustee deems sufficient.

(c) The ownership of Bonds shall be proved by the Bond Register.

(d) Any request, demand, authorization, direction, notice, consent, waiver or other action by any Bondholder shall bind every holder of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, in respect of anything done or suffered to be done by the Trustee or the Issuer in reliance thereon, whether or not notation of such action is made upon such Bond.

Section 105. Notice Addresses. Any request, demand, authorization, direction, notice, consent, waiver or act of Bondholders or other document provided or permitted by this Indenture to be made upon, given or furnished to, or filed with,

(1) the Trustee by any Bondholder or by any specified Person shall be sufficient for every purpose hereunder if made, given, furnished or filed in writing to or with and actually received by a Responsible Officer of the Trustee at its Corporate Trust Office located at 601 Travis St., 16th Floor, Houston, Texas 77002, Attention: Global Corporate Trust – Jully Jiang, or at any other address subsequently furnished in writing to the Bondholders and the other parties to the Bond Documents by the Trustee;

(2) the Issuer by any Bondholder or by any specified Person shall be sufficient for every purpose hereunder if in writing and mailed, first-class postage prepaid, to the Issuer addressed to it at Texas Public Finance Authority, P.O. Box 12906, Austin, TX 78711, or at any other address subsequently furnished in writing to the Trustee and the Company by the Issuer;

(3) the Company by any Bondholder or by any specified Person shall be sufficient for every purpose hereunder if in writing and mailed, first-class postage prepaid, to the Company addressed to it at Odyssey Academy, Inc., 2412 61st Street , Galveston, TX 77551, Attention: Superintendent, or at any other address subsequently furnished in writing to the Trustee and the Issuer by the Company;

(4) the Rating Service shall be sufficient for every purpose hereunder if in writing and mailed, first-class postage prepaid, to Standard and Poor's Ratings Group, Lincoln Plaza, 500N Akard Street, Suite 3200, Dallas, TX, 75201, or at such other address subsequently furnished in writing to the Trustee by such Rating Service.

Section 106. Notices to Bondholders; Waiver. Where this Indenture provides for notice to Bondholders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and mailed, first-class postage prepaid, to each Bondholder affected by such event, at his address as it appears on the Bond Register, not later than the latest

date, and not earlier than the earliest date, prescribed for the first giving of such notice. In any case where notice to Bondholders is given by mail, neither the failure to mail such notice, nor any default in any notice so mailed to any particular Bondholder shall affect the sufficiency of such notice with respect to other Bondholders. Where this Indenture provides for notice in any manner, such notice may be waived in writing by the Person entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders of Bonds shall be filed with the Trustee, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

Section 107. Successors and Assigns. All covenants and agreements in this Indenture by the Issuer and the Trustee shall bind their respective successors and assigns, whether so expressed or not.

Section 108. Severability Clause. In case any provision in this Indenture or in the Bonds or any application thereof shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby.

Section 109. Benefits of Indenture. Nothing in this Indenture or in the Bonds, express or implied, shall give to any Person, other than the parties hereto, their successors hereunder, any separate trustee or co-trustee appointed hereunder, the Company and the Holders of Bonds, any benefit or any legal or equitable right, remedy or claim under this Indenture.

Section 110. Governing Law. This Indenture shall be governed, in all respects including validity, interpretation and effect by, and shall be enforceable in accordance with, the laws of the State.

Section 111. Directors, Officers, Employees, and Agents Exempt from Personal Liability. No recourse under or upon any obligation, covenant, or agreement contained in this Indenture, or in any Bond, or for any claim based thereon or otherwise in respect thereof, shall be had against any incorporator, or against any past, present, or future director, officer, or employee, as such, of the Issuer or the Trustee, or of any successor corporation, either directly or through the Issuer or the Trustee, whether by virtue of any constitution or statute or rule of law, or by the enforcement of any assessment, judgment, or penalty, or otherwise; it being expressly understood that this Indenture and the Bonds are solely corporate obligations, and that no such personal liability whatever shall attach to, or is or shall be incurred by, the incorporators, directors, officers, or employees, as such, of the Issuer, the Trustee, or any other successor corporation, or any of them, because of the creation of indebtedness hereby authorized, or under or by reason of the obligations, covenants, or agreements contained in this Indenture or the Bonds or implied therefrom, and that any and all such personal liability either at common law or equity or by constitution or statute, of, and any and all such rights and claims against, every such incorporator, director, officer, or employee, as such, are hereby expressly waived and released as a condition of, and in consideration for, the execution of this Indenture and the issuance of the Bonds.

ARTICLE II

AUTHORIZATION AND TERMS OF BONDS; ISSUANCE AND FORM OF BONDS

Section 201. Authorization and Form of Bonds. (a) The Series 2010Q Bonds shall be designated “Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay).” The aggregate principal amount of Series 2010Q Bonds that may be issued under this Indenture is limited to \$5,000,000. Each of the Series 2010Q Bonds shall be numbered separately from RQ-1 upwards. The Series 2010Q Bonds shall be issued only in fully registered form in Authorized Denominations. The Series 2010Q Bonds shall be issued for the purposes stated in the Recitals hereto.

(b) The Bonds shall be substantially in the form set forth in Exhibit A attached hereto, with such appropriate variations, omissions, and insertions as are permitted or required by this Indenture and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto. The Bonds may be typewritten, printed, lithographed, engraved or produced in similar manner. If any Bond is printed, any portion of the text of the Bond may be printed on the back of the Bond with an appropriate reference placed on the front of the Bond.

Section 202. Terms of Bonds.

(a) The Series 2010Q Bonds shall be dated as of July 1, 2010, shall mature on February 15 in the years and in the amounts set forth below, and shall bear interest at the Taxable Interest Rates below from the later of (i) the date of delivery or (ii) the most recent Interest Payment Date to which interest has been provided for:

<u>Maturity Date</u>	<u>Amount</u>	<u>Interest Rate</u>
February 15, 2027	\$5,000,000	9%

The Bonds shall be subject to optional, extraordinary optional, and special mandatory redemption prior to maturity in the manner provided in the form of Bonds set forth in Exhibit A, attached hereto.

(b) Interest on the Bonds shall be paid on each Interest Payment Date until the principal thereof shall have been paid or provided for. Interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

(c) Amounts due with respect to the Bonds shall be payable in lawful money of the United States. Payment of principal, premium, if any, and interest on the Bonds shall be paid by check mailed to the registered Owner thereof at his or her address as it appears on the Bond Register on the Record Date. Upon written request of a registered Owner of at least \$1,000,000

in principal amount of Bonds or all of any series of the Bonds, all payments of principal, premium, if any, and interest on the Bonds shall be paid by wire transfer (at the risk and expense of such registered Owner) in immediately available funds to an account in the United States designated by such registered Owner upon written notice before a Record Date to the Trustee. CUSIP number identification with appropriate dollar amounts for each CUSIP number must accompany all payments of principal, premium, if any, and interest, whether by check or by wire transfer.

Section 203. Execution, Authentication and Delivery. The Bonds shall be executed on behalf of the Issuer by its President or its Vice President and attested to by its Secretary. The signature of any of these officers on the Bonds may be manual or facsimile.

Bonds bearing the manual or facsimile signatures of individuals who were at any time the proper officers of the Issuer shall bind the Issuer, notwithstanding that such individuals or any of them have ceased to hold such offices prior to the authentication and delivery of such Bonds or did not hold such offices at the date of such Bonds.

The Initial Bond issued hereunder shall be registered by the Comptroller of Public Accounts of the State of Texas or by one of the Comptroller's deputies.

At any time and from time to time after the execution and delivery of this Indenture, the Issuer may deliver Bonds executed by the Issuer to the Authenticating Agent; the Authenticating Agent shall authenticate such Bonds; and the Bond Registrar shall register and deliver such Bonds as in this Indenture provided and not otherwise.

Prior to the initial delivery by the Trustee (in its capacity as Bond Registrar) of the Bonds, there shall be delivered to the Trustee:

(a) a Board Resolution of the Issuer authorizing the issuance, execution and delivery of the Bonds, designating the Bonds as "qualified school construction bonds" and making an irrevocable election to treat the Bonds as "specified tax credit bonds";

(b) an Issuer Order (i) to register the Bonds with the Stated Maturity, principal amount and other terms provided in the Order, and (ii) to authenticate and deliver the Bonds to the original purchasers upon payment to the Trustee for deposit or payment in accordance with the provisions of this Indenture of the sum specified in such Order;

(c) the Taxable Series 2010Q Master Note of the Company, duly executed by the Company on behalf of itself and duly authenticated by the Master Trustee, payable to the Trustee or properly endorsed or assigned to the Trustee;

(d) executed counterparts of each of the documents specifically set forth in the definition of Bond Documents;

(e) an Opinion of Counsel to each party to a Bond Document to the effect that each such Bond Document has been duly authorized, executed and

delivered by that party and that the Bond Document as amended or supplemented constitutes a legal, valid, binding and enforceable obligation of that party subject to customary exceptions;

(f) Reserved;

(g) an Officer's Certificate of the Company (i) approving the issuance and delivery of the Bonds, and (ii) certifying that there then exists no event of default under the Bond Documents or any outstanding documents by which the Company is bound;

(h) an opinion of Bond Counsel with respect to the Series 2010Q Bonds to the effect that (i) this Indenture has been duly authorized, executed and delivered by the Issuer and constitutes a legal, valid and binding obligation of the Issuer enforceable in accordance with its terms, and that all conditions precedent provided in this Indenture relating to the authentication and delivery of the Series 2010Q Bonds have occurred, (ii) the Series 2010Q Bonds have been duly authorized, executed, issued and delivered by the Issuer, are the legal and valid and binding limited obligations of the Issuer, and are entitled to the benefits and security of this Indenture, and (iii) the Series 2010Q Bonds and the offering or sale of the Series 2010Q Bonds are not required to be registered under the Securities Act of 1933, as amended, and the Indenture is exempt from qualification as an indenture pursuant to the Trust Indenture Act of 1939; and

(i) the Initial Bond, together with the approval of the Bonds by the Attorney General of Texas as evidenced by his approving opinion thereon and initial registration of the Bonds by the Comptroller of Public Accounts of the State of Texas.

Section 204. Registration, Transfer and Exchange. The Trustee is hereby appointed as Bond Registrar (the "Bond Registrar") for the purpose of registering Bonds and transfers of Bonds as herein provided. The Issuer shall cause to be kept at a corporate trust office or the principal payment office of the Bond Registrar or Bond Registrars for the Bonds, a register or registers (sometimes herein referred to as the "Bond Register") in which, subject to such reasonable regulations as it may prescribe, the Issuer shall provide for the registration of Bonds and of transfers of Bonds. The Bond Registrar shall keep the Bond Register with respect to the Bonds at its principal payment office in Houston, Texas.

Upon surrender for transfer of any Bond at the office or agency of the Trustee in a Place of Payment, the Issuer shall execute, the Authenticating Agent shall authenticate, and the Bond Registrar shall register and deliver, in the name of the designated transferee, one or more new Bonds of any Authorized Denomination, of a like aggregate principal amount, maturity and interest rate.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination, of a like aggregate principal amount, series, Stated Maturity and interest rate, upon the surrender of the Bonds to be exchanged at such office or agency. Whenever any Bonds

are so surrendered for exchange, the Issuer shall execute, and the Authenticating Agent shall authenticate and deliver, the Bonds that the Bondholder making the exchange is entitled to receive.

All Bonds issued upon any transfer or exchange of Bonds shall be the valid obligations of the Issuer, evidencing the same debt, and entitled to the same benefits under this Indenture, as the Bonds surrendered upon such transfer or exchange.

Every Bond presented or surrendered for transfer or exchange shall (if so required by the Issuer or the Trustee) be duly endorsed, or be accompanied by a written instrument of transfer in form satisfactory to the Issuer and the Trustee duly executed by the Holder thereof or his attorney duly authorized in writing.

No service charge shall be made for any transfer or exchange of Bonds, but the Issuer may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, other than exchanges expressly provided in this Indenture to be made without expense or without charge to Holders.

The Issuer and the Trustee shall not be required (1) to issue, transfer or exchange any Bonds during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Bonds selected for redemption under Section 303 and ending at the close of business on the day of such mailing or (2) to transfer or exchange any Bond selected for redemption in whole or in part.

Section 205. Mutilated, Destroyed, Lost and Stolen Bonds. If (a) any mutilated Bond is surrendered to the Trustee, or the Trustee receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Trustee such security or indemnity as may be required by it to save each of the Issuer and the Trustee harmless, then, in the absence of notice to the Issuer or the Trustee that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and upon its written request the Trustee shall authenticate and deliver in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of like tenor, series, interest rate and principal amount, bearing a number not contemporaneously outstanding.

In case any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer in its discretion may (and upon Company Order shall), instead of issuing a new Bond, pay such Bond.

Upon the issuance of any new Bond under this Section, the Issuer may require the payment by the Holder of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Trustee and Bond Registrar) connected therewith.

Every new Bond issued pursuant to this Section in lieu of any destroyed, lost or stolen Bond shall constitute an original additional contractual obligation of the Issuer, whether or not the destroyed, lost or stolen Bond shall be at any time enforceable by anyone, and shall be entitled to all the benefits and security of this Indenture equally and proportionately with any and all other Bonds duly issued hereunder.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement or payment of mutilated, destroyed, lost or stolen Bonds.

Section 206. Payment of Interest on Bonds; Interest Rights Preserved. Interest on any Bond that is payable, and is punctually paid or duly provided for, on any Interest Payment Date shall be paid to the Person in whose name that Bond is registered at the close of business on the Record Date for such interest.

Any interest on any Bond that is payable, but is not punctually paid or duly provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the Holder thereof on the relevant Date by virtue of having been such Holder; and such Defaulted Interest shall be paid by the Issuer (but only from the sources provided herein), to the Persons in whose names the Bonds are registered at the close of business on a special record date ("Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner. The Trustee, as agent of the Issuer, shall determine the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment and provide the Trustee written notice thereof, and at the same time the Issuer shall deposit (but only from the sources provided herein) with the Trustee an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Trustee for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of Persons entitled to such Defaulted Interest. Thereupon the Trustee shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment and not less than 10 days after the receipt by the Trustee of the notice of the proposed payment. The Trustee shall promptly notify the Issuer and the Company of such Special Record Date and, in the name and at the expense of the Company, shall cause notice of the date and amount of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Bondholder at his address as it appears in the Bond Register, not less than 10 days prior to such Special Record Date. Notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor having been mailed as aforesaid, such Defaulted Interest shall be paid to the Persons in whose names the Bonds are registered on such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered under this Indenture upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, that were carried by such other Bonds.

Section 207. Persons Deemed Owners. The Issuer, the Trustee, the Authenticating Agent, the Bond Registrar, and any of their respective agents may treat the Person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of (and premium, if any), and (subject to Section 206) interest on, such Bond and for all other purposes whatsoever whether or not such Bond be overdue, and except as otherwise provided in this Indenture, neither the Issuer, the Trustee, nor any agent of the Issuer or the Trustee shall be affected by notice to the contrary.

Section 208. Cancellation. All Bonds surrendered for payment, redemption, transfer or exchange shall, if delivered to any Person other than the Trustee be delivered to the Bond Registrar and, if not already canceled, shall be promptly canceled by it. The Issuer or the Company may at any time deliver to the Trustee for cancellation any Bonds previously authenticated and delivered hereunder that the Issuer or the Company may have acquired in any lawful manner whatsoever, and all Bonds so delivered shall be promptly canceled by the Trustee. No Bonds shall be authenticated in lieu of or in exchange for any Bonds canceled as provided in this Section, except as expressly permitted by this Indenture. All canceled Bonds held by the Trustee shall be maintained or disposed of according to the retention policies of the Trustee in effect from time to time.

Section 209. Limited Liability of Issuer. THE BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE ISSUER. NEITHER THE STATE, NOR A STATE AGENCY, ANY POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE SHALL BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE, OR ANY STATE AGENCY, POLITICAL CORPORATION OR POLITICAL SUBDIVISION OF THE STATE, INCLUDING THE STATE, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.

Section 210. Initial Bond. Pending the preparation of definitive Bonds, the Issuer will execute, and the Trustee shall deliver the Initial Bond, which may be printed, lithographed, typewritten, mimeographed or otherwise produced, substantially of the tenor of the definitive Bonds in lieu of which it is issued and with such appropriate insertions, omissions, substitutions and other variations as the officers executing such Initial Bond may determine, as evidenced by their execution of such Initial Bond.

Upon the issuance of the Initial Bond, the Issuer will cause definitive Bonds to be prepared without unreasonable delay. After the preparation of definitive Bonds, the Initial Bond shall be exchangeable for definitive Bonds upon surrender of the Initial Bond at the office of the Trustee in a Place of Payment, without charge to the Holder. Upon surrender for cancellation of the Initial Bond, the Issuer shall execute and the Trustee shall authenticate and deliver in exchange therefor a like principal amount of definitive Bonds of Authorized Denominations. Until so exchanged, the Initial Bond shall in all respects be entitled to the same benefits under this Indenture as definitive Bonds.

Section 211. Book-Entry-Only System.

(a) The Bonds may and initially shall be registered under a Book-Entry-Only System maintained by a Depository. Notwithstanding any inconsistent provisions in this Indenture to the contrary, the provisions of this Section 211 shall govern at any time the Bonds are issued and Outstanding in Book-Entry-Only Form.

(b) Under the Book-Entry-Only System, the Bonds shall be issued in the form of a separate, single, fully registered and immobilized bond certificate representing the aggregate principal amount of the Bonds. Except as provided herein, the ownership of such Bonds shall be registered in the Bond Register in the name of Cede & Co., as nominee of The Depository

Trust Company, which will serve as initial Depository for the Bonds. Ownership of beneficial interests in the Bonds shall be shown by book-entry on the system maintained and operated by the Depository and its participants and indirect participants (such participants and indirect participants being collectively referred to as the "Participants"), and transfers of ownership of beneficial interests shall be made only by the Depository and its Participants by book-entry, and the Issuer, the Company and the Trustee shall have no responsibility therefor. The Depository will be required to maintain records of the positions of Participants in the Bonds, and the Participants and persons acting through Participants will be required to maintain records of the purchasers of beneficial interests in the Bonds (the "Beneficial Owners"). Except as provided in subsection (e) of this Section 211, the Bonds shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository.

(c) With respect to Bonds registered in the Bond Register in the name of the Depository or its nominee, the Issuer, the Company, the Bond Registrar and the Trustee shall have no responsibility or obligation to any Participant or to any Beneficial Owner for whom a Participant acquires an interest in the Bonds. NEITHER THE ISSUER, THE COMPANY, THE BOND REGISTRAR, NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE BONDS WITH RESPECT TO (i) THE ACCURACY OF ANY RECORDS MAINTAINED BY THE DEPOSITORY OR ANY PARTICIPANT; (ii) THE PAYMENT BY THE DEPOSITORY OR ANY PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL AMOUNT OF, OR INTEREST, AND PREMIUM, IF ANY, ON OR REDEMPTION PRICE OF THE BONDS; (iii) THE DELIVERY BY THE DEPOSITORY OR ANY PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED TO BE GIVEN TO HOLDERS UNDER THE TERMS OF THIS INDENTURE; (iv) THE SELECTION OF THE BENEFICIAL OWNERS TO RECEIVE PAYMENT IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (v) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY THE DEPOSITORY AS OWNER OF THE BONDS. NEITHER THE ISSUER, THE COMPANY, THE BOND REGISTRAR, NOR THE TRUSTEE HAS ANY DIRECT OBLIGATION OR RESPONSIBILITY TO PARTICIPANTS OR BENEFICIAL OWNERS.

(d) So long as the Bonds or any portions thereof are registered in the name of a Depository or any nominee thereof, all payments of principal of (premium, if any) or interest on the Bonds or redemption price of such Bonds shall be made only to or upon the order of such Depository on the dates and at the times provided for such payment under this Indenture and at the address indicated for such Depository in the Bond Register kept by the Bond Registrar by transfer of immediately available funds; provided that the Trustee has received sufficient funds from the sources described in the Indenture and the Agreement to make such payment. Each such payment to the Depository or its nominee shall be valid and effective to fully satisfy and discharge all liability of the Issuer or the Trustee with respect to the principal of (premium, if any) or interest on the Bonds and redemption price with respect to the Bonds so registered to the extent of the sum or sums so paid. In the event of the redemption of less than all of the Bonds Outstanding of any Stated Maturity, the Trustee shall not require surrender by the Depository or its nominee of the Bonds so purchased or redeemed, and the Depository may retain such Bonds. In the event of partial redemption of the Bonds, the Depository shall make an appropriate notation on the Bonds as to the amount of such partial redemption; provided that

the Depository shall deliver to the Trustee, upon request, a written confirmation of such partial redemption and thereafter the records maintained by the Trustee shall be conclusive as to the amount of the Bonds of such Stated Maturity which have been redeemed. The Issuer, the Company and the Trustee shall not be liable for the failure of the Depository to properly indicate on the Bonds the payment of such principal or redemption price.

(e) All transfers of beneficial ownership interests in the Bonds when issued in Book-Entry-Only Form shall be effected by procedures promulgated by the Depository with its Participants for recording and transferring the ownership of beneficial interest in each of such Bonds.

(f) The Issuer, the Company, the Bond Registrar, and the Trustee and any of their respective agents may treat the Depository (or its nominee) as the sole and exclusive Bondholder of the Bonds registered in its name for the purposes of payment of the principal of (premium, if any) or interest on the Bonds or redemption price with respect to the Bonds, selecting the Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Bondholders under this Indenture, registering the transfer of Bonds, obtaining any consent or other action to be taken by Bondholders and for all other purposes whatsoever; and the Issuer, the Company and the Trustee shall not be affected by any notice to the contrary.

(g) So long as the Bonds are registered in the name of the Depository or any nominee thereof, all notices required or permitted to be given to the Holders of such Bonds under this Indenture shall be given to the Depository. In connection with any notice or other communication to be provided to Holders pursuant to this Indenture by the Issuer, the Company or the Trustee with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action, provided that the Issuer or the Trustee may establish a special record date for such consent or other action. The Issuer or the Trustee shall give the Depository notice of such special record date not less than 15 calendar days in advance of such special record date to the extent possible.

(h) Any successor Trustee, in its written acceptance of its duties under this Indenture, shall agree to take any actions necessary from time to time to comply with the requirements of such Depository.

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving reasonable written notice to the Trustee and the Issuer and discharging its responsibilities with respect thereto under applicable law. Under such circumstance (if there is not a successor Depository), Bond certificates will be delivered as described elsewhere in Article II of this Indenture. Upon receipt of such notice from the Depository, the Trustee shall provide a copy of the notice to the Company. The Company, in its sole discretion, and without the consent of any other Person, may terminate the services of the Depository with respect to the Bonds if the Company determines that: (i) the Depository is unable to discharge its responsibilities with respect to the Bonds; or (ii) a continuation of the requirement that all of the Bonds be registered in the Bond Register in the name of the nominee of the Depository is not in the best interest of the Beneficial Owners. In the event that no substitute Depository is found by the Company or restricted registration is no longer in effect,

Bond certificates will be delivered as described in Article II of this Indenture. Upon the termination of the services of the Depository with respect to the Bonds pursuant to this Section 211(i), after which no successor Depository willing to undertake the functions of the Depository hereunder can be found that, in the opinion of the Company, is willing and able to undertake such functions upon reasonable and customary terms, the Bonds shall no longer be restricted to being registered in the Bond Register in the name of the nominee of the Depository, but may be registered in the name or names and in such maturities and principal amounts as the Depository shall designate in writing to the Bond Registrar in accordance with the provisions elsewhere in Article II of this Indenture, but without any liability on the part of the Issuer or the Bond Registrar for the accuracy of such designation. Upon the termination of the services of the Depository with respect to the Bonds for any reason and the appointment of a successor Depository, all references in this Indenture to the Depository shall refer to such successor Depository. Whenever the Depository requests the Issuer, the Company and the Trustee to do so, the Issuer, the Company and the Trustee shall cooperate with the Depository in taking appropriate action after reasonable notice to arrange for another Depository to maintain custody of certificates evidencing the Bonds.

(j) So long as any Bonds are registered in the name of the nominee of the Depository, a legend prescribed by the Depository to that effect may be printed on such Bond certificate.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption. The Bonds shall be subject to redemption as set forth in the Form of Bond in Exhibit A hereto. In the event less than 100% of the Bonds is redeemed, and to the extent required by the Code, the Issuer and the Trustee shall enter into a supplemental indenture providing for an amendment to the schedule of annual principal deposits into the 2010Q Sinking Fund Deposit Subaccount to ensure that the annual deposits do not exceed the limits set forth in the Code.

Section 302. Election to Redeem; Notice to Trustee. Upon the occurrence of an event which triggers an extraordinary mandatory redemption, as described in the forms of Bonds attached hereto, the election of the Company to redeem any Bonds shall be evidenced by a Board Resolution of the Company delivered to the Issuer. In case of any redemption at the election of the Company, the Company shall, at least 60 days prior to the redemption date fixed by the Company (unless a shorter notice shall be satisfactory to the Trustee), notify the Trustee in writing of such redemption date and of the principal amount of Bonds of each Stated Maturity to be redeemed.

Section 303. Selection by Trustee of Bonds to be Redeemed. If less than all of the Series 2010Q Bonds of a particular Stated Maturity are called for redemption, the particular Series 2010Q Bonds or portions thereof to be redeemed shall be redeemed by the Trustee in accordance with the written direction of the Company; provided, however, that portions of Series 2010Q Bonds shall be redeemed in Authorized Denominations and that no redemption shall result in a 2010Q Bond being held in less than an Authorized Denomination.

For all purposes of this Indenture, unless the context otherwise requires, all provisions relating to the redemption of Series 2010Q Bonds shall relate, in the case of any Series 2010Q Bond redeemed or to be redeemed only in part, to the portion of the principal of such Series 2010Q Bond that has been or is to be redeemed.

Section 304. Notice of Redemption. Not less than 30 days prior to any redemption date, but not more than 60 days prior to any redemption date, the Trustee shall cause notice of the call for any redemption identifying the Bonds or portions thereof to be redeemed to be given in the name of the Issuer by first class mail, postage prepaid, to the Holders of each Bond to be redeemed at the address shown on the Bond Register on the date such notices are mailed. Any notice mailed as provided in this Section shall be conclusively presumed to have been duly given, irrespective of whether received.

Each notice of redemption shall state at a minimum, the complete official name of the issue, including series designation, CUSIP number, amounts called of each Stated Maturity (for partial calls), date of the notice, the date of issue, interest rate, maturity date of the Bonds called for redemption, the redemption date, the redemption price, the place or places of redemption, and appropriate address or addresses and telephone number. Unless moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Trustee prior to the giving of such notice of redemption, such notice shall state that said redemption shall be conditional upon the receipt of such moneys by the Trustee on or prior to the date fixed for such redemption. If sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

Section 305. Deposit of Redemption Price. Subject to any condition to such redemption, on or prior to any redemption date, the Company shall deposit with the Trustee or with a Paying Agent an amount of money sufficient to pay the redemption price, premium, if any, and interest accrued thereon to the date fixed for redemption of all the Bonds which are to be redeemed on such date.

Section 306. Bonds Payable on Redemption Date. Notice of redemption having been given as aforesaid, and the deposit described in Section 305 having been made, and all conditions to such redemption having been fulfilled, the Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified and from and after such date such Bonds shall cease to bear interest. If, however, funds available to pay the redemption price have not been so deposited on the redemption date, the redemption will be cancelled. Upon surrender of any such Bond for redemption in accordance with said notice, such Bond shall be paid by the Issuer at the redemption price. Installments of interest whose Stated Maturity is on or prior to the redemption date shall be payable to the Holders of such Bonds registered as such on the relevant Record Dates according to their terms.

If any Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the rate borne by the Bond.

Section 307. Bonds Redeemed in Part. Any Series 2010Q Bond which is to be redeemed only in part shall be surrendered at a Place of Payment (with, if the Issuer or the Trustee so requires, due endorsement by, or a written instrument of transfer in form satisfactory to the Issuer and the Trustee duly executed by, the Holder thereof or his attorney duly authorized in writing) and the Issuer shall execute and the Trustee shall authenticate and deliver to the Holder of such Series 2010Q Bond without service charge, a new Series 2010Q Bond or Bonds of the same interest rate and Stated Maturity and of any Authorized Denomination as requested by such Holder in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Series 2010Q Bond so surrendered.

ARTICLE IV

FUNDS AND INVESTMENTS

Section 401. Establishment of Funds; Source of Payment of the Bonds. (a) The Issuer hereby establishes with the Trustee the Proceeds Fund, the Debt Service Fund, the Debt Service Reserve Fund, the Construction Fund and the Rebate Fund (collectively, the “Funds”). The Issuer reserves the right to establish additional trust funds or accounts from time to time. The Trustee shall have the authority to establish subaccounts as needed to fulfill its duties hereunder.

(b) The Bonds and all payments by the Issuer hereunder are not and shall never become general obligations of the Issuer, but are special and limited obligations payable solely from the Loan Payments and other payments made by the Company under the Agreement. Loan Payments made pursuant to the Agreement by the Company are to be made directly to the Trustee for the account of the Issuer and shall be deposited pursuant to the provisions of Section 4.1 of the Agreement. No covenant or agreement contained in the Bonds or in this Indenture shall be deemed to be the covenant or agreement of any officer, director, agent, or employee of the Issuer in his or her individual capacity and neither the members of the Board of Directors of the Issuer nor any official executing or authenticating the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability, by reason of the issuance or authentication thereof.

Section 402. Proceeds Fund. There is hereby created by the Issuer and established with the Trustee the special fund of the Issuer designated its “Odyssey Academy Taxable Education Revenue Bonds Series 2010Q Proceeds Fund” (herein referred to as the “Proceeds Fund”). The proceeds of the sale of the Series 2010Q Bonds shall be deposited into the Proceeds Fund and immediately transferred by Trustee to the Debt Service Fund, and the Construction Fund (all established under this Indenture), all as specified in the Issuer Order to authenticate and deliver the Series 2010Q Bonds.

Section 403. Debt Service Fund.

(a) There is hereby created by the Issuer and established with the Trustee the special fund of the Issuer designated its “Odyssey Academy Taxable Education Revenue Bonds Series 2010Q Debt Service Fund” (herein referred to as the “Debt Service Fund”). The Trustee shall create an “Interest Subaccount” within the Debt Service Account. The money deposited to the

Debt Service Fund, together with all investments thereof and investment income therefrom, shall be held in trust and applied solely as provided in this Section and Section 706.

(b) Within the Debt Service Fund, there shall be established a “Sinking Fund Deposit Subaccount.” As shown in the table below, the following amounts must be held on deposit in the Sinking Fund Deposit Subaccount on the corresponding dates. Subject to an amendment by supplemental indenture in connection with any redemption of the Series 2010Q Bonds for any reason permitted herein, all cash and investments held in the Sinking Fund Deposit Subaccount shall equal, as closely as reasonably possible, but in no event shall exceed, the Sinking Fund Deposit Subaccount Balance set forth below on the relevant corresponding date.

Date February 15	Sinking Fund Deposit Subaccount Balance
2011	\$100,000
2012	130,000
2013	140,000
2014	140,000
2015	140,000
2016	140,000
2017	315,000
2018	325,000
2019	340,000
2020	355,000
2021	365,000
2022	380,000
2023	395,000
2024	410,000
2025	425,000
2026	440,000
2027	460,000

Funds deposited in the Sinking Fund Deposit Subaccount in accordance with the preceding schedule shall be used to pay the principal of the Series 2010Q Bonds at maturity. Interest and earnings from the investment of funds deposited in the Sinking Fund Deposit Subaccount in excess of the Sinking Fund Deposit Subaccount Balance listed in the table above shall be applied as a credit against the Sinking Fund Deposit Subaccount Balance requirement in any year. No amounts held in the Sinking Fund Deposit Subaccount will be paid from proceeds of the Series 2010Q Bonds.

(c) The Trustee shall deposit to the credit of the corresponding account of the Debt Service Fund immediately upon receipt (1) amounts due and payable by the Company pursuant to Section 4.1 of the Agreement and the terms of the Notes; and (2) any other amounts delivered to the Trustee specifically for deposit thereto.

(d) On each Interest Payment Date, the Trustee shall withdraw money from the Interest Subaccount of the Debt Service Fund, an amount sufficient to pay the Bondholders

interest on the Bonds. On the Stated Maturity of the Bonds, the Trustee shall pay the bondholders the principal, and premium, if any, from the Sinking Fund Deposit Subaccount.

Section 403A. Debt Service Reserve Fund.

(a) There is hereby created by the Issuer and established with the Trustee the special fund of the Issuer designated its “Odyssey Academy Education Revenue Bonds Series 2010Q Debt Service Reserve Fund”. There shall initially be deposited with the Trustee from the proceeds of the Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010B an amount sufficient to cause the amount on deposit therein to equal the Reserve Fund Requirement. To the extent that additional amounts are required to be deposited in the Debt Service Reserve Fund, such moneys shall come from sources other than the proceeds of the Bonds as provided herein and in the Agreement. Except as otherwise provided herein, the Debt Service Reserve Fund at all times shall be maintained at an amount equal to the Reserve Fund Requirement.

(b) If there are insufficient funds in the Debt Service Fund to pay the Debt Service on the Bonds by 12:00 noon (Central Time) one Business Day prior to any Interest Payment Date, the Trustee shall transfer from the Debt Service Reserve Fund to the respective subaccounts of the Debt Service Fund amounts necessary to make such payments from the Debt Service Fund on any Interest Payment Date.

(c) If the amount in the Debt Service Reserve Fund is less than the Reserve Fund Requirement because the Trustee has applied funds in the Debt Service Reserve Fund in accordance with (b) above, the Trustee shall promptly notify the Company in writing that a deficiency in the Debt Service Reserve Fund exists, and the Company shall, as provided in Section 4.5A of the Agreement, (1) within 30 days of receipt of such notice pay to the Trustee the full amount needed to restore the amount in the Debt Service Reserve Fund to the Reserve Fund Requirement or (2) in not more than twelve (12) consecutive equal monthly installments, each payable on the date that a Loan Payment is due under the Agreement, commencing in the month immediately succeeding the month of the withdrawal, pay such deficiency to the Trustee for deposit into the Debt Service Reserve Fund to restore the amount in the Debt Service Reserve Fund to equal the Reserve Fund Requirement; provided that if any additional decline occurs prior to the restoration of any decline, such additional decline shall be restored in equal monthly installments over the remainder of the restoration period for the initial decline.

(d) The Trustee shall determine the Value of the Eligible Securities on deposit in the Debt Service Reserve Fund as of each Business Day immediately preceding the Interest Payment Date commencing February 14, 2011; provided that, if there is a deficiency in the Debt Service Reserve Fund, the Trustee shall determine such Value on a monthly basis until such deficiency is cured. The weighted average maturity of the Eligible Securities on deposit in the Debt Service Reserve Fund shall at no time exceed ten (10) years. If the Value of such Eligible Securities plus any moneys in the Debt Service Reserve Fund falls below the Reserve Fund Requirement, the Trustee shall immediately notify the Company, and the Company, as provided in Section 4.5A of the Agreement, shall, in not more than four (4) consecutive equal monthly installments each payable on the date that a Loan Payment is due under the Agreement commencing in the immediately succeeding the month in which the calculation of the Reserve

Fund Requirement shows a deficiency in the Debt Service Reserve Fund, pay an amount equal to such deficiency to the Trustee for deposit in the Debt Service Reserve Fund to restore the amount in the Debt Service Reserve Fund to equal the Reserve Fund Requirement; provided, that any amounts being paid to the Trustee pursuant to paragraph (c) hereof shall be paid in accordance with such paragraph; provided further, that if any additional decline occurs prior to the restoration of any decline, such additional decline shall be restored in equal monthly installments over the remainder of the restoration period for the initial decline. To the extent the Value of such Eligible Securities plus any moneys in the Debt Service Reserve Fund funded with Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010B exceeds the lesser of (i) 10 percent of the Proceeds of the Series 2010Q Bonds, (ii) the maximum annual debt service on the Series 2010Q Bonds, or (iii) 125 percent of the average annual debt service on the Series 2010Q Bonds, within the meaning of Section 1.148-2(f)(2)(ii) of the Regulations, such excess shall be invested as directed in writing by the Company at a yield which is not “materially higher” than the Yield on the Bonds, as provided in Section 148(a) of the Code or invested in obligations the yield of which is in excess of the Yield on the Bonds, provided the Company and the Issuer agree to make yield deduction payments as permitted in Section 1.148-5(c) of the Regulations. The Trustee has no responsibility for determining whether such a condition exists.

(e) Upon any redemption or defeasance of the Bonds as a whole, the moneys on deposit in the Debt Service Reserve Fund shall be transferred to the Debt Service Fund to be used for the purposes of such redemption or to an escrow fund for the purpose of defeasance, as the case may be. Upon final maturity of the Bonds, the Trustee shall transfer the balance on deposit in the Debt Service Reserve Fund to the Debt Service Fund for the Series 2010A Bonds and such funds shall be expended in such a manner as complies with Section 148 of the Code or the Regulations as thereafter may be in effect.

(f) So long as any Bonds are Outstanding, the Company shall have no right, title or interest in or to the funds in the Debt Service Reserve Fund.

Section 404. Rebate Fund.

(a) There is hereby created by the Issuer and established with the Trustee the special fund of the Issuer designated as its “Odyssey Academy Taxable Education Revenue Bonds Series 2010Q Rebate Fund” (herein referred to as the “Rebate Fund”). The money deposited to the Rebate Fund, together with all investments thereof and investment income therefrom shall be held in trust and applied solely as provided in this Section.

(b) The Trustee shall deposit or transfer to the credit of the Rebate Fund each amount delivered to the Trustee by the Company for deposit thereto and each amount directed by the Company to be transferred thereto.

(c) (i) Within five days after each receipt or transfer of funds to the Rebate Fund in accordance with Section 5.3(e)(i)(B) of the Agreement (and in any event within 60 days after each Computation Date), the Trustee shall withdraw from the Rebate Fund and pay to the United States of America the balance of the Rebate Fund.

(ii) Within five days after receipt from the Company of any amount pursuant to Section 5.3(e)(ii) of the Agreement, the Trustee shall withdraw such amount from the Rebate Fund and pay such amount to the United States of America.

(iii) All payments to the United States of America pursuant to this Section shall be made by the Trustee for the account and in the name of the Issuer and shall be paid by draft posted by registered United States Mail (return receipt requested), addressed to the appropriate IRS address accompanied by the relevant IRS Form 8038-T (or to such other applicable successor information return specified by the IRS) described in Section 5.3(e)(i)(C) or Section 5.3(e)(ii) of the Agreement, as the case may be.

(d) The Trustee shall preserve copies (for 60 days following retirement of the Bonds) of all statements and forms received from the Company pursuant to Section 5.3(e) of the Agreement and all records maintained by it of transactions in the Rebate Fund and shall deliver such materials to the Company and, if requested, shall deliver copies thereof to the Issuer within 60 days following the retirement of all of the Bonds.

(e) The Trustee may conclusively rely on the instructions of the Company with regard to any actions to be taken by it pursuant to this Section and shall have no liability for any consequences of any failure of the Company to supply accurate or sufficient instructions.

If at any time during the term of this Indenture the Issuer, the Trustee, or the Company desires to take any action which would otherwise be prohibited by the terms of this Section, such Person shall be permitted to take such action if it shall first obtain and provide to the other Persons named herein a Favorable Opinion of Bond Counsel.

Section 405. Construction Fund.

(a) There is hereby created by the Issuer and established with the Trustee the special fund of the Issuer designated its “Odyssey Academy Taxable Education Revenue Bonds Series 2010Q Construction Fund” (herein referred to as the “Construction Fund”). The money deposited in the Construction Fund, including all money therein and all investments thereof, shall be held in trust and applied solely as provided in this Section. The Construction Fund shall contain a Repayment Account, a Project Account and a Costs of Issuance Account. The Trustee shall have the authority to create subaccounts within the Project Account of the Construction Fund as is necessary and convenient for the administration of such Account. The Trustee may transfer funds between subaccounts in the Project Account as needed to fund the Project.

(b) The Trustee shall deposit to the credit of the Construction Fund or any account or subaccount therein all amounts paid to the Trustee by the Issuer or the Company specifically for deposit to the credit of the Construction Fund and the proceeds of the Bonds to the extent specified by the Issuer Order.

(c) On the Closing Date, and without the consent of any Construction Consultant, the Trustee shall disburse the following amounts from the Repayment Account for the purpose of refinancing costs:

Participating Campus
Galveston Campus - 61st Street

Anticipated Amount

(d) The Trustee shall disburse amounts in the Project Account of the Construction Fund to pay for Project Costs at the following Participating Campuses:

Participating Campus
Galveston Campus - 61st Street

Anticipated Amount

(e) The Trustee shall disburse amounts in the applicable subaccount of the Project Account of the Construction Fund to pay or reimburse the Company for all other Project Costs no later than three Business Days following receipt of and in accordance with a Disbursement Request in substantially the form of Exhibit C to this Indenture. The Trustee may rely fully on any Disbursement Request in substantially the form of Exhibit C to this Indenture, and shall not be required to make any investigation in connection therewith.

(f) Any funds remaining in the Construction Fund or any account or subaccount therein after any Project is certified or deemed “complete” pursuant to Section 3.4 of the Agreement shall, at the written instruction of the Company to the Trustee, be transferred to any other subaccount within the Project Account to pay Project Costs or to the Debt Service Fund to redeem Bonds pursuant to the procedures set forth in Exhibit A hereto regarding “Special Mandatory Redemption - Excess Proceeds.” If no such written instructions are given before the third anniversary Closing Date, then any of such remaining funds shall be transferred to the Debt Service Fund to redeem Bonds as provided above or to pay principal or interest on the Bonds.

(g) The Trustee shall disburse amounts in the Costs of Issuance Account on or after the Closing Date upon receipt of a Requisition Certificate in substantially the form of Exhibit B to this Indenture. The Trustee may rely fully on any Requisition Certificate in substantially the form of Exhibit B to this Indenture, and shall not be required to make any investigation in connection therewith. Such amounts may be disbursed without the consent of any Construction Consultant.

(h) Any moneys remaining in the Costs of Issuance Account ninety (90) days after the Closing Date shall be transferred to the Project Account of the Construction Fund. Upon final disbursement and/or transfer, the Trustee shall close the Costs of Issuance Account.

(i) In furtherance and not in limitation of this Section 405 hereof, all payments made from the Repayment Account, the Project Account or the Costs of Issuance Account pursuant to a written requisition from the Company in the form required hereunder shall be presumed to be made properly and the Trustee shall not be required to see the application of any payments made from the Repayment Account, the Project Account or the Costs of Issuance Account or to inquire into the purposes for which withdrawals are being made from such accounts.

(j) On the earlier of three years from the Closing Date (unless extended pursuant to the Code) or receipt of the Officer’s Certificate required by Section 3.4 of the Agreement, the Trustee shall transfer any amount then on deposit in the Construction Fund to the Debt Service

Fund unless the Trustee has received from the Company a Requisition Certificate for all or any portion of such amounts for payment of incurred but unpaid Project Costs. To the extent the amounts are transferred to the Debt Service Fund, such amounts will be used to redeem Bonds in Authorized Denominations, to the maximum degree permissible, within ninety (90) days of such transfer.

Section 406. Investment of Bond Proceeds. Pending the disbursement of any amounts deposited from the proceeds of the Bonds to any Fund, such proceeds may only be invested in direct obligations or obligations unconditionally guaranteed by the United States of America as more particularly described in Chapter 2256, Texas Government Code, upon the written directions of the Company in a Company Order delivered to the Trustee.

Section 407. Investment of Funds.

(a) Except as provided in Section 406, pending disbursement of the amounts on deposit in any Fund, the Trustee shall promptly invest and reinvest such amounts in the particular Eligible Securities specified in any Company Order; provided that, if no such Company Order is delivered to the Trustee, the Trustee shall invest and reinvest such amount in Dreyfus Cash Management Money Market Fund. All such investments shall be credited to the fund, account or subaccount from which the money used to acquire such investments shall have come.

(b) Except as provided in Section 405(d), all income and profits on investments in the Debt Service Fund, Debt Service Reserve Fund, the Construction Fund and the Rebate Fund shall be credited to those respective Funds. All losses on investments shall be charged against the fund and account to which such investments are credited. The Trustee may make any investment through its own trust department and may invest in transactions for which the Trustee or any affiliate thereof receives compensation. As amounts invested are needed for disbursement from any fund or account, the Trustee shall cause a sufficient amount of the investments credited to that fund to be redeemed or sold and converted into cash to the credit of that fund. The Trustee may rely on the written instructions of the Company in investing money in any Fund or account, and shall not be accountable for any depreciation in the value of the investments made in accordance with the provisions of this Article IV or for any losses incurred upon any authorized disposition thereof.

(c) The Company by its execution of the Agreement covenants to restrict the investment of money in the Funds in such manner and to such extent, if any, as may be necessary so that the Bonds will not constitute arbitrage bonds under Section 148 of the Code and the Regulations, as modified by Section 54A(d) of the Code.

(d) The Issuer and the Company (by its execution of the Agreement) acknowledge that to the extent that regulation of the Comptroller of the Currency or other applicable regulatory agency grant the Issuer or the Company the right to receive brokerage confirmation of security transactions as they occur, the Issuer and the Company waive receipt of such confirmations. The Trustee shall furnish to the Company a periodic statement, made at least yearly, that includes details of all investment transactions made by the Trustee. For the

avoidance of doubt, the Trustee is not required to provide brokerage confirmations so long as periodic statements that include investment activity are provided to the Company and Issuer.

(e) Prior to the Trustee taking any such action under this Section 407, if any funds are invested by an investment manager or advisor, such investment manager or advisor shall provide the Trustee with written instructions regarding such action and any other information required by the Trustee to take such action, including trade tickets.

Section 408. Trustee and Issuer Relieved From Responsibility. The Trustee and the Issuer shall be fully protected in relying upon any Company Order relating to investments and disbursements from any Fund, and shall not be liable for any losses as a result of complying with any such Company Order, and shall not be required to ascertain any facts with respect to any such Order.

ARTICLE V

COVENANTS OF THE ISSUER

Section 501. Payment of Debt Service; Limited Obligations. The Issuer will duly and punctually pay the principal of (and premium, if any) and interest on the Bonds in accordance with the terms of the Bonds and this Indenture; provided, however, that the Bonds and the other obligations of the Issuer provided for herein shall be limited obligations of the Issuer and shall be payable by the Issuer solely out of the Trust Estate and the revenues derived therefrom or in connection with the Bond Documents. The Bonds and the other expense reimbursement obligations of the Issuer provided for herein shall never be payable out of any other funds of the Issuer except the Trust Estate and such revenues.

If the specified date for any such payment shall be a Saturday, a Sunday or a legal holiday or the equivalent for banking institutions generally (other than a moratorium) at the place where payment thereof is to be made, then such payment may be made on the next succeeding day which is not one of the foregoing days without additional interest and with the same force and effect as if made on the specified date for such payment.

Section 502. Reimbursement Obligations. The obligations of the Issuer provided for herein shall be limited obligations of the Issuer and shall be payable by the Issuer solely out of the Trust Estate and the revenues therefrom or in connection with the Bond Proceeds.

Section 503. Money for Bond Payments to be Held in Trust; Appointment of Paying Agents. The Issuer shall appoint a Paying Agent in the Place of Payment for the Bonds. Each such Paying Agent appointed by the Issuer shall be a corporation organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least \$10,000,000 and subject to supervision or examination by federal or state authority. The Issuer will, prior to each due date of the principal of (and premium, if any) or interest on any Bonds, deposit or cause to be deposited (but only from the sources provided herein) with a Paying Agent a sum sufficient to pay the principal (and premium, if any) or interest so becoming due, such sum to be held in trust for the benefit of the Holders of such Bonds. Each Paying Agent for the Bonds shall

provide the CUSIP number for the Bond with each payment of interest on and the principal or the redemption price of any Bond, specifying the amount paid in respect of each CUSIP number. The Paying Agents shall make payment of interest or the redemption price of any Bond, upon written request of a registered Owner of at least \$1,000,000 in principal amount of Bonds, by wire transfer (at the risk and expense of such registered Owner) in immediately available funds to an account in the United States designated by such registered Owner upon written notice to the Trustee prior to the Record Date.

The Issuer hereby appoints the Trustee as the initial Paying Agent for the Bonds and the Trustee hereby accepts such appointment.

The Issuer will cause each Paying Agent other than the Trustee to execute and deliver to the Trustee and the Company an instrument in which such Paying Agent shall agree with the Trustee, subject to the provisions of this Section, that such Paying Agent will

(1) hold all sums held by it for the payment of principal of (and premium, if any) or interest on Bonds in trust for the benefit of the Persons entitled thereto until such sums shall be paid to such Persons or otherwise disposed of as herein provided;

(2) give the Trustee notice of any default by the Issuer (or any other obligor upon the Bonds) in the making of any such payment of principal (and premium, if any) or interest; and

(3) at any time during the continuance of any such default, upon the written request of the Trustee, forthwith pay to the Trustee all sums so held in trust by such Paying Agent.

The Issuer may at any time, for the purpose of obtaining the satisfaction and discharge of this Indenture or for any other purpose, by Issuer Order, direct any Paying Agent to pay to the Trustee all sums held in trust by such Paying Agent, such sums to be held by the Trustee upon the same trusts as those upon which such sums were held by such Paying Agent; and, upon such payment by any Paying Agent to the Trustee, such Paying Agent shall be released from all further liability with respect to such money.

Subject to applicable escheat laws of the State, any money deposited in trust with the Trustee or any Paying Agent in trust for the payment of the principal of (and premium, if any) or interest on any Bond and remaining unclaimed for the later of (i) the first anniversary of the Stated Maturity of the Bond or the installment of interest for the payment of which such money is held or (ii) two years after such principal (and premium, if any) or interest has become due and payable shall be paid to the Company on Company Request (which Request shall include the Company's representation that it is entitled to such funds under applicable escheatment laws and its agreement to comply with such laws) and the Holder of such Bond shall thereafter, to the extent of any legal right or claim, be deemed to be an unsecured general creditor, and shall look only to the Company for payment thereof, and all liability of the Trustee or such Paying Agent with respect to such trust money, and all liability of the Issuer, shall thereupon cease; provided, however, that the Trustee, the Issuer or such Paying Agent, before being required to make any

such repayment, shall, upon receipt of a Company Order at the expense of the Company, cause to be published once, in an Authorized Newspaper, notice that such money remains unclaimed and that, after a date specified therein, which shall not be less than 30 days from the date of such publication, any unclaimed balance of such money then remaining will be repaid to the Company; and provided further, notwithstanding the foregoing, the Trustee shall be entitled to deliver any such funds to any escheatment authority in accordance with the Trustee's customary procedures. The Trustee shall hold any such funds in trust uninvested (without liability for interest accrued from the date deposited) for the benefit of Holders entitled thereto.

Any bank or trust company with or into which any Paying Agent may be merged or consolidated, or to which the assets and business of such Paying Agent may be sold, shall be deemed the successor of such Paying Agent for the purposes of this Indenture. If the position of Paying Agent shall become vacant for any reason, the Issuer shall, within 30 days thereafter, appoint such bank or trust company as shall be specified by the Company and the Trustee to fill such vacancy; provided, however, that if the Issuer shall fail to appoint a successor Paying Agent within said period, the Trustee shall make such appointment. No removal, resignation or termination of the Paying Agent shall take effect until a successor shall be appointed.

Section 504. Instruments of Further Assurance. The Issuer covenants that to the extent of its power to do so, it will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such indentures supplemental hereto and such further acts, instruments and transfers as the Trustee may reasonably require for the better assigning, pledging and confirming unto the Trustee of the Trust Estate assigned and the revenues pledged hereunder all at the expense of the Company. The Issuer has not heretofore made a pledge of, granted a lien on or security interest in, or made an assignment or sale of the collateral granted hereunder that ranks on a parity with or prior to the lien granted hereunder that will remain outstanding on the Closing Date. The Issuer has not described such collateral in a UCC financing statement that will remain effective on the Closing Date. The Issuer will not hereafter make or suffer to exist any pledge or assignment of, lien on, or security interest in the collateral described hereunder that ranks prior to or on parity with the lien granted hereunder, or file any financing statement describing any such pledge, assignment, lien or security interest, except as expressly permitted by the Bond Documents. The security interest granted hereunder is and shall be prior to any judicial lien hereafter imposed on such collateral to enforce a judgment against the Issuer on a simple contract.

Section 505. Maintenance of Rights. The Issuer will use its best efforts to perform and observe all obligations to be performed by it under the Bond Documents. The Issuer will maintain the validity and effectiveness of the Bond Documents and, except as permitted hereby, take no action, and not knowingly omit to take any reasonable action, the taking or omission of which might release any party from its liabilities or obligations under the Bond Documents, or result in the surrender, termination, amendment, or modification of, or impair the validity of, any Bond Document. The Issuer agrees that the Trustee, subject to the conditions thereof, may enforce for and on behalf of the Holders all of the covenants and agreements of the parties to the Bond Documents (other than the Trustee) as set forth in the Bond Documents, whether or not the Issuer is in default hereunder.

Section 506. Corporate Existence. Subject to Article VI, the Issuer will do or cause to be done all things necessary to preserve and keep in full force and effect its corporate existence and rights (charter and statutory); provided, however, that the Issuer shall not be required to preserve any right if its Governing Body shall determine that the preservation thereof is no longer desirable in the conduct of the affairs of the Issuer and that the loss thereof is not disadvantageous in any material respect to the Bondholders.

Section 507. Limitations on Liens, Debt and Disposition of Assets. Except as permitted or contemplated in this Indenture, the Issuer covenants that it will not: (i) create any mortgage, lien, encumbrance, pledge, charge or other exception to title (other than those created by this Indenture) upon or against any of the properties or assets constituting the Trust Estate, or any revenues derived therefrom or any other funds held by the Trustee for the benefit of the Holders superior to or ranking on parity with the lien created by this Indenture; (ii) sell, lease, transfer, convey or otherwise dispose of all or any part of the Trust Estate or its interest therein except subject to the interests of the Trustee created by this Indenture; (iii) create, incur or assume any debt secured by the Trust Estate or the Issuer's interest therein or the revenues pledged herein; or

(iv) knowingly take any other action that will impair the lien of this Indenture on the Trust Estate.

Section 508. Tax Covenants for the Series 2010Q Bonds.

(a) General. The Issuer hereby designates the Series 2010Q Bonds as “qualified school construction bonds” pursuant to sections 54A and 54F of the Code and the Regulations and makes an irrevocable election pursuant to section 6431 of the Code to treat the Series 2010Q Bonds as “specified tax credit bonds” and thereby be eligible to receive the Federal Subsidy. The Issuer covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the Series 2010Q Bonds to fail to qualify as “qualified school construction bonds” and “specified tax credit bonds.” In particular, the Issuer covenants and agrees to comply with each requirement of this Section 508; provided, however, that the Issuer shall not be required to comply with any particular requirement of this Section 508 if the Issuer has received an opinion of Bond Counsel that such noncompliance will not adversely affect the qualification of the Series 2010Q Bonds as “qualified school construction bonds” and “specified tax credit bonds,” or if the Issuer has received a Favorable Opinion of Bond Counsel to the effect that compliance with some other requirement set forth in this Section 508 will satisfy the applicable requirements of the Code and the Regulations, in which case compliance with such other requirement specified in such Opinion of Bond Counsel shall constitute compliance with the corresponding requirement specified in this Section 508.

(b) Special Mandatory Redemption. To the extent that any amount of available project proceeds has not been expended as of the last day of the three-year period beginning on the Closing Date (or if an extension of the expenditure period has been received by the Issuer for the benefit of the Company from the Secretary of the Treasury Department, before the close of the extended period), the Issuer covenants to take all actions necessary to redeem the Bonds in accordance with the redemption provisions in the form of Bond set forth in Exhibit A hereto under “Special Mandatory Redemption – Excess Proceeds.”

(c) Note Arbitrage. The Issuer agrees that it will not knowingly use or direct the use of any money on deposit in any fund or account maintained in connection with the Series 2010Q Bonds, whether or not such money was derived from the proceeds of the sale of such series or from any other source, in a manner that would cause the Series 2010Q Bonds to be arbitrage bonds, within the meaning of Section 148 of the Code, as modified by Section 54A(d) of the Code. In the event the Company notifies the Issuer that it is necessary to restrict or limit the yield on the investment of moneys held by the Trustee pursuant to this Indenture, or to use such moneys in any certain manner to avoid the Series 2010Q Bonds being considered arbitrage bonds, the Issuer at the direction of the Company shall instruct the Trustee to take such action as is necessary to restrict or limit the yield on such investment or to use such moneys in accordance with such written direction.

(d) Qualification. The Issuer will not knowingly use or direct the use of any proceeds of the Series 2010Q Bonds or any other funds of the Issuer, directly or indirectly, in any manner, and will not itself take or knowingly permit to be taken any other action or actions,

which would result in any of the Series 2010Q Bonds no longer qualifying as “qualified school construction bonds” or “specified tax credit bonds.”

(e) Information Reporting. The Issuer covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Series 2010Q Bonds are issued, an information statement concerning the Series 2010Q Bonds, all under and in accordance with Notice 2009-35, 2009-17 IRB 876, Section 54A(d)(3), section 149(e) of the Code and the applicable Regulations promulgated thereunder.

(f) No Conflicts of Interest. The Issuer hereby covenants and certifies (i) that applicable State and local requirements governing conflicts of interest are and will be satisfied with respect to the Series 2010Q Bonds and (ii) if the Secretary of the Treasury prescribes additional conflicts of interest rules governing the appropriate Members of Congress, Federal, State, and local officials, and their spouses, such additional rules will be complied with with respect to the Series 2010Q Bonds.

(g) Continuing Obligation. Notwithstanding any other provision of this Indenture, the Issuer’s obligations under the covenants and provisions of this Section 508 shall survive the defeasance and discharge of the Series 2010Q Bonds.

(h) Compliance. For purposes of this Section 508, the Issuer’s compliance shall be based solely on acts or omissions by the Issuer and no acts or omissions of, or directed by, the Company, the Trustee or any other Persons shall be attributed to the Issuer.

All officers, employees and agents of the Issuer are authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the Issuer as of the date of delivery of the Series 2010Q Bonds. In complying with the foregoing covenants, the Issuer may rely from time to time upon a Favorable Opinion of Bond Counsel.

Section 509. Change in Law. To the extent that published rulings of the IRS, or amendments to the Code or the Regulations modify the covenants of the Issuer or the Trustee which are set forth in this Indenture or which are necessary to maintain the qualification of the Series 2010Q Bonds as “qualified school construction bonds” (within the meaning of Sections 54A and 54F of the Code) that are “specified tax credit bonds” (within the meaning of Section 6431 of the Code), the Trustee and the Issuer will comply with such modifications, as described in an Opinion of Counsel delivered to the Issuer and the Trustee.

ARTICLE VI

CONSOLIDATION, MERGER, CONVEYANCE OR TRANSFER

Section 601. Consolidation, Merger, Conveyance, or Transfer Only on Certain Terms. The Issuer shall not consolidate with or merge into any other corporation or convey or transfer the Trust Estate substantially as an entirety to any Person, unless:

(a) such consolidation, merger, conveyance, or transfer shall be on such terms as shall fully preserve the lien and security hereof and the rights and powers of the Trustee and the Holders of the Bonds hereunder;

(b) the corporation formed by such consolidation or into which the Issuer is merged or the Person which acquires by conveyance or transfer the Trust Estate substantially as an entirety shall be organized and existing under the laws of the United States of America or any state or the District of Columbia and shall execute and deliver to the Trustee an indenture supplemental hereto in form satisfactory to the Trustee, meeting the requirements of Section 602 and containing:

(1) an assumption by such surviving or successor corporation or such transferee of the due and punctual payment of the principal of (and premium, if any) and interest on all the Bonds and the performance and observance of every covenant and condition of this Indenture to be performed or observed by the Issuer, subject, however, to the same limitations and conditions as are herein or in the Bonds provided, and

(2) a grant, conveyance and transfer complying with Section 602;

(c) immediately after giving effect to such transaction, no Event of Default hereunder (nor any event which, with the giving of notice or the elapse of time or both, would become an Event of Default as a result of such transaction) shall have occurred and be continuing;

(d) the Trustee shall have received a Favorable Opinion of Bond Counsel; and

(e) the Issuer, at the expense of the Company, shall have delivered to the Trustee and an Officers' Certificate and an Opinion of Counsel, each of which shall state that such consolidation, merger, conveyance, or transfer and such supplemental indenture comply with this Article and all conditions precedent herein provided for relating to such transaction.

Section 602. Successor Issuer Substituted. Upon any consolidation or merger or any conveyance or transfer of the Trust Estate substantially as an entirety in accordance with Section 601, the successor corporation formed by such consolidation or into which the Issuer is merged or the Person to which such conveyance or transfer is made shall succeed to, and be substituted for, and may exercise every right and power of, the Issuer under this Indenture with the same effect as if such successor had been named as the Issuer herein, if the supplemental indenture required by Section 601 shall contain a grant, conveyance and transfer, in terms sufficient to include and subject to the lien of this Indenture all and singular the properties described in the granting clauses hereof, whereupon such successor may cause to be executed, in its own name or

in the name of the Issuer prior to such succession, and delivered to the Trustee for authentication, any Bonds issuable hereunder; and upon request of such successor, and subject to all the terms of this Indenture, the Trustee shall authenticate and deliver any Bonds which shall have been previously executed and delivered by the Issuer to the Trustee for authentication, and any Bonds which such successor shall thereafter, in accordance with this Indenture, cause to be executed and delivered to the Trustee for such purpose. Such changes in phraseology and form (but not in substance) may be made in such Bonds as may be appropriate in view of such consolidation, merger, conveyance, or transfer.

ARTICLE VII

REMEDIES OF THE TRUSTEE AND HOLDERS OF BONDS IN EVENT OF DEFAULT

Section 701. Events of Default. “Event of Default,” whenever used herein means any one of the following events (whatever the reason for such Event of Default and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(1) default in the payment of (i) the principal of (and premium, if any) any Bond at its Maturity or (ii) an installment of interest on any Bond at the Stated Maturity for such installment; or

(2) default in the performance, or breach, of any covenant or agreement on the part of the Issuer contained in this Indenture (other than a covenant or agreement whose performance or observance is specifically dealt with elsewhere in this Section) and continuance of such default or breach for a period of 30 days after there has been given, by registered or certified mail, to the Issuer and the Company by the Trustee, or to the Issuer, the Company and the Trustee by the Holders of at least 25% in principal amount of Bonds then Outstanding, a written notice specifying such default or breach and requiring it to be remedied and stating that such notice is a “Notice of Default” hereunder; provided that if such default can be cured by the Issuer but cannot be cured within the 30-day curative period described above, it shall not constitute an Event of Default if corrective action is instituted by the Issuer within such 30-day period and diligently pursued until the default is corrected, but in no instance shall it last longer than 90 days; or

(3) a decree or order by a court having jurisdiction in the premises shall have been entered adjudging the Company a bankrupt or insolvent, or approving as properly filed a petition seeking reorganization or arrangement of the Company under the federal Bankruptcy Code or any other similar applicable federal or state law, and such decree or order shall have continued undischarged and unstayed for a period of 90 days; or a decree or order of a court having jurisdiction in the premises for the appointment of a receiver or trustee or assignee in bankruptcy or insolvency of the Company or of the Company’s property, or for

the winding up or liquidation of the Company's affairs, shall have been entered, and such decree or order shall have remained in force undischarged and unstayed for a period of 90 days; or

(4) the Company shall institute proceedings to be adjudicated a voluntary bankruptcy, or shall consent to the institution of a bankruptcy proceeding against it, or shall file a petition or answer or consent seeking reorganization or arrangement under the federal Bankruptcy Code or any other similar applicable federal or state law, or shall consent to the filing of any such petition, or shall consent to the appointment of a receiver or trustee or assignee in bankruptcy or insolvency of it or of its property, or shall make assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due, or corporate action shall be taken by the Company in furtherance of any of the aforesaid purposes; or

(5) the maturity of any Note issued under the Master Indenture shall be accelerated unless such acceleration has been rescinded and annulled pursuant to the Master Indenture; or

(6) receipt by the Trustee of written notice from the Master Trustee that the Notes have been accelerated under the Master Indenture.

(7) an "Event of Default" has occurred under any of the Bond Documents as the term "Event of Default" is therein defined.

If any portion of a Loan Payment shall not be paid at the time therein specified, the Trustee shall promptly give telephonic or facsimile notice to any Person that may execute an Officer's Certificate on behalf of the Company of such failure and shall promptly thereafter confirm such notice by telex, facsimile or letter to the other parties to the Bond Documents unless such amount is immediately thereafter paid.

Section 702. Acceleration of Maturity; Rescission and Annulment.

(a) If an Event of Default occurs and is continuing, then and in every such case the Trustee shall, at the direction of 25% of the Bondholders, give written notice to the Issuer, the Company and the Holders of the Bonds declaring the principal of the Outstanding Bonds to be due and payable immediately. The Trustee having given such notice, the principal of the Bonds thereby coming due and the interest thereon accrued to the date of payment shall, without further action, become and be immediately due and payable, anything in this Indenture or in the Bonds to the contrary notwithstanding. The Bonds and each other obligation hereunder may be accelerated regardless of whether or not the Notes are accelerated pursuant to the Master Indenture.

(b) [RESERVED]

(c) At any time after such a declaration of acceleration has been made and before a judgment or decree for payment of the money due has been obtained by the Trustee as hereinafter in this Article provided, the Holders of a majority in principal amount of the Bonds

Outstanding, by written notice to the Issuer and the Trustee, in the case of any acceleration of maturity of the Bonds may direct the Trustee to rescind and annul such declaration and its consequences if:

- (1) the Issuer has caused to be paid or deposited with the Trustee a sum sufficient to pay:
 - (A) all overdue installments of interest on all Bonds;
 - (B) the principal of (and premium, if any, on) any Bonds which have become due otherwise than by such declaration of acceleration and interest thereon at the rate borne by the Bonds;
 - (C) all sums paid or advanced by the Trustee hereunder and the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel; and
 - (D) all Events of Default, other than the nonpayment of the principal of Bonds which have become due solely by such acceleration, have been cured or waived as provided in Section 713.

No such rescission shall affect any subsequent default or impair any right consequent thereon.

Section 703. Collection of Indebtedness and Suits for Enforcement by Trustee. The Issuer covenants that if

- (1) default is made in the payment of any installment of interest on any Bond when such interest becomes due and payable, or
- (2) default is made in the payment of the principal of (or premium, if any, on) any Bond when such principal becomes due and payable,

the Issuer will, upon demand of the Trustee, pay (but solely from the Trust Estate and the revenues pledged by this Indenture to such payment) to it, for the benefit of the Holders of such Bonds, the whole amount then due and payable on such Bonds for principal (and premium, if any) and interest, with interest upon the overdue principal (and premium, if any); and, in addition thereto, such further amount as shall be sufficient to cover the costs and expenses of collection, including the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel.

If the Issuer fails to pay any of the foregoing amounts forthwith upon demand, the Trustee, in its own name and as trustee of an express trust, may institute a judicial proceeding for the collection of the sums so due and unpaid, and may prosecute such proceeding to judgment or final decree, and may enforce the same against the Issuer or any other obligor upon the Bonds and collect the moneys adjudged or decreed to be payable in the manner provided by law out of

the property constituting a part of the Trust Estate of the Issuer or any other obligor upon the Bonds, wherever situated.

If an Event of Default occurs and is continuing, subject, to the extent applicable, to Section 12.128 of the Texas Education Code, as amended, the Trustee may proceed to protect and enforce its rights and the rights of the Holders of Bonds by such appropriate judicial proceedings as the Trustee shall deem most effectual to protect and enforce any such rights, whether for the specific enforcement of any covenant or agreement in this Indenture or in aid of the exercise of any power granted herein, or to enforce any other proper remedy.

Section 704. Trustee May File Proofs of Claim. In case of the pendency of any receivership, insolvency, liquidation, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial proceeding relative to the Issuer, the Company or any other obligor upon the Bonds or property of the Issuer, of the Company or of such other obligor or their creditors, the Trustee (irrespective of whether the principal of the Bonds shall then be due and payable as therein expressed or by declaration or otherwise and irrespective of whether the Trustee shall have made any demand on the Issuer, the Company or such other Obligor for the payment of overdue principal or interest) shall be entitled and empowered, by intervention in such proceeding or otherwise,

(i) to file and prove a claim for the whole amount of principal (and premium, if any) and interest owing and unpaid in respect of the Bonds and to file such other papers or documents as may be necessary or advisable in order to have the claims of the Trustee (including any claim for the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel) and of the Holders of Bonds allowed in such judicial proceeding, and

(ii) to collect and receive any moneys or other property payable or deliverable on any such claims and to distribute the same;

and any receiver, assignee, trustee, liquidator, sequestrator (or other similar official) in any such judicial proceeding is hereby authorized by each Holder of Bonds to make such payments to the Trustee, and in the event that the Trustee shall consent to the making of such payments directly to the Holders of Bonds, to pay to the Trustee any amount due to it for the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel, and any other amounts due the Trustee under this Indenture.

Nothing herein contained shall be deemed to authorize the Trustee to authorize or consent to or accept or adopt on behalf of any Holder of Bonds any plan of reorganization, arrangement, adjustment or composition affecting the Bonds or the rights of any Holder thereof, or to authorize the Trustee to vote in respect of the claim of any Holder of Bonds in any such proceeding.

Section 705. Trustee May Enforce Claims Without Possession of Bonds. All rights of action and claims under this Indenture or the Bonds may be prosecuted and enforced by the Trustee without the possession of any of the Bonds or the production thereof in any proceeding relating thereto, and any such proceeding instituted by the Trustee shall be brought in its own name as trustee of an express trust, and any recovery of judgment shall, after provision for the payment of the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel, be for the ratable benefit of the Holders of the Bonds in respect of which such judgment has been recovered to the extent of the obligations then owing to such Persons.

Section 706. Application of Money Collected. Any money collected by the Trustee pursuant to this Article and any other sums then held by the Trustee as part of the Trust Estate shall be applied in the following order, at the date or dates fixed by the Trustee and, in case of the distribution of such money on account of principal (or premium, if any) or interest, upon presentation of the Bonds and the notation thereon of the payment if only partially paid and upon surrender thereof if fully paid:

(a) First: To the payment of fees and expenses due the Trustee under this Indenture;

(b) Second: To the payment of the amounts then due and unpaid upon the Bonds, for interest, in respect of which or for the benefit of which such money has been collected; ratably without preference or priority of any kind, according to the amounts due and payable on such Bonds for interest;

(c) Third: To the payment of the amounts then due and unpaid upon the Bonds, for principal (and premium, if any), in respect of which or for the benefit of which such money has been collected; ratably without preference or priority of any kind, according to the amounts due and payable on such Bonds for principal (and premium, if any);

(d) Fourth: To the Company, any remaining amounts of money so collected.

Section 707. Limitation on Suits. Subject to Section 712(a) hereof, the Holder of any Bond shall have no right to institute any proceeding, judicial or otherwise, with respect to this Indenture, or for the appointment of a receiver or trustee, or for any other remedy hereunder, unless:

(a) such Holder has previously given written notice to the Trustee of a continuing Event of Default;

(b) the Holders of not less than 25 percent in principal amount of the Outstanding Bonds shall have made written request to the Trustee to institute proceedings in respect of such Event of Default in its own name as Trustee hereunder;

(c) the Holders have offered to the satisfaction of the Trustee indemnity against the costs, expenses and liabilities to be incurred in compliance with such request; and

(d) the Trustee for 60 days after its receipt of such notice, request and offer of indemnity has failed to institute any such proceeding;

it being understood and intended that no one or more Holders of Bonds shall have any right in any manner whatever by virtue of, or by availing of, any provision of this Indenture to affect, disturb or prejudice the rights of any other Holders of Bonds, or to obtain or to seek to obtain priority or preference over any other Holders, to take any action that would affect the validity of the lien of this Indenture on the Trust Estate, or to enforce any right under this Indenture, except in the manner herein provided and for the equal and ratable benefit of all the Holders of Bonds to the extent of the amounts then owing to such Persons.

Section 708. Unconditional Right of Holders of Bonds to Receive Principal, Premium and Interest. Notwithstanding any other provision in this Indenture, the Holder of any Bond shall have the right which is absolute and unconditional to receive payment of the principal of (and premium, if any) and interest on such Bond, but solely from the sources provided in this Indenture, on the respective Stated Maturities expressed in such Bond (or, in the case of redemption, on the redemption date) and to institute suit for the enforcement of any such payment, and such rights shall not be impaired without the consent of such Holder.

Section 709. Restoration of Rights and Remedies. If the Trustee or any Holder of Bonds has instituted any proceeding to enforce any right or remedy under this Indenture and such proceeding has been discontinued or abandoned for any reason, or has been determined adversely to the Trustee or such Holder of Bonds, then and in every such case the Issuer, the Trustee, the Company, and the Holders of Bonds shall, subject to any determination in such proceeding, be restored severally and respectively to their former positions hereunder, and thereafter all rights and remedies of the Trustee and the Holders of Bonds shall continue as though no such proceeding had been instituted.

Section 710. Rights and Remedies Cumulative. No right or remedy herein conferred upon or reserved to the Trustee or the Holders of Bonds is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right and remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 711. Delay or Omission Not Waiver. No delay or omission of the Trustee or any Holder of any Bond to exercise any right or remedy accruing upon any Event of Default shall impair any such right or remedy or constitute a waiver of any such Event of Default or an acquiescence therein. Every right and remedy given by this Article or by law to the Trustee or the Holders of Bonds may be exercised from time to time, and as often as may be deemed expedient, by the Trustee or the Holders of Bonds, as the case may be.

Section 712. Control by Holders of Bonds.

(a) Each of the Holders of a majority in principal amount of the Outstanding Bonds shall have the right to direct the time, method and place of conducting any proceeding for any

remedy available to the Trustee or exercising any trust or power conferred on the Trustee, provided that:

(i) such direction shall not be in conflict with any rule of law or with this Indenture, and

(ii) the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction.

Section 713. Waiver of Past Defaults. Each of the Holders of not less than a majority in principal amount of the Outstanding Bonds may waive (in writing) any past default hereunder and its consequences, except:

(a) a default in the payment of the principal of (or premium, if any) or interest on any Bond, or

(b) a default in respect of a covenant or provision hereof which under Article IX cannot be modified or amended without the consent of the Holder of each Outstanding Bond affected.

Upon any such waiver, such default shall cease to exist, and any Event of Default arising therefrom shall be deemed to have been cured, for every purpose of this Indenture; but no such waiver shall extend to any subsequent or other default or impair any right consequent thereon.

Section 714. Undertaking for Costs. All parties to this Indenture agree, and each Holder of any Bond by his acceptance thereof shall be deemed to have agreed, that any court may in its discretion require, in any suit for the enforcement of any right or remedy under this Indenture, or in any suit against the Trustee for any action taken or omitted by it as Trustee, the filing by any party litigant in such suit of an undertaking to pay the costs of such suit, and that such court may in its discretion assess reasonable costs, including reasonable attorneys' fees, against any party litigant in such suit, having due regard to the merits and good faith of the claims or defenses made by such party litigant; but the provisions of this Section shall not apply to any suit instituted by the Trustee, to any suit instituted by any Holder of Bonds, or group of Holders of Bonds, holding in the aggregate more than 10% in principal amount of the Outstanding Bonds, or to any suit instituted by any Holder of Bonds for the enforcement of the payment of the principal of (or premium, if any) or interest on any Bond on or after the respective Stated Maturities expressed in such Bond (or, in the case of redemption, on or after the redemption date).

Section 715. Waiver of Stay or Extension Laws. The Issuer covenants (to the extent that it may lawfully do so) that it will not at any time insist upon, or plead, or in any manner whatsoever claim or take the benefit or advantage of, any stay or extension law wherever enacted, now or at any time hereafter in force, which may affect the covenants or the performance of this Indenture; and the Issuer (to the extent that it may lawfully do so) hereby expressly waives all benefit or advantage of any such law, and covenants (to the extent it may lawfully do so) that it will not hinder, delay or impede the execution of any power herein granted to the Trustee, but will suffer and permit the execution of every such power as though no such law had been enacted.

Section 716. No Recourse Against Others. No recourse under or upon any obligation, covenant or agreement contained in this Indenture or any indenture supplemental hereto, or in the Agreement, or in any Bond or any Note, or for any claim based thereon or otherwise in respect thereof, shall be had against any incorporator, or against any past, present or future director, officer or employee, as such, of the Issuer, the Company or the Sponsoring Entity or of any successor corporation, either directly or through the Issuer, the Company or the Sponsoring Entity, whether by virtue of any constitution or statute or rule of law, or by the enforcement of any assessment or penalty or otherwise; it being expressly understood that this Indenture and the Agreement and the Bonds and the Notes are solely corporate obligations, and that no such personal liability whatever shall attach to, or is or shall be incurred by, the incorporators, directors, officers or employees, as such, of the Issuer, the Company or the Sponsoring Entity or any successor corporation, or any of them, because of the creation of indebtedness hereby authorized, or under or by reason of the obligations, covenants or agreements contained in this Indenture or in the Agreement or in any of the Bonds or any of the Notes or implied therefrom; and that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such incorporator, director, officer or employee, as such, are hereby expressly waived and released as a condition of, and as a consideration for, the execution of this Indenture and the issue of such Bonds or any of the Notes.

Section 717. Expenses Payable under Indenture. All expenses incurred in carrying out this Indenture shall be payable solely from funds derived by the Issuer from the Company. Anything in this Indenture to the contrary notwithstanding, the performance by the Issuer of all duties and obligations imposed upon it hereby, the exercise by it of all powers granted to it hereunder, the carrying out of all covenants, agreements and promises made by it hereunder, and liability of the Issuer for all warranties and other covenants herein shall be limited solely to the money and revenues received from the payments by the Company in respect to the Notes and under the Agreement, and from moneys attributable to the proceeds of Bonds, or the income from the temporary investment thereof, and, to the extent herein or in the Agreement provided, the proceeds of insurance, sale and condemnation awards; and the Issuer shall not be required to effectuate any of its duties, obligations, powers or covenants except from, and to the extent of, such moneys, revenues, proceeds, and payments.

ARTICLE VIII

CONCERNING THE TRUSTEE

Section 801. Duties and Liabilities of Trustee.

(a) The Trustee accepts and agrees to execute the specific trusts imposed upon it by this Indenture, but only upon the terms and conditions set forth herein, and no implied covenants or obligations shall be read into this Indenture against the Trustee.

(b) In case any Event of Default (of which the Trustee has actual knowledge or is deemed to have actual knowledge under Section 803(h) hereof) has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use

the same degree of care and skill in their exercise, as a reasonably prudent man would exercise or use under the circumstances in the conduct of his own affairs.

(c) No provision of this Indenture shall be construed to relieve the Trustee from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except, that:

(1) this subsection shall not be construed to limit the effect of subsection (a) of this Section or Section 803;

(2) the Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts;

(3) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction given to the Trustee under Section 702 of this Indenture or at the direction of the Holders of not less than a majority in aggregate principal amount of Bonds then Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee, under this Indenture; and

(4) no provision of this Indenture shall require the Trustee to expend or risk its funds or otherwise incur any financial liability in the performance of any of its duties hereunder or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that the repayment of such funds or adequate indemnity against such risk or liability or the payment of its fees and expenses is not reasonably assured to it.

(d) Whether or not therein expressly so provided, every provision of this Indenture relating to the conduct or affecting the liability of or affording protection to the Trustee shall be subject to the provisions of this Section and Sections 803 and 813.

Section 802. Notice of Defaults and Notice to Rating Agencies. (a) Within 60 days after the occurrence of any default hereunder of which the Trustee has knowledge of hereunder, the Trustee shall transmit by mail to all Holders of Bonds, notice of such default, unless, with respect to notice to the Holders of the Bonds, such default shall have been cured or waived or unless corrective action to cure such default has been instituted and is being pursued such that such default does not constitute an Event of Default; provided, however, that except in the case of a default in the payment of the principal of (or premium, if any) or interest on any Bonds or in the payment of any sinking or purchase fund installment, the Trustee shall be protected in withholding such notice from the Holders of Bonds if and so long as the board of directors, the executive committee or a trust committee of directors and/or Responsible Officers of the Trustee in good faith determine that the withholding of such notice is in the interest of the Holders of Bonds; provided, further, that in the case of any default of the character specified in Section 701(2) hereof no such notice to Holders of Bonds shall be given until at least 30 days after the occurrence thereof; and provided that in the case of acceleration pursuant to Section 702, the Trustee shall give immediate notice as provided therein. For the purpose of this Section, the term “default” means any event which is, or after notice or lapse of time or both would become, an Event of Default.

(b) The Trustee shall mail, first-class postage prepaid, to each Rating Service then rating the Bonds notice of any of the following events, whenever:

(i) the Trustee, pursuant to the Indenture, has resigned or been removed and a successor Trustee has been appointed, such notice to be mailed within ten Business Days after the appointment of such successor Trustee;

(ii) an amendment or supplement to the Bond Documents executed or consented to by the Trustee or of which the Trustee has received written notice is to be entered into, such notice and a copy of such amendment or supplement to such Rating Service to be mailed at least ten Business Days prior to the effective date of such amendment or supplement and within three Business Days after the receipt of such written notice by the Trustee;

(iii) the Trustee either (1) receives a Company Request pursuant to Section 302 which directs the Trustee to redeem all the Outstanding Bonds or (2) declares the principal of all Outstanding Bonds to be immediately due and payable pursuant to Section 702, such notice to be mailed within ten Business Days after the receipt of such Company Request (and to specify the Redemption Date requested thereby) or after such declaration; or

(iv) all Bonds shall be deemed to have been paid or defeased as provided in Article X hereof.

Section 803. Certain Rights of Trustee.

(a) The Trustee may conclusively rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice,

request, direction, consent, order, approval, bond, debenture or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties and shall not be required to verify the accuracy of any information or calculations required to be included therein or attached thereto;

(b) Any request or direction of any Person mentioned herein shall be sufficiently evidenced by a Request of such Person; and any resolution of the Governing Body of any Person may be evidenced to the Trustee by a Board Resolution of such Person;

(c) Whenever in the administration of this Indenture the Trustee shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, the Trustee (unless other evidence be herein specifically prescribed) may, in the absence of bad faith on its part, rely upon an Officer's Certificate;

(d) The Trustee may consult with counsel and the written advice of such counsel or any Opinion of Counsel shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by it hereunder in good faith and in reliance thereon;

(e) The Trustee shall be under no obligation to exercise any of the discretionary rights or powers vested in it by this Indenture at the request or direction of any of the Holders of Bonds pursuant to the provisions of this Indenture, unless such Holders shall have offered to the Trustee reasonable security or indemnity satisfactory to it against the costs, expenses and liabilities which might be incurred by it in connection with such request or direction and for the payment of the Trustee's fees in connection therewith;

(f) The Trustee shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, approval, bond, debenture or other paper or document but the Trustee, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit, and, if the Trustee shall determine to make such further inquiry or investigation, it shall be entitled to examine the books, records and premises of the Issuer, personally or by agent or attorney and to take copies of such memoranda from and in regard thereto as may be reasonably be desired; provided that, the Trustee shall have no obligation to perform any of the duties of the Issuer under this Indenture or of the Company under any of the Bond Documents;

(g) The Trustee may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys, but the Trustee shall not be held liable for any negligence or misconduct of any such agent or attorney appointed with due care;

(h) The Trustee shall not be required to take notice or be deemed to have notice of any default or Event of Default hereunder unless the Trustee shall be specifically notified of such default or Event of Default in writing by the Issuer or the Company or by the Holder of an Outstanding Bond, and in the absence of such notice the Trustee may conclusively assume that no default or Event of Default exists; provided, however, that the Trustee shall be required to take and be deemed to have notice of its failure to receive the moneys necessary to make payments when due of debt service;

(i) The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction of the Holders of the applicable percentage of the Holders of Outstanding Bonds permitted to be given by them under this Indenture;

(j) The Trustee may seek the approval of the Holders of the Bonds by any means it deems appropriate and not inconsistent with the terms of this Indenture or the Master Indenture in connection with the giving of any consent or taking of any action in its capacity as Holder of any Note;

(k) The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty to take such action;

(l) The Trustee shall not be required to give any bond or surety in respect of the execution of the trusts and powers established by this Indenture; and

(m) The Trustee shall not be responsible for monitoring the existence of or determining whether any lien or encumbrance or other charge including without limitation any Permitted Encumbrance (as defined in the Deed of Trust) exists against the Project or the Trust Estate.

(n) To the extent The Bank of New York Mellon Trust Company, National Association is also acting in the capacity of Paying Agent, Authenticating Agent or Bond Registrar, the rights, privileges, protections, benefits, immunities and indemnities afforded to the Trustee pursuant to this Article VIII shall also be afforded to such bank acting in such capacities.

Section 804. Not Responsible For Recitals or Issuance of Bonds. The recitals contained herein and in the Bonds (other than the certificate of authentication on such Bonds) shall be taken as the statements of the Issuer and the Trustee assumes no responsibility for their correctness. The Trustee makes no representations as to the value or condition of the Trust Estate or any part thereof, or as to the title of the Issuer thereto or as to the adequacy, sufficiency or perfection of the security afforded thereby or hereby; as to the validity or genuineness of any securities at any time pledged and deposited with the Trustee hereunder; as to the validity or sufficiency of this Indenture or of the Bonds; or as to the correctness or sufficiency of any statement made in connection with the offer or sale of the Bonds. The Trustee shall not be accountable for the use or application by the Issuer or the Company of any of the Bonds or of the proceeds of such Bonds.

Section 805. Trustee May Own Bonds. The Trustee or any other agent appointed hereunder, in its individual or any other capacity, may become the owner or pledgee of Bonds and may otherwise deal with the Issuer with the same rights it would have if it were not Trustee or such other agent.

Section 806. Moneys to Be Held in Trust. All moneys received by the Trustee shall, until used or applied as herein provided (including payment of moneys to the Company under Section 1001), be held in trust for the purposes for which they were received, but need not be segregated from other funds except to the extent required by law. The Trustee shall be under no liability for interest on any moneys received by it hereunder other than such interest as it expressly agrees in writing with the Issuer or the Company to pay.

Section 807. Compensation and Expenses of Trustee and Paying Agent. The Issuer agrees, but solely from the Trust Estate and the revenues pledged by this Indenture to such payment,

(1) to pay to the Trustee, Bond Registrar, Authenticating Agent, and Paying Agent from time to time, when due, reasonable compensation for all services rendered by them hereunder, including extraordinary services during the existence of a default, which shall not be limited by any law limiting the compensation of the trustee of an express trust; and

(2) except as otherwise expressly provided herein, to reimburse the Trustee and the Paying Agent upon their request for all reasonable expenses, disbursements and advances incurred or made by the Trustee or such Paying Agent in accordance with any provision of this Indenture (including the reasonable compensation and the expenses and disbursements of their agents and counsel and securities or transaction charges except any such expense, disbursement or advance as may be attributable to the negligence or bad faith of such Person.

Nothing in this Section 807 shall affect or otherwise diminish the obligations of the Company to pay compensation and indemnification to the Trustee in accordance with the Agreement as security for the performance of the obligations of the Issuer under this Section and the obligations of the Company under Sections 4.7(b) and 5.1(h) of the Agreement. As such security for the performance of the obligations of the Issuer under this Section, the Trustee shall have a lien prior to the Bonds upon all property and funds held or collected by the Trustee as such.

When the Trustee incurs expenses or renders services in connection with any bankruptcy or insolvency proceeding, such expenses (including the fees and expenses of its counsel) and the compensation for such services are intended to constitute expenses of administration under any bankruptcy law or law relating to creditors' rights generally.

Section 808. Corporate Trustee Required; Eligibility. There shall at all times be a Trustee hereunder which shall be a corporation organized and doing business under the laws of

the United States of America or of any state, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least \$50,000,000, subject to supervision or examination by federal or state authority. If such corporation publishes reports of condition at least annually, pursuant to law or to the requirements of the aforesaid supervising or examining authority, then for the purposes of this Section, the combined capital and surplus of such corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. If at any time the Trustee shall cease to be eligible in accordance with the provisions of this Section, it shall resign immediately in the manner and with the effect hereinafter specified in this Article.

Section 809. Resignation and Removal; Appointment of Successor.

(a) No resignation or removal of the Trustee and no appointment of a successor Trustee pursuant to this Article shall become effective until the acceptance of appointment by the successor Trustee.

(b) The Trustee may resign at any time by giving written notice thereof to the Issuer and the Company. If an instrument of acceptance by a successor Trustee shall not have been delivered to the Trustee within 30 days after the giving of such notice of resignation, the resigning Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee.

(c) The Trustee may be removed at any time by an act of the Holders of a majority in principal amount of the Outstanding Bonds.

(d) If at any time:

(1) the Trustee shall cease to be eligible under Section 808 and shall fail to resign after written request therefor by the Issuer or by any such Holder of Bonds, or

(2) the Trustee shall become incapable of acting or shall be adjudged a bankrupt or insolvent or a receiver of the Trustee or of its property shall be appointed or any public officer shall take charge or control of the Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation,

then, in any such case, (i) the Issuer by an Issuer Request may remove the Trustee and (ii) subject to Section 714, any Holder of Bonds who has been a bona fide Holder of a Bond for at least 6 months may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction for the removal of the Trustee and the appointment of a successor Trustee.

(e) If the Trustee shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the office of Trustee for any cause, the Issuer, by an Issuer Request, at the direction of the Company, shall promptly appoint a successor Trustee. If, within 3 months after such resignation, removal or incapability, or the occurrence of such vacancy, a successor Trustee shall be appointed by Act of the Holders of a majority in principal amount of the Outstanding Bonds delivered to the Issuer and the retiring Trustee, the successor Trustee so appointed shall, forthwith upon its acceptance of such appointment, become the successor

Trustee and supersede the successor Trustee appointed by the Issuer. If no successor Trustee shall have been so appointed by the Issuer or the Holders of Bonds and accepted appointment in the manner hereinafter provided, the Trustee or any Holder of Bonds who has been a bona fide Holder of a Bond for at least 6 months may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction for the appointment of a successor Trustee.

(f) So long as no default or Event of Default has occurred and is continuing hereunder, the Company at any time may request that the Issuer remove the Trustee and appoint a substitute Trustee and the Issuer shall promptly comply with such request.

(g) The Company shall give, or cause to be given, notice of each resignation and each removal of the Trustee and each appointment of a successor Trustee by mailing written notice of such event by first-class mail, postage prepaid, to the Holders of Bonds at their addresses as shown in the Bond Register. Each notice shall include the name and address of the applicable corporate trust office or payment office of the successor Trustee.

Section 810. Acceptance of Appointment by Successor. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to the Issuer and to the retiring Trustee an instrument accepting such appointment, and thereupon the resignation or removal of the retiring Trustee shall become effective and such successor Trustee, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts and duties of the retiring Trustee; but, on request of the Issuer or the successor Trustee, such retiring Trustee shall execute and deliver an instrument transferring to such successor Trustee all the rights, powers and trusts of the retiring Trustee, and shall duly assign, transfer and deliver to the successor Trustee, any and all property and money held by such retiring Trustee hereunder. Upon request of any such successor Trustee, the Issuer shall execute any and all instruments for more fully and certainly vesting in and confirming to such successor Trustee all such rights, powers and trusts.

No successor Trustee shall accept its appointment unless at the time of such acceptance such successor Trustee shall be qualified and eligible under this Article.

Section 811. Merger or Consolidation. Any corporation into which the Trustee may be merged or with which it may be consolidated, or any corporation resulting from any merger or consolidation to which the Trustee shall be a party, or any corporation succeeding to all or substantially all of the municipal corporate trust business of the Trustee, shall be the successor Trustee hereunder, provided such corporation shall be otherwise qualified and eligible under this Article, to the extent operative, without the execution or filing of any paper or any further act on the part of any of the parties hereto. In case any Bonds shall have been authenticated, but not delivered, by the Trustee then in office, any successor by merger or consolidation to such authenticating Trustee may adopt such authentication and deliver the Bonds so authenticated with the same effect as if such successor Trustee had itself authenticated such Bonds.

Section 812. Authenticating Agent. There may (and whenever the Trustee shall not maintain an office or agent in the Place of Payment there shall) be an Authenticating Agent appointed by the Trustee with power to act on its behalf and subject to its direction in the authentication and delivery of the Bonds in connection with delivery of Bonds pursuant to

Section 203 and transfers and exchanges under Sections 204, 205 and 307, as fully to all intents and purposes as though the Authenticating Agent had been expressly authorized by those Sections to authenticate and deliver the Bonds. For all purposes of this Indenture, the authentication and delivery of the Bonds by the Authenticating Agent pursuant to this Section shall be deemed to be the authentication and delivery of the Bonds “by the Trustee”.

The Trustee is hereby appointed Authenticating Agent with respect to the Bonds.

Each Authenticating Agent shall at all times be a bank or trust company having an office or agent in a Place of Payment, and shall at all times be a corporation organized and doing business under the laws of the United States or of any state with a combined capital and surplus of at least \$50,000,000 and authorized under such laws to exercise corporate trust powers and subject to supervision or examination by federal or state authority. If such corporation publishes reports of condition at least annually pursuant to law or the requirements of such authority, then for the purposes of this Section the combined capital and surplus of such corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

Any corporation into which any Authenticating Agent may be merged or converted or with which it may be consolidated, or any corporation resulting from any merger, consolidation, or conversion to which any Authenticating Agent shall be a party, or any corporation succeeding to the corporate trust business of any Authenticating Agent, shall be the successor of the Authenticating Agent hereunder, if such successor corporation is otherwise eligible under this Section, without the execution or filing of any further act on the part of the parties hereto or the Authenticating Agent or such successor corporation.

Any Authenticating Agent may at any time resign by giving written notice of resignation to the Trustee, the Issuer and the Company. The Trustee may at any time terminate the agency of any Authenticating Agent by giving written notice of termination to such Authenticating Agent and to the Issuer and the Company. Upon receiving such a notice of resignation or upon such a termination, or in case at any time any Authenticating Agent shall cease to be eligible under this Section, the Trustee shall promptly appoint a successor Authenticating Agent and shall give written notice of such appointment to the Issuer and the Company.

The provisions of Sections 207, 803, 804, 805 and 807 of this Indenture shall be applicable to any Authenticating Agent.

Section 813. Trustee Liability for Agents. Notwithstanding anything contained herein to the contrary, the Trustee shall not be liable for any failure of the Paying Agent or the Authenticating Agent to perform in accordance with the Indenture any duty required or authorized herein to be performed by such Person or for any other acts or omissions of such Person.

Section 814. Facsimile and Electronic Transmissions. The Trustee agrees to accept and act upon instructions or directions pursuant to this Indenture sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that: (a) subsequent to such transmission of written instructions and/or directions the Trustee shall

forthwith receive the originally executed instructions and/or directions in a timely manner, (b) such originally executed instructions and/or directions shall be signed by a person as may be designated and authorized to sign for the party signing such instructions and/or directions, and (c) the Trustee shall have received an incumbency certificate listing such designated persons and containing specimen signatures of such designated persons, which such incumbency certificate shall be amended and replaced whenever a person is to be added or deleted from the listing. If the Issuer or the Company elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Issuer and the Company agree to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

ARTICLE IX

SUPPLEMENTS AND AMENDMENTS

Section 901. Supplemental Indentures and Amendatory Agreements Without Consent of Holders of Bonds. Without the consent of the Holders of any Bonds (i) the Issuer, when authorized by a Board Resolution of the Issuer, and the Trustee at any time upon receipt of Company Consent, may enter into or consent to one or more indentures supplemental hereto, subject to Section 903 hereof, or amendments to the Agreement, (ii) the Company may enter into or consent to amendments to the Agreement and (iii) the Company and the Master Trustee may enter into or consent to amendments to the Supplemental Master Trust Indentures for any of the following purposes:

(1) to evidence the succession of another Person to the Issuer or the Company, or successive successions, and the assumption by the successor Person of the covenants, agreements and obligations of the Issuer as permitted by this Indenture or the Company as permitted by the Agreement;

(2) to add to the covenants of the Issuer or the Company for the benefit of the Holders of Bonds, or to surrender any right or power herein or therein conferred upon the Issuer or the Company;

(3) to cure any ambiguity or to correct or supplement any provision herein or therein which may be inconsistent with any other provision herein or therein, or to make any other provisions with respect to matters or questions arising under this Indenture or the Agreement which shall not be inconsistent with this Indenture, provided such action shall not adversely affect the interests of the Holders of Bonds;

(4) to modify or supplement this Indenture in such manner as may be necessary to qualify this Indenture under the Trust Indenture Act of 1939 as then

amended, or under any similar federal or state statute or regulation, including provisions whereby the Trustee accepts such powers, duties, conditions and restrictions hereunder and the Issuer or the Company undertakes such covenants, conditions or restrictions additional to those contained in this Indenture as would be necessary or appropriate so to qualify this Indenture; provided, however, that nothing herein contained shall be deemed to authorize inclusion in this Indenture or in any indenture supplemental hereto, provisions referred to in Section 316(a)(2) of the said Trust Indenture Act or any corresponding provision provided for in any similar statute hereafter in effect;

(5) in connection with any other change herein or therein which, in the judgment of a Management Consultant, a copy of whose report shall be filed with the Trustee, (a) is in the best interest of the Company and (b) does not materially adversely affect the Holder of any Bond; provided that no such change shall be made if within 30 days of its receipt of such Management Consultant's report, the Trustee shall have obtained a report from another Management Consultant indicating that in its opinion either clause (a) or clause (b) of this subsection (5) is not satisfied; provided further, that the Trustee shall be under no duty to retain another such Management Consultant;

(6) to modify or supplement this Indenture in such manner as may be necessary or appropriate to cause each Rating Service then rating the Bonds to maintain an investment grade rating on the Bonds; or

(7) To modify, amend or supplement this Indenture in such manner as may be required to comply with Section 301 hereof.

Section 902. Supplemental Indentures and Amendatory Agreements With Consent of Holders of Bonds. With the consent of the Holders of not less than a majority in principal amount of the Outstanding Bonds affected by such supplemental indenture, by Act of such Holders delivered to the Issuer, the Company, the Trustee and the Rating Service, the Issuer, when authorized by a Board Resolution of the Issuer, and the Trustee may, upon receipt of a Company Consent, enter into or consent to an indenture or indentures supplemental hereto (subject to Section 903 hereof), amendments to the Agreement or the Supplemental Master Trust Indentures for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this Indenture, the Agreement and the Supplemental Master Trust Indentures or of modifying in any manner the rights of the Holders of the Bonds under this Indenture, the Agreement, and the Supplemental Master Trust Indentures; provided, however, that no such supplemental indenture or amendment shall, without the consent of the Holder of each Bond affected thereby:

(1) change the Stated Maturity of the principal of, or any installment of interest on, any Bonds or any date for mandatory or optional redemption thereof, or reduce the principal amount thereof or the interest thereon or any premium payable upon the redemption thereof, or change the coin or currency in which, any Bonds or the interest thereon is payable, or impair or subordinate the lien of this Indenture on the Trust Estate 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

(2) reduce the percentage in principal amount of the Outstanding Bonds, the consent of whose Holders is required for any such supplemental indenture, or the consent of whose Holders is required for any waiver (of compliance with certain provisions of this Indenture or certain defaults hereunder and their consequences) provided for in this Indenture, or

(3) modify any of the provisions of this Section or Section 713, except to increase any such percentage or to provide that certain other provisions of this Indenture cannot be modified or waived without the consent of the Holder of each Bond affected thereby.

It shall not be necessary for any act of Holders of Bonds under this Section to approve the particular form of any proposed supplemental indenture, but it shall be sufficient if such act of Holders of Bonds shall approve the substance thereof.

Section 903. Execution of Supplemental Indentures. In executing, or accepting the additional trusts created by, any supplemental indenture permitted by this Article or the modifications thereby of the trusts created by this Indenture and in consenting to any amendment to the Agreement or to any indenture supplemental to this Indenture, the Trustee shall be entitled to receive, and (subject to Section 801) shall be fully protected in relying upon, a Favorable Opinion of Bond Counsel and an Opinion of Counsel stating that the execution of such supplemental indenture or consent is authorized or permitted by this Indenture. The Trustee may, but shall not (except to the extent required in the case of a supplemental indenture entered into under Section 901(4)) be obligated to, enter into any such supplemental indenture or consent which affects the Trustee's own rights, duties or immunities under this Indenture or otherwise. The Trustee shall not execute any supplemental indenture without the consent of the Company.

Section 904. Effect of Supplemental Indentures. Upon the execution of any supplemental indenture under this Article, this Indenture shall be modified in accordance therewith, and such supplemental indenture shall form a part of this Indenture for all purposes, and every Holder of Bonds thereafter or theretofore authenticated and delivered hereunder shall be bound thereby.

Section 905. Bonds May Bear Notation of Changes. Bonds authenticated and delivered after the execution of any supplemental indenture pursuant to this Article may bear a notation in form approved by the Trustee as to any matter provided for in such supplemental indenture. If the Issuer or the Trustee shall so determine, new Bonds so modified as to conform, in the opinion of the Trustee and the Issuer, to any such supplemental indenture may be prepared and executed by the Issuer and authenticated and delivered by the Trustee in exchange for Bonds then Outstanding.

ARTICLE X

SATISFACTION AND DISCHARGE OF INDENTURE; UNCLAIMED MONEYS

Section 1001. Satisfaction and Discharge of Indenture. Whenever the following conditions shall exist, namely:

(a) all Bonds theretofore authenticated and delivered have been cancelled by the Trustee or delivered to the Trustee for cancellation, excluding, however:

(1) Bonds alleged to have been destroyed, lost, or stolen which have been replaced or paid as provided in Section 205, except for any such Bond which, prior to the satisfaction and discharge of this Indenture, has been presented to the Trustee with a claim of ownership and enforceability by the Holder thereof and where enforceability has not been determined adversely against such Holder by a court of competent jurisdiction,

(2) Bonds, other than those referred to in paragraph (1) above, for the payment or redemption of which the Issuer or the Company has deposited or caused to be deposited with the Trustee at the Maturity thereof in trust for such purpose funds (which shall be immediately available for payment) in an amount sufficient to pay and discharge the entire indebtedness on such Bonds for principal (and premium, if any) and interest to such Maturity, and

(3) Bonds deemed no longer Outstanding as a result of the deposit or escrow of money or Defeasance Obligations or both as described in Section 1002;

(b) the Issuer or the Company has paid or caused to be paid all other sums payable by the Issuer or the Company hereunder and under the Agreement (except amounts due and payable by the Company pursuant to Section 4.1(a) or (b) of the Agreement and the terms of the Tax-Exempt Master Note and the Taxable Master Note); and

(c) there has been delivered to the Trustee an Opinion of Counsel stating that all conditions precedent herein provided for relating to the satisfaction and discharge of this Indenture have been complied with;

then, upon Issuer Request (which the Issuer shall make upon Company Order), this Indenture and the lien, rights, and interests created hereby shall cease, determine, and become null and void (except as to any surviving rights of transfer, exchange, or tender of Bonds herein or therein provided for) and the Trustee and each co-trustee and separate trustee, if any, then acting as such hereunder shall, at the expense of the Company, execute and deliver a termination statement and such instruments of satisfaction and discharge as may be necessary (in form and substance satisfactory to Company) and pay, assign, transfer, and deliver to the Company or upon Company Order all cash, securities, and other property then held by it hereunder as a part of the Trust Estate.

In the absence of an Issuer Request as aforesaid, the payment of all Outstanding Bonds shall not render this Indenture inoperative.

Notwithstanding the satisfaction and discharge of this Indenture the obligations of the Issuer and the Company to the Trustee under Section 807 shall survive unless otherwise agreed by the Trustee in writing.

Section 1002. Payment of Bonds.

(a) All of the Bonds shall be deemed to have been paid for purposes of this Indenture if (A) there has been deposited with the Trustee in trust in a segregated account either (i) moneys in an amount, or (ii) Defeasance Obligations, the principal of and interest on which will, when due, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon, (as established by a report of an independent certified public accountant setting forth the calculations upon which such report is based) provide moneys in an amount, which, together with any moneys deposited with or held by the Trustee at the same time and available for such purpose pursuant to this Indenture, will be sufficient to pay when due and payable the principal, premium, if any, and interest due and payable and to become due and payable on and prior to the respective redemption dates or Maturity dates on all of the Bonds, or (iii) a combination of (i) and (ii), and (B) in case any of such Bonds are to be redeemed on any date prior to their Stated Maturity, the Company (i) has given to the Trustee irrevocable written instructions instructing the Trustee to effect the redemption of such Bonds on such date and to give notice of such redemption to Holders prior to said date as provided in Exhibits A to this Indenture, and (ii) has provided a rating on the Refunding Bonds; (C) in the event such Bonds are not to be redeemed within the 60 days next succeeding the date of such deposit with the Trustee, the Issuer has given irrevocable written instructions to the Trustee to give notice to the Holders of such Bonds advising that the deposit required by clause (a) of this paragraph above has been made with the Trustee and that the Bonds are deemed to have been paid in accordance with this Article and stating such Maturity or redemption date or dates upon which money is to be available for the payment of the principal, premium, if any, and interest on such Bonds and has provided a rating on the refunded Bonds. The Trustee shall not be required to accept any deposit of Defeasance Obligations pursuant to clause (ii) or (iii) during the continuance of an Event of Default. For purposes of this Section, government obligations issued or held in the name of the Trustee in book-entry form on the books of the Department of Treasury of the United States of America shall be deemed to be deposited with the Trustee.

Any Defeasance Obligations deposited with the Trustee pursuant to this Section shall mature on such dates as shall be required for the aforesaid purpose. Such Defeasance Obligations shall not contain provisions permitting the redemption thereof at the option of the issuer thereof.

(b) Any release under this Section shall be without prejudice to the right of the Trustee to be paid reasonable compensation for all services rendered by it under this Indenture and all its reasonable expenses, charges and other disbursements and those of its attorneys, agents and employees, incurred on and about the administration of trusts created by this Indenture and the performance of its powers and duties under this Indenture.

Section 1003. Application of Trust Money. The Defeasance Obligations and money deposited with the Trustee pursuant to Section 1002 and principal or interest payments on any such Defeasance Obligations shall be held in trust, shall not be sold or reinvested, and shall be applied by it, in accordance with the provisions of the Bonds and this Indenture, to the payment, either directly or through any Paying Agent as the Trustee may determine, to the Persons entitled thereto, of the principal (and premium, if any) and interest for whose payment such money or Defeasance Obligations were deposited; provided that, upon delivery to the Trustee of an Officer's Certificate of the Company (accompanied by the report of an Independent certified public accountant setting forth the calculations upon which such Officer's Certificate is based) establishing that the money and Defeasance Obligations on deposit following the taking of the proposed action will be sufficient for the purposes described in Section 1002(a), any money received from principal or interest payments on Defeasance Obligations deposited with the Trustee or the proceeds of any sale of such Defeasance Obligations, if not then needed for such purpose, shall, upon Company Request be reinvested in other Defeasance Obligations or disposed of as requested by the Company. For purposes of any calculation required by this Article, any Defeasance Obligation which is subject to redemption at the option of its issuer, the redemption date for which has not been irrevocably established as of the date of such calculation, shall be assumed to cease to bear interest at the earliest date on which such obligation may be redeemed at the option of the issuer thereof and the principal of such obligation shall be assumed to be received at its stated maturity.

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this Indenture to be signed on their behalf by their duly authorized representatives as of the date first written above.

TEXAS PUBLIC FINANCE AUTHORITY CHARTER
SCHOOL FINANCE CORPORATION

By: _____
President

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION
as Trustee

By: _____

Name: Jully Jiang

Title: Vice President

EXHIBIT A

FORM OF SERIES 2010Q BONDS

EXCEPT AS MAY OTHERWISE BE PROVIDED HEREIN, THIS BOND OR ANY PORTION HEREOF MAY BE TRANSFERRED ONLY IN MINIMUM DENOMINATIONS OF \$5,000 OR ANY INTEGRAL MULTIPLE THEREOF (“AUTHORIZED DENOMINATIONS”).

1. Form of Definitive Series 2010Q Bonds.

NO. RQ-____ REGISTERED
\$5,000,000

UNITED STATES OF AMERICA
STATE OF TEXAS
TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION
TAXABLE EDUCATION REVENUE BOND
(ODYSSEY ACADEMY, INC.)
SERIES 2010Q
(QUALIFIED SCHOOL CONSTRUCTION BOND – DIRECT PAY)

<u>Maturity Date</u>	<u>Dated Date</u>	<u>Interest Rate</u>	<u>CUSIP NO.</u>
February 15, 2027	July 1, 2010	9%	

Texas Public Finance Authority Charter School Finance Corporation (the “Issuer”), a nonstock, nonprofit higher education facilities corporation organized and existing pursuant to the laws of the State of Texas (the “State”), including Chapter 53 of the Texas Education Code, as amended, and particularly Sections 53.35(1) thereof (the “Act”), hereby promises to pay to the order of Piper Jaffray, or registered assigns, at the principal payment office of The Bank of New York Mellon Trust Company, National Association, Houston, Texas (the “Place of Payment”), the aggregate principal amount of Five Million Dollars (\$5,000,000) on the Maturity Date set forth above (or earlier as hereinafter provided) and to pay interest thereon, calculated on the basis of a 360-day year of twelve 30-day months at the per annum rate set forth above, from the later of the date of delivery or the most recent interest payment date to which interest has been paid or provided for; provided that such principal and interest are payable solely from the sources and in the manner hereinafter described, and solely as authorized and provided in the Act. Principal shall be deposited in the Sinking Fund Deposit Subaccount in equal annual installments on February 15 of each of the years and in the principal amounts identified in Section 403(b) of the Indenture. At the Maturity Date, such amounts, when combined with amounts held therein and interest earnings thereon, compounded annually, shall equal the principal amount due on the Series 2010Q Bonds. Moneys in the Sinking Fund Deposit Subaccount may not be invested at a yield in excess of 4.35%.

THE OWNER HEREOF shall never have the right to demand payment of this obligation out of any funds raised or to be raised by taxation or from any source whatsoever except the payments and amounts described in the Indenture, the Note, the Agreement (all as defined herein), and this Bond. The Bonds are special and limited obligations of the Issuer payable solely as provided herein. NEITHER THE STATE, NOR A STATE AGENCY, ANY POLITICAL CORPORATION, SUBDIVISION, OR AGENCY OF THE STATE, SHALL BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE, ANY STATE AGENCY, POLITICAL CORPORATION OR POLITICAL SUBDIVISION OF THE STATE, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.

THE PRINCIPAL of, premium, if any, and interest on this Bond are payable in lawful money of the United States of America. Amounts due on this Bond shall be paid by check drawn upon by The Bank of New York Mellon Trust Company, National Association (the "Trustee," "Paying Agent" and "Bond Registrar" for this series of Bonds) and mailed to the Owner hereof at its address as it appears on the bond registration books of the Issuer, kept by the Bond Registrar (the "Bond Register") on the last business day of the calendar month preceding any Interest Payment Date regardless of whether such day is a Business Day. (the "Record Date"). Upon written request of a registered owner of at least \$1,000,000 in principal amount of Bonds or all of the Bonds, all payments of principal, premium, if any, and interest on the Bonds shall be paid by wire transfer at the risk and expense of such registered owner in immediately available funds to an account in the United States designated by such registered owner upon fifteen (15) days prior written notice to the Trustee.

THE INTEREST on this Bond shall be paid on each February 15 and August 15, commencing February 15, 2011, until the principal thereof shall have been paid or provided for.

THIS BOND is one of a series of bonds (the "Bonds") authorized and issued in the aggregate principal amount of \$5,000,000 for the purpose of financing the cost of certain educational facilities (as that term is defined in the Act) for Odyssey 2020 Academy, Inc., d/b/a The Odyssey Academy (the "Company") on its campus located in Galveston County, Texas, and paying a portion of the costs of issuance of the Bonds, under and pursuant to authority conferred by the Act, a resolution adopted by the Board of Directors of the Issuer, and a Trust Indenture, dated as of July 1, 2010 (the "Indenture"), by and between the Issuer and the Trustee. The proceeds of the sale of the Bonds will be loaned to the Company pursuant to a Loan Agreement, dated as of July 1, 2010 (the "Agreement"), between the Issuer and the Company, and the Company's obligations under the Agreement are further evidenced by the Company's execution and issuance of a promissory note (the "Note"), dated as of the Dated Date set forth above, in an amount equal to the aggregate principal amount of the Bonds. The Note is a "Note" as defined in, and is entitled to the security of, the Master Trust Indenture and Security Agreement, dated as of July 1, 2010, (the "Master Indenture") as supplemented by Supplemental Master Trust Indenture No. 1, dated as of July 1, 2010 (the "Supplemental Indenture"), between the Company on behalf of itself and The Bank of New York Mellon Trust Company, National Association, as Master Trustee.

SUBJECT TO the limitations set forth in the Master Indenture, the Company may from time to time issue additional notes authorized by and entitled to the security of the Master Indenture for the purposes set forth in the Master Indenture (“Master Notes”), which shall rank equally and on a parity with the Note and all other Master Notes except as set forth in any supplemental master indenture authorizing issuance of any Master Note.

THE TRANSFER of this Bond may be registered by the owner hereof in person or by his attorney or legal representative at the corporate trust office or principal payment office of the Bond Registrar as set forth in the Indenture, but only in the manner and subject to the limitations and conditions provided in the Indenture and upon surrender and cancellation of this Bond and execution of the Assignment hereon. Upon any such surrender for transfer of the Bond at the office or agency of the Trustee in a Place of Payment, the Issuer shall execute, the Trustee shall authenticate, and the Bond Registrar shall register and deliver, in the name of the designated transferee, one or more new Bonds of any Authorized Denomination, of a like aggregate principal amount, maturity and interest rate. The Issuer and the Bond Register shall not be required (1) to issue, transfer or exchange any Bonds during a period beginning at the opening of business 15 days before the day of mailing a notice of redemption of the Bonds selected for redemption under the Indenture and ending at the close of business on the day of such mailing or (2) to transfer or exchange any Bond selected for redemption in whole or in part.

EXCEPT AS hereinafter set forth, the Bonds are not subject to redemption.

Optional Redemption. The Bonds are subject to optional redemption, in whole or in part, prior to scheduled maturity on February 15, 2020 or on any date thereafter, at the option of the Company, at a price of par plus interest accrued thereon to the redemption date, upon written notice of the exercise of the option to redeem Bonds delivered to the Trustee by the Company at least 60 days prior to the date of redemption (unless shorter notice shall be satisfactory to the Trustee.)

Special Mandatory Redemption

Excess Proceeds. To the extent that less than 100% of the available project proceeds (as defined in section 54A(e)(4) of the Code) of the Bonds are expended for qualified purposes by the close of the 3-year period beginning on the Closing Date (or if an extension of such expenditure period has been received by the Issuer for the benefit of the Company from the Secretary of the Treasury Department, by the close of the extended period) (the “Expenditure Period”) the Issuer shall redeem nonqualified bonds (determined in the same manner as section 142 of the Code) within 90 days after the end of such Expenditure Period at a redemption price equal to the principal amount thereof, plus any accrued but unpaid interest on the Bonds to the date fixed for redemption, payable from such unexpended proceeds held by the Company. The Company shall pay any redemption price in excess of the aggregate principal amount of the nonqualified bonds to be redeemed from sources other than any proceeds of the Bonds. A redemption of the Bonds as described in this paragraph shall reduce the annual Sinking Fund payments on a pro rata basis.

Extraordinary Optional Redemption - Tax.

The Bonds are subject to redemption prior to their maturity, in whole or in part, at any time before February 15, 2020, at the option of the Company on the occurrence of an Extraordinary Event, at the Extraordinary Optional Redemption Price, as such terms are defined below.

“*Extraordinary Event*” means a determination by the Company that a material adverse change has occurred to the provisions of the Code pertaining to Qualified School Construction Bonds, or there is guidance published by the Internal Revenue Service or the United States Treasury with respect to such provisions, or there is any other determination by the Internal Revenue Service or the United States Treasury, pursuant to which the cash subsidy payment from the United States Treasury with respect to the Bonds is reduced or eliminated.

“*Extraordinary Optional Redemption Price*” means a redemption price equal to the greater of (1) 100% of the principal amount of the Bonds to be redeemed and (2) the sum of the present value of the remaining scheduled payments of principal and interest on the Bonds to be redeemed to the maturity date thereof, not including any portion of those payments of interest accrued and unpaid as of the date on which the Bonds are to be redeemed, discounted to the date on which the Bonds are to be redeemed on a semi-annual basis, assuming a 360-day year consisting of 12 30-day months, at the Treasury Rate plus one hundred basis points (1.0%), plus, in each case, accrued and unpaid interest on the Bonds to be redeemed on the extraordinary redemption date.

“*Treasury Rate*” means, with respect to any extraordinary redemption date for a particular Bond, the yield to the earlier of maturity or optional redemption as of such extraordinary redemption date of United States Treasury securities with a constant maturity excluding inflation indexed securities (as compiled and published in the most recent Federal Reserve Statistical Release H.15 (519) that has become publicly available at least two business days prior to the redemption date or, if such Statistical Release is no longer published, and publicly available source of similar market data) most nearly equal to the period from the extraordinary redemption date to the maturity date of the Bond to be redeemed; provided, however, that if the period from the extraordinary redemption date to such [maturity or optional redemption] date is less than one year, the weekly average yield on actually traded United States Treasury securities adjusted to a constant maturity of one year will be used.

Extraordinary Optional Redemption – Property Loss

The Bonds are subject to extraordinary redemption, at the option of the Issuer upon a Company Request, at a redemption price of par plus interest accrued thereon to the redemption date, without premium, on any date, in the event the Project is damaged, destroyed, or condemned or threatened to be condemned, (i) in whole, if, in accordance with the terms of the Agreement, the Project is not reconstructed, repaired or replaced upon the change or destruction thereof, from insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund which, together with an amount required to be paid by the Company pursuant to the Agreement, will be sufficient to pay the Bonds in full, or (ii) in part, after reconstruction, repair or replacement of the Project in accordance with the terms of the Agreement, from excess

insurance or condemnation proceeds transferred from the Construction Fund to the Debt Service Fund for such purpose.

IF LESS THAN ALL of the Bonds are called for redemption, the particular Bonds or portions thereof to be redeemed shall be redeemed by the Trustee in accordance with the written direction of the Company; provided, however, that portions of Bonds shall be redeemed in Authorized Denominations and that no redemption shall result in a Bond being held in less than an Authorized Denomination.

IN CASE PART, but not all, of this Bond shall be selected for redemption, the owner hereof or his attorney or legal representative shall present and surrender this Bond to the Trustee for payment of the redemption price, and the Issuer shall cause to be executed, authenticated and delivered to or upon the order of such owner or his attorney or legal representative, without charge therefor, in exchange for the unredeemed portion of the principal amount of this Bond so surrendered, a Bond of the same maturity and bearing interest at the same rate.

AT LEAST 30 days prior to the date fixed for any redemption of the Bonds but not more than 60 days prior to any redemption date, the Trustee shall cause a written notice of such redemption to be mailed by first class mail, postage prepaid, to each Holder of the Bonds to be redeemed, at the address appearing on the Bond Register on the date such notice is mailed by the Trustee. Any redemption may be conditioned upon the occurrence of events occurring after the mailing of the notice of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been given, irrespective of whether received. By the date fixed for any such redemption, due provision shall be made with the Trustee and the Paying Agent for the payment of the appropriate redemption price, premium, if any, and interest accrued hereon. If such written notice of redemption is made, due provision for payment of the redemption price is made and all conditions to the redemption have been fulfilled, all as provided above and in the Indenture, the Bonds which are to be redeemed shall become due and payable at the redemption price and from and after such date shall cease to bear interest. If any Bond shall not be paid upon the surrender thereof for redemption, the principal shall, until paid, bear interest at the rate borne by this Bond.

IF THE DATE for any such payment on this Bond shall be a Saturday, a Sunday or a legal holiday or the equivalent for banking institutions generally (other than a moratorium) at the place where payment thereof is to be made, then such payment may be made on the next succeeding day which is not one of the foregoing days without additional interest and with the same force and effect as if made on the specified date for such payment.

IT IS HEREBY CERTIFIED AND COVENANTED that this Bond has been duly and validly authorized, issued, and delivered; that all acts, conditions, and things required or proper to be performed, exist, and be done precedent to or in the authorization, issuance, and delivery of this Bond have been performed, exist, and been done in accordance with law; that this Bond is a special limited revenue obligation of the Issuer, and that the principal of, premium, if any, and interest on this Bond are payable from and secured by a lien on and pledge of the payments designated as Loan Payments (the "Loan Payments") to be paid, or caused to be paid, to the Trustee, pursuant to the Master Indenture, the Supplemental Indenture and the Agreement, as evidenced by the Note, and by an assignment by the Issuer to the Trustee of the Note to evidence

the Company's obligations to make Loan Payments under the Master Indenture, the Supplemental Indenture and the Agreement to the Trustee. The Company is unconditionally obligated (subject only to the provisions of the Agreement relating to merger, consolidation, and transfer of assets) to the Issuer and the Trustee to pay, or cause to be paid, without set off, recoupment, or counterclaim, to the Trustee each Loan Payment for deposit into the Debt Service Fund created for the benefit of the owners of the Bonds by the Indenture, in aggregate amounts sufficient to pay and redeem, and provide for the payment and redemption of, the principal of, premium, if any, and interest on the Bonds, when due, and to make certain other deposits as required by the Indenture, subject to and as required by the provisions of the Agreement, the Note, and the Indenture.

THE BONDS are secured by the Indenture whereunder the Trustee is custodian of the Debt Service Fund and is obligated to enforce the rights of the owners of the Bonds and to perform other duties in the manner and under the conditions stated in the Indenture. In case an "Event of Default," as defined in the Indenture, shall occur, the principal of the Bonds then Outstanding may be declared to be due and payable immediately upon the conditions and in the manner provided in the Indenture. The Trustee shall, upon written request of the owners of at least a majority in principal amount of the Bonds then Outstanding, waive, as permitted by the Indenture, any Event of Default and its consequences except a default in the payment of the principal of (or premium, if any) or interest on any Bond or a default in respect of a covenant or provision of the Indenture which under the Indenture cannot be modified or amended without the consent of the Holder of each Outstanding Bond affected. The Holder of this Bond shall have no right to institute any action, suit, or proceeding at law or in equity to enforce the Indenture except as provided in the Indenture; provided that nothing in the Indenture shall affect or impair the rights of the owner hereof to enforce the payment of the principal of, premium, if any, and interest on this Bond from the source and in the manner herein expressed. Reference is hereby made to the Indenture for additional provisions with respect to the nature and extent of the security for the Bonds; the rights, duties, and obligations of the Company, the Issuer, the Trustee, and the Holders of the Bonds; the terms upon which the Bonds are issued and secured; and the modification of any of the foregoing.

THE ISSUER has reserved the right to amend the Indenture, as provided therein; and, under some (but not all) circumstances, amendments thereto must be approved by the owners of at least a majority in aggregate principal amount of the Outstanding Bonds and Additional Bonds.

[To appear on Initial Series 2010Q Bond only]

This Bond shall not be valid or obligatory for any purpose or be entitled to any benefit under the Indenture until the certificate of registration hereon shall have been manually executed by the Comptroller of Public Accounts of the State of Texas (or his duly authorized deputy), as provided by the Indenture.

[To appear on each exchange or replacement Bond]

This Bond shall not be valid or obligatory for any purpose or be entitled to any benefit under the Indenture until the certificate of authentication hereon shall have been executed by the Trustee.

IN WITNESS WHEREOF, Texas Public Finance Authority Charter School Finance Corporation has caused this Bond to be executed with the manual or facsimile signatures of its duly authorized officers, all as of the date first set forth above.

TEXAS PUBLIC FINANCE AUTHORITY
CHARTER SCHOOL FINANCE
CORPORATION

By: _____
President

ATTEST:

By: _____
Secretary

2. Form of Trustee's Certificate of Authentication.

TRUSTEE'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds issued under the provisions of the within mentioned Indenture which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION, as
Trustee

By: _____
Authorized Signature

Date of authentication:

3. Form of Assignment.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____

Please insert Social Security or Taxpayer Identification number of Transferee _____

(Please print or typewrite name and address, including zip code of Transferee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____,

attorney, to register the transfer of the within Bonds on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed: _____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company that is a medallion guarantor. The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of this Bond in every particular, without alteration or enlargement or any change whatsoever.

4. Initial Series 2010Q Bond.

The initial Series 2010Q Bond shall be in the form set forth in “Form of Series 2010Q Bonds” above except for the following alterations:

(a) The Initial Series 2010Q Bond shall be numbered IQ-1 and shall be payable to the initial purchaser of the Series 2010Q Bonds.

(b) immediately under the name of the Bond, the word “CUSIP” shall be deleted;

5. Form of Comptroller’s Registration Certificate to appear on the Initial Series 2010Q Bond only.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF COMPTROLLER

§

REGISTER NO. _____

§

STATE OF TEXAS

§

I HEREBY CERTIFY that this Bond has been examined, certified as to validity, and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal this _____.

Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER’S SEAL)

EXHIBIT B

FORM OF COSTS OF ISSUANCE REQUISITION CERTIFICATE

Date _____

Requisition No. _____

Attention: Corporate Trust

REQUISITION CERTIFICATE

Ladies and Gentlemen:

This certificate is provided pursuant to the requirements of Section 3.3 of the Loan Agreement dated as of May 1, 2010 (the "Agreement") by and between Texas Public Finance Authority Charter School Finance Corporation (the "Issuer") and Odyssey Academy, Inc. (the "Company") for requesting payment to the Company as provided herein.

(a) Pay to (name and address):

(b) (i) There has been expended, or is being expended concurrently with the delivery of this certificate, on account of Costs of Issuance, as defined in the Trust Indenture an amount at least equal to the amount requisitioned below for disbursement;

(ii) No Event of Default under the Indenture has occurred and is continuing;

(iii) No other Request in respect of the expenditures set forth in clause (i) above is being or has previously been delivered to the Trustee;

(iv) The total amount of this request is: \$_____, of which \$_____ is to be withdrawn from the Costs of Issuance Account of the Construction Fund. All amounts disbursed will be used to pay Costs of Issuance of the Bonds.

(v) Pay to the persons listed on Schedule A amounts not to exceed those set forth on Schedule A, upon receipt of individual invoices.

(vi) Such payment will constitute payment of or reimbursement for a properly incurred obligation, is a proper charge against the Construction Fund (as defined in the Agreement), is unpaid or not reimbursed to the Company, and has not been the basis of any previous withdrawal or payment.

(vii) Such payment, together with all previously requested payments, will not result in more than 2 percent of the sale proceeds of the Series 2010Q Bonds being used for Costs of Issuance.

(viii) The payment of the amount requested herein will not result in a breach of any covenant of the Company contained in the Agreement, including particularly the covenants contained in Section 5.3 thereof.

(c) [Insert wire instructions if applicable.]

(d) All other items required by the Agreement to be delivered to the Trustee in connection with this Certificate have been delivered to the Trustee.

ODYSSEY 2020 ACADEMY, INC., d/b/a
THE ODYSSEY ACADEMY

By: _____
Company Representative

EXHIBIT C

FORM OF PROJECT COSTS DISBURSEMENT REQUEST

Date _____

Requisition No. _____

Attention: Corporate Trust

DISBURSEMENT REQUEST

Ladies and Gentlemen:

This certificate is provided pursuant to the requirements of Section 3.3 of the Loan Agreement dated as of _____, 20__ (the "Agreement") by and between Texas Public Finance Authority Charter School Finance Corporation (the "Issuer") and Odyssey Academy, Inc. (the "Company") for requesting payment to the Company as provided herein.

(a) Pay to (name and address):

(b) (i) There has been expended, or is being expended concurrently with the delivery of this certificate, on account of [Repayment Account/Project Account] an amount at least equal to the amount requisitioned below for disbursement;

(ii) No Event of Default under the Indenture has occurred and is continuing;

(iii) No other Request in respect of the expenditures set forth in clause (i) above is being or has previously been delivered to the Trustee;

(iv) The total amount of this request is: \$_____, of which \$_____ is to be withdrawn from the [Repayment Account/ Project Account] of the Construction Fund. Of such amount, \$_____ shall be held as retainage, resulting in a disbursement amount of \$_____.

(v) Pay to the persons listed on Schedule A amounts not to exceed those set forth on Schedule A, upon receipt of individual invoices.

(vi) Such payment will constitute payment of or reimbursement for a properly incurred obligation, is a proper charge against the Construction Fund (as defined in the

Agreement), is unpaid or not reimbursed to the Company, and has not been the basis of any previous withdrawal or payment.

(vii) Such payment from the Project Account of the Construction Fund will be used for the payment of or reimbursement for a cost associated with the Project.

(viii) The payment of the amount requested herein will not result in a breach of any covenant of the Company contained in the Agreement, including particularly the covenants contained in Section 5.3 thereof.

(c) [Insert wire instructions if applicable.]

(d) To the best of the undersigned's knowledge, there has not been filed with or served upon the Issuer or the Company notice of any lien, right or attachment upon, or claim affecting the right of any such Persons to receive payment of the respective amounts stated in this Disbursement, which has not been released or will not be released simultaneously with the payment of such obligation.

(e) We further certify that (A) obligations as stated on this Disbursement have been properly incurred, (B) such work was actually performed or such materials or supplies were actually furnished or installed in or about the Project, (C) if contested, bond has been made by the Company and (D) either such materials or supplies are not subject to any lien or security interest or any such lien or security interest will be released or discharged upon payment of this Requisition.

(f) All rights, title and interest to any and all personal property acquired with the proceeds of this Disbursement is vested in the Company.

(g) All third party independent inspections of the Project required by the Construction Consultant in connection with this Disbursement have been performed and copies of such reports provided to the Construction Consultant.

(h) All other items required by the Agreement to be delivered to the Trustee in connection with this Disbursement have been delivered to the Trustee.

(i) The amount held as retainage described in subsection (b)(iv) is proper and correct.

ODYSSEY 2020 ACADEMY, INC., d/b/a
THE ODYSSEY ACADEMY

By: _____
Company Representative

CONSTRUCTION CONSULTANT'S APPROVAL

By: _____
Name: _____
Title: _____

APPENDIX F
SUBSTANTIALLY FINAL FORM OF THE LOAN AGREEMENT

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LOAN AGREEMENT

between

TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION

and

ODYSSEY 2020 ACADEMY, INC.
d/b/a THE ODYSSEY ACADEMY

Relating to

\$5,000,000

TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION
TAXABLE EDUCATION REVENUE BONDS
(ODYSSEY ACADEMY, INC.)
SERIES 2010Q
(QUALIFIED SCHOOL CONSTRUCTION BONDS – DIRECT PAY)

Dated as of

July 1, 2010

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LOAN AGREEMENT

THIS LOAN AGREEMENT (this “Agreement”), dated as of July 1, 2010, is between the **TEXAS PUBLIC FINANCE AUTHORITY CHARTER SCHOOL FINANCE CORPORATION**, a non-profit, corporation created and existing under the Act (the “Issuer”), and **ODYSSEY 2020 ACADEMY, INC d/b/a THE ODYSSEY ACADEMY**, a Texas non-profit corporation (the “Company”).

WITNESSETH:

WHEREAS, the State of Texas (the “State”), has, pursuant to Chapters 53 and 53A of the Texas Education Code, as amended (collectively, the “Act”), approved and created the Issuer as a non-stock, nonprofit corporation;

WHEREAS, the Issuer is a constituted authority and instrumentality (within the meaning of those terms in the Regulations of the Department of the Treasury and the rulings of the Internal Revenue Service (the “IRS”) prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code of 1986, as amended);

WHEREAS, the Issuer, on behalf of the State, is empowered to issue its revenue bonds in order to enable an accredited or authorized charter school to acquire, to construct, enlarge, extend, repair, renovate, or otherwise improve an educational or housing facility or any facilities incidental, subordinate, or related thereto or appropriate in connection therewith, or for acquiring land to be used for those purposes, or to create operating and debt service reserves for and to pay issuance costs related to the bonds or other obligations;

WHEREAS, in furtherance of the purposes of the Act, the Issuer proposes to issue its revenue bonds in the aggregate principal amount of \$5,000,000, which will be designated “Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay)” (the “Series 2010Q Bonds”), the proceeds of which will be loaned to the Company to be used to finance the cost of a project consisting of the construction, rehabilitation and repair of public school facilities on campuses of the Company; the acquisition of land on which such a facility is to be constructed with part of the proceeds of the Bonds, and to pay certain of the costs of issuing the Series 2010Q Bonds;

WHEREAS, contemporaneously with the execution and delivery of this Agreement, the Issuer has entered into the Trust Indenture and Security Agreement (the “Indenture”) dated as of July 1, 2010, between the Issuer and The Bank of New York Mellon Trust Company, National Association, as trustee (in such capacity, the “Trustee”) for the purposes of effecting the issuance of the Series 2010Q Bonds, furthering the public purposes of the Act and securing to the Holders of the Series 2010Q Bonds the payment of the Series 2010Q Bonds;

WHEREAS, the Company is a party to that certain Master Trust Indenture and Security Agreement (the “Master Indenture”) dated as of July 1, 2010 and the Supplemental Master Trust Indenture No. 1 dated as of July 1, 2010, between the Company, on behalf of itself and The Bank of New York Mellon Trust Company, National Association, as Master Trustee (the “Master

Trustee”), which secures payment of certain Debt (as defined in the Master Indenture) of the Company including the Master Note which evidences the Loan made hereby (the “Loan”);

WHEREAS, the Issuer shall issue the Series 2010Q Bonds in order to loan the proceeds thereof to the Company and the Company agrees to repay the Loan on the terms set forth herein;

WHEREAS, pursuant to the provisions of this Agreement, the Company is executing and delivering to the Issuer Master Note to evidence the loan of the proceeds of the Series 2010Q Bonds to the Company and the obligation of the Company under this Agreement to repay the same, which note is “Master Note” under the Master Indenture;

WHEREAS, pursuant to the provisions of this Agreement, the Issuer is collaterally assigning to the Trustee all of the Issuer’s right, title and interest in the Series 2010Q Note and the Loan Payments (each as hereinafter defined) to be made by the Company pursuant to this Agreement; and

NOW THEREFORE, in consideration of the premises and other good and valuable consideration and the mutual benefits, covenants and agreements set forth below, the parties agree as follows:

ARTICLE I

DEFINITIONS AND INTERPRETATIONS

Section 1.1 Construction of Terms; Definitions.

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

(1) “Agreement” means this instrument as originally executed or as it may from time to time be supplemented or amended by one or more agreements supplemental hereto entered into pursuant to the applicable provisions hereof.

(2) All references in this instrument designated “Articles”, “Sections” and other subdivisions are to the designated Articles, Sections and other subdivisions of this instrument as originally executed. The words “herein,” “hereof” and “hereunder” and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or other subdivision.

(3) The terms defined in this Article have the meanings assigned to them in this Article and include the plural as well as the singular. The terms used herein but defined in the Indenture or the Master Indenture and not defined herein have the meanings assigned to them in the Indenture and the Master Indenture. Reference to any Bond Document means that Bond Document as amended or supplemented from time to time. Reference to any party to a Bond Document means that party and its permitted successors and assigns.

(4) All accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles.

(b) The following terms have the meanings assigned to them below whenever they are used in this Agreement:

“Additions” means any and all real or personal property or any interest therein wherever located or used (i) which is desirable in the business of the Company; (ii) the cost of construction, acquisition or development of which is properly chargeable to the property accounts of the Company, in accordance with generally accepted accounting principles; and (iii) which is deemed for federal income tax purposes to be owned by the Company.

“Adjusted Revenues” shall have the meaning given to such term in the Master Indenture.

“Affiliate” of any specified Person means any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with such specified Person. For purposes of this definition, “control” when used with respect to any specified Person means the power to direct the management and policies of such Person, directly or indirectly, whether through the power to appoint and remove its directors, the ownership of voting securities, by contract, or otherwise; and the terms “controlling” and “controlled” have meanings correlative to the foregoing.

“Bond Counsel” means an attorney or firm of attorneys nationally recognized as experienced in the field of bonds of governmental issuers appointed by the Issuer and satisfactory to the Trustee.

“Capital Expenditures” means, as of the date of determination thereof, the aggregate of the costs paid (otherwise than by incurring or acquiring Property subject to purchase money obligations) prior to such date by the Company in connection with the construction, acquisition or development of the Project or Additions, as the case may be, and properly chargeable to the property accounts of the owner thereof in accordance with generally accepted accounting principles and so charged, including, without limitation, payments made for labor, salaries, overhead, materials, interest, taxes, engineering, accounting, legal expenses, superintendence, insurance, casualty liabilities, rentals, start-up expenses, financing charges and expenses and all other items (other than operating or maintenance expenses) in connection with such construction, acquisition or development and so properly chargeable and, in the case of Capital Expenditures for Additions consisting of an acquired facility, including the cost of any franchises, rights or property, other than Additions, acquired as a part of such going business for which no separate or distinct consideration shall have been paid or apportioned.

“Claims” means all claims, investigations, lawsuits, causes of action and other legal actions and proceedings of whatever nature brought against (whether by way of direct action, counter claim, cross action or impleader) or otherwise involving any Indemnified Party, even if groundless, false, or fraudulent, so long as the claim, lawsuit, cause of action or other legal action or proceeding is alleged or determined, directly or indirectly, to arise out of, to result from, to relate to or to be based upon, in whole or in part: (a) the issuance of the Series 2010Q Bonds or the execution and delivery of the Bond Documents, (b) the duties, activities, acts or

omissions (even if negligent) of any Person in connection with the issuance of the Series 2010Q Bonds, the obligations of the various parties arising under the Bond Documents or the administration of any of the Bond Documents, or (c) the duties, activities, acts or omissions (even if negligent) of any Person in connection with the design, construction, installation, operation, use, occupancy, maintenance or ownership of the Project or any part thereof.

“Closing Date” means the date of closing of the issuance of the Series 2010Q Bonds.

“Code” means the Internal Revenue Code of 1986, as amended from time to time and the corresponding provisions, if any, of any successor internal revenue laws of the United States.

“Construction Consultants” means a construction consultant hired by the Company for the Project; initially, _____.

“Debt” shall have the meaning assigned to such term in the Master Indenture.

“Extraordinary Optional Redemption” means an Extraordinary Optional Redemption – Tax and/or an Extraordinary Optional Redemption – Property Loss, as described in Exhibit A of the Indenture.

“Favorable Opinion of Bond Counsel” means, with respect to any action, the taking of which requires such an opinion, an unqualified opinion of Bond Counsel in form and substance satisfactory to the Issuer and delivered to the Trustee to the effect that such action does not violate the laws of the State (including the Act) and the Indenture and shall not adversely affect the qualification of any Bonds as “qualified school construction bonds” pursuant to Section 54F of the Code.

“Fiscal Year” means any twelve-month period beginning on September 1 of any calendar year and ending on August 31 of the following year or such other twelve-month period selected by the Company as the fiscal year for the Company; provided that, the Company shall give written notice of any such change to the Issuer and the Trustee.

“Indenture” means the Trust Indenture and Security Agreement, dated as of the date of this Agreement, between the Issuer and The Bank of New York Mellon Trust Company, National Association, as trustee, securing the Series 2010Q Bonds.

“Indemnified Party” shall mean one or more of the Issuer, the Governing Body of the Issuer, the Sponsoring Entity and any of their successors, officers, directors or commissioners.

“Independent” when used with respect to any specified Person means such a Person who (i) is in fact independent, (ii) does not have any direct financial interest or any material indirect financial interest in the Company, and (iii) is not connected with the Company as an officer, employee, promoter, trustee, partner, director or person performing similar functions. Whenever it is herein or in the Indenture provided that any Independent Person’s opinion or certificate shall be furnished to the Trustee, such Person shall be appointed by Order and such opinion or certificate shall state that the signer has read this definition and that the signer is Independent within the meaning hereof.

“Loan Payments” means the amounts described in Sections 4.1(a) and (b) of this Agreement.

“Losses” means losses, costs, damages, expenses, judgments, and liabilities of whatever nature (including, but not limited to, reasonable attorney’s, accountant’s and other professional’s fees, litigation and court costs and expenses, amounts paid in settlement and amounts paid to discharge judgments and amounts payable by an Indemnified Party to any other Person under any arrangement providing for indemnification of that Person) directly or indirectly resulting from arising out of or relating to one or more Claims.

“MSRB” means the Municipal Securities Rulemaking Board.

“Opinion of Counsel” means a written opinion of counsel, who may (except as otherwise expressly provided) be counsel to any party to a Bond Document, and shall be satisfactory to the Trustee.

“Organizational Documents” of any corporation means the articles of incorporation, certificate of incorporation, corporate charter or other document pursuant to which such corporation was organized, and its bylaws, each as amended from time to time, and as to any other Person, means the instruments pursuant to which it was created and which govern its powers and the authority of its representatives to act on its behalf.

“Participating Campuses” means, collectively, the charter school campuses of the Company so designated under any Supplemental Master Indenture.

“Person” means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof.

“Plans and Specifications” means the plans and specifications for the Project, as the same may be prepared or amended from time to time as provided in Section 3.1 hereof, on file at the principal business office of the Company and available at all times for inspection by the Issuer.

“Project” means the Project described in Exhibit A hereto.

“Project Costs” means project costs (excluding the Costs of Issuance) permitted to be paid out of proceeds of the Series 2010Q Bonds by the Act and by the Code.

“Regulated Chemical” means any substance, the presence of which requires investigation, permitting, control or remediation under any federal, state or local statute, regulation, ordinance or order, including without limitation:

a) any substance defined as “hazardous waste” under the Resource Conservation and Recovery Act, as amended (42 U.S.C. §6901 et seq.);

b) any substance defined as a “hazardous substance” under the Comprehensive Environmental Response, Compensation and Liability Act, as amended (42 U.S.C. §9601 et seq.);

- c) any substance defined as a “hazardous material” under the Hazardous Materials Transportation Act (49 U.S.C. §1800 et seq.);
- d) any substance defined under any Texas statute analogous to (a), (b) or (c), to the extent that said statute defines any term more expansively;
- e) asbestos;
- f) urea formaldehyde;
- g) polychlorinated biphenyls;
- h) petroleum, or any distillate or fraction thereof;
- i) any hazardous or toxic substance designated pursuant to the laws of the State; and
- j) any other chemical, material or substance, exposure to which is prohibited, limited or regulated by any governmental authority.

“Series 2010Q Note” means the master indenture note in the form attached to the Supplemental Master Trust Indenture as Exhibit A, which is secured by the Master Indenture executed by the Company and dated the Closing Date in the principal amount of the Series 2010Q Bonds.

“Sponsoring Entity” means the State.

“State” means the State of Texas.

(c) Certain terms, used primarily in Sections 4.5 and 5.3, are defined in those Sections.

Section 1.2 Form of Documents Delivered to Trustee. Every certificate and every Opinion of Counsel with respect to compliance with a condition or covenant provided for in this Agreement shall include a statement that the person making such certification or opinion has read such covenant or condition and the definitions relating thereto, has made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether such covenant or condition has been complied with, and a statement whether such condition or covenant has been complied with. In any case where several matters are required to be certified by, or covered by an opinion of, any specified Person, it is not necessary that all such matters be certified by, or covered by the opinion of, only one such Person, or that they be so certified or covered by only one document, but one such Person may certify or give an opinion with respect to some matters and one or more other such Persons as to other matters, and any such Person may certify or give an opinion as to such matters in one or several documents.

Any certificate or opinion of an officer of the Company may be based, in so far as it relates to legal matters, upon a certificate or opinion of, or representations by, counsel, unless

such officer knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to the matters upon which his certificate or opinion is based are erroneous. Any such certificate or Opinion of Counsel may be based, in so far as it relates to factual matters, upon a certificate or opinion of, or representations by, an officer or officers of the Company stating that the information with respect to such factual matters is in the possession of the Company, unless such Counsel knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to such matters are erroneous.

Where any Person is required to make, give or execute two or more applications, requests, consents, certificates, statements, opinions or other instruments hereunder, they may, but need not, be consolidated and form one instrument.

Section 1.3 Communications. All notices, demands, certificates, requests, consents, submissions or other communications hereunder shall be given as provided in the Indenture.

Section 1.4 Term of Agreement. This Agreement shall remain in full force and effect from the date of execution and delivery hereof until the Indenture has been discharged in accordance with the provisions thereof; provided, however, that (a) the provisions of this Section and of Sections 5.1, 5.6 and 5.8 of this Agreement shall survive any expiration or termination of this Agreement and (b) in addition, if the Indenture is discharged prior to the final Maturity of the Series 2010Q Bonds, the provisions of Sections 3.5, 3.7, 4.1(b), 4.3 and 5.3 of this Agreement shall continue until the final Maturity of the Series 2010Q Bonds.

Section 1.5 Company's Approval of Bond Documents. The Bond Documents have been submitted to the Company for examination, and the Company acknowledges that, by execution of this Agreement, it has approved the Bond Documents and will perform the obligations imposed upon it under the Bond Documents.

Section 1.6 Effect of Headings and Table of Contents. The Article and Section headings herein and the Table of Contents are for convenience only and shall not affect the construction hereof.

Section 1.7 Successors and Assigns. All covenants and agreements in this Agreement by the Issuer and the Company shall bind their respective successors and assigns, whether so expressed or not. No assignment by the Issuer or the Company of this Agreement shall relieve them of their obligations hereunder.

Section 1.8 Separability Clause. In case any provision in this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Section 1.9 Benefits of Agreement. Subject to Section 7.9 hereof, nothing in this Agreement or in the Series 2010Q Bonds, express or implied, shall give to any Person, other than the parties to the Bond Documents and their successors and assigns hereunder, the Indemnified Parties and the Holders of Series 2010Q Bonds, any benefit or any legal or equitable right, remedy or claim under this Agreement.

Section 1.10 Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State.

Section 1.11 Amendments. This Agreement may be amended only as provided in the Indenture.

ARTICLE II

REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 2.1 Representations, Warranties and Covenants of the Issuer. The Issuer represents, warrants and covenants that:

(a) Corporate Existence; Good Standing. The Issuer is a non-profit education finance corporation duly incorporated, organized, validly existing and in good standing under the Texas Non-Profit Corporation Act and the Act and is empowered to act on behalf of the Sponsoring Entity.

(b) Power. The Issuer has full corporate power and authority under the Constitution and laws of the State and its Organizational Documents to adopt the resolution authorizing the issuance of the Series 2010Q Bonds, to issue the Series 2010Q Bonds, to execute and deliver the Bond Documents to be executed and delivered by it and to perform its obligations under such Bond Documents.

(c) Due Authorization. The Issuer has duly adopted the resolution authorizing the issuance of the Series 2010Q Bonds and has duly authorized the execution and delivery of the Bond Documents to be executed and delivered by it.

(d) Enforceability. The Bond Documents to which the Issuer is a party and the Series 2010Q Bonds constitute valid and binding obligations of the Issuer, enforceable against the Issuer in accordance with their terms (except that (i) the enforceability of such Bond Documents may be limited by bankruptcy, reorganization, insolvency, fraudulent transfer, moratorium or other similar laws of general application relating to the enforcement of creditors' rights, (ii) certain equitable remedies, including specific performance, may be unavailable and (iii) the indemnification provisions contained therein may be limited by applicable securities laws and public policy).

(e) No Litigation. There is no action, suit, proceeding or investigation at law or in equity before or by any court, either State or federal, or public board or body pending or, to the Issuer's knowledge, threatened calling into question the creation or existence of the Issuer, the validity of the Bond Documents to be executed and delivered by it, the authority of the Issuer to execute and deliver the Bond Documents to be executed and delivered by it and to perform its obligations under the Bond Documents or the title of any Person to the office held by that Person with the Issuer.

(f) Non-Contravention. The execution and delivery by the Issuer of the Bond Documents to be executed and delivered by it, and the performance of its obligations under such Bond Documents, will not violate in any respect any provision of law or regulation, or of any

judgment, decree, writ, order or injunction, or of the Organizational Documents of the Issuer, and to the Issuer's knowledge, will not contravene the provisions of, or constitute a default under, or result in the creation of a lien, charge or encumbrance under, any agreement (other than the Indenture) to which the Issuer is a party or by which any of its properties constituting a part of the Trust Estate under the Indenture are bound.

(g) No Default. To the Issuer's knowledge, no event has occurred, and no condition currently exists, which constitutes or may, with the passage of time or the giving of notice, or both, constitute an Event of Default on the part of the Issuer.

(h) Amendments. The Issuer covenants that it will perform each of the covenants set forth in Article V of the Indenture for the benefit of the Company, and unless an Event of Default exists, will not join in any amendment of any Bond Document without the consent of the Company.

Each of the foregoing representations, warranties and covenants shall be deemed to have been made as of the date of this Agreement and again as of the Closing Date.

Section 2.2 Representations and Warranties of the Company. In addition to any other representation and warranty of the Company herein, the Company represents and warrants as follows:

(a) Corporate Existence; Good Standing; Power. The Company (i) is a non-profit corporation duly organized, validly existing and in good standing under the Texas Nonprofit Corporation Act; (ii) is duly qualified, authorized and licensed to transact business in each jurisdiction wherein failure to qualify would have a material adverse effect on the conduct of its business or the ownership of its properties; and (iii) has full corporate power and authority to own its properties and to conduct its business as is now being conducted.

(b) Accuracy of Information; No Misstatements. All of the documents, instruments and written information furnished by or on behalf of the Company to the Issuer or the Trustee in connection with the issuance of the Series 2010Q Bonds are true and correct in all material respects and do not omit or fail to state any material facts necessary or required to be stated therein to make the information provided not misleading.

(c) No Defaults; Non Contravention. No event of default or event which, with notice or lapse of time or both, would constitute an event of default or a default under any agreement or instrument to which the Company is a party or by which the Company is or may be bound or to which any of the property or assets of the Company is or may be subject, and which would have a material adverse effect on the Company or which would impair its ability to carry out its obligations under the Bond Documents has occurred and is continuing; neither the execution nor the delivery by the Company of the Bond Documents to which it is party, nor the consummation of any of the transactions herein and therein contemplated nor the fulfillment of, or compliance with, the terms and provisions hereof or thereof, will contravene the Organizational Documents of the Company or will conflict with, in any way that is material to the Company, or result in a breach of, any of the terms, conditions or provisions of, or constitute a default under, any corporate or limited partnership restriction or any bond, debenture, note, mortgage, indenture,

agreement or other instrument to which the Company is a party or by which the Company is or may be bound or to which any of the property or assets of the Company is or may be subject, or any law or any order, rule or regulation (applicable as of the date hereof to the Company) of any court, or regulatory body, administrative agency or other governmental body having jurisdiction over the Company or its properties or operations, or will result in the creation or imposition of a prohibited lien, charge or other security interest or encumbrance of any nature upon any property or asset of the Company under the terms of any such restriction, bond, debenture, note, mortgage, indenture, agreement, instrument, law, order, rule or regulation.

(d) No Litigation. Except as disclosed in writing in connection with the offering of the Series 2010Q Bonds, there is no action, suit, proceeding or investigation at law or in equity before or by any court or governmental agency or body pending or threatened, wherein an adverse decision, ruling or finding (i) would result in any material adverse change in the condition (financial or otherwise), results of operations, business or prospects of the Company or that would materially and adversely affect the properties of the Company, or (ii) would materially and adversely affect the transactions contemplated by, or the validity or enforceability of, the Bond Documents to which it is a party.

(e) Authority for; Authorization and Enforceability of Transaction. The Company has full corporate power and authority to execute and deliver the Bond Documents to be executed by the Company and has full power and authority to perform its obligations hereunder and thereunder and engage in the transactions contemplated by the Bond Documents to be executed by it. The Bond Documents to be executed by the Company have been duly authorized, executed and delivered by the Company and each constitutes a legal, valid and binding obligation of the Company, enforceable in accordance with its terms (except that (i) the enforceability of such Bond Documents may be limited by bankruptcy, reorganization, insolvency, fraudulent transfer, moratorium or other similar laws of general application relating to the enforcement of creditors' rights, (ii) certain equitable remedies, including specific performance, may be unavailable and (iii) the indemnification provisions contained therein may be limited by applicable securities laws and public policy).

(f) All Approvals. Except as otherwise disclosed in writing in connection with the offering of the Series 2010Q Bonds, no consents, approvals, authorizations or any other actions by any governmental or regulatory authority that have not been obtained or taken are or will be required for the issuance and sale of the Series 2010Q Bonds, the execution and delivery of the Bond Documents by the Company, the construction, ownership and operation of the Project or the consummation of the other transactions contemplated by the Bond Documents (except for such licenses, certificates, approvals or permits necessary for the construction of the Project for which the Company either has applied or shall apply with due diligence and which the Company expects to receive).

(g) No Conflict of Interest. No elected or appointed public official, employee, agent or representative of the Sponsoring Entity or any of its official boards, commissions or committees or any member of the Governing Body of the Issuer has any direct or indirect interest of any kind, or any right, agreement or arrangement to acquire such an interest in the Project, as owner, contractor, subcontractor, shareholder, general or limited partner, tenant or otherwise that would violate or require disclosure or other action under any law, regulation, charter or

ordinance of the State or the Sponsoring Entity. All applicable state and local law requirements governing conflicts of interest and any additional conflict of interest requirements prescribed by the Secretary of the Treasury have been and will be satisfied with respect to the Series 2010Q Bonds.

(h) Representations Regarding the Project. The Company intends to construct and operate the Project during the term of this Agreement and to expend the proceeds of the Series 2010Q Bonds in the Construction Fund to pay Project Costs. In addition, the Project will be located in its entirety within the boundaries of the State. The principal amount of the Series 2010Q Bonds is based upon the Company's most reasonable estimate of financing or refinancing the Project Costs as of the date hereof, which estimates are based upon sound engineering and accounting principles. The ownership of the Project will at all time be under the exclusive control and held for the exclusive benefit of the Company. The Company has obtained or will obtain all licenses and permits necessary with respect to any acquisition, construction, reconstruction, improvement, expansion or operation, as the case may be, of the Project and all necessary approvals from any governmental bodies or agencies having jurisdiction in connection therewith.

(i) Certain Federal Tax Matters. The Company makes the following representations:

(A) Taking into account the Issue Price (as defined in Section 5.3(j) of this Agreement) of the various maturities of the Series 2010Q Bonds, the average term of the Series 2010Q Bonds does not exceed 120 percent of the average reasonably expected economic life of the Project to be financed by the Series 2010Q Bonds, weighted in proportion to the respective cost of each item comprising the property the cost of which has been or will be financed, directly or indirectly, with the Net Proceeds (as defined in Section 5.3(j) of this Agreement) of the Series 2010Q Bonds. For purposes of the preceding sentence, the reasonably expected economic life of property shall be determined as of the later of (A) the Closing Date or (B) the date on which such property is placed in service (or expected to be placed in service). In addition, land shall not be taken into account in determining the reasonably expected economic life of property, except that, in the event 25 percent or more of the collective Net Proceeds of the Series 2010Q Bonds, directly or indirectly, have been expended for land, such land shall be treated as having an economic life of 30 years and shall be taken into account for purposes of determining the reasonably expected economic life of such property;

(B) All of the documents, instruments and written information supplied by or on behalf of the Company, which have been reasonably relied upon by Bond Counsel in rendering its opinion with respect to the qualification of the Series 2010Q Bonds as "qualified school construction bonds" that are "specified tax credit bonds" are true and correct in all material respects, do not contain any untrue statement of a material fact and do not omit to state any material fact necessary to be stated therein to make the information provided therein, in light of the circumstances under which such information was provided, not misleading.

(j) Indenture. The Indenture has been submitted to the Company for its examination, and the Company acknowledges, by execution of this Agreement, that it has reviewed the Indenture and that it accepts each of its obligations expressed or implied thereunder.

(k) Security Interests. The Company has not heretofore made a pledge of, granted a lien on or security interest in, or made an assignment or sale of the collateral granted hereunder and described in Section 4.3 that ranks on a parity with or prior to the lien granted hereunder that will remain outstanding on the Closing Date. The Company has not described the collateral in a UCC financing statement that will remain effective on the Closing Date other than the UCC financing statement to be filed pursuant to Section 4.3(b) hereof. The Company will not hereafter make or suffer to exist any pledge or assignment of, lien on, or security interest in the collateral that ranks prior to or on a parity with the lien granted hereunder, or file any financing statement describing any such pledge assignment, lien or security interest, except as expressly permitted by the Bond Documents.

(l) Other Representations and Warranties. Any certificate with respect to factual or financial matters signed by an officer of the Company and delivered to the Issuer shall be deemed a representation and warranty by the Company as to the statements made therein.

Each of the foregoing representations and warranties shall be deemed to have been made as of the date of this Agreement.

ARTICLE III

THE PROJECT

Section 3.1 Acquisition and Construction of the Project. (a) The Company agrees to utilize the amounts in the Construction Fund to pay Project Costs and to complete the acquisition, construction, reconstruction, improvement, expansion or operation, as the case may be, of the Project and to place in service and operate the Project as an educational facility as defined in the Act in furtherance of the public purposes of the Act. Further, the Company agrees to utilize the amounts in the Construction Fund in accordance with the limitations set forth in the Code, as set forth in Section 5.3 hereof.

(b) The Plans and Specifications for any part of the Project shall be approved prior to the commencement of construction of that part of the Project, by a duly authorized officer of the Company. The Company may make insubstantial changes in, additions to, or deletions from the Plans and Specifications and may make substantial changes in, additions to, or deletions from the Plans and Specifications only if the Project shall continue to constitute facilities of the type which may be financed by the Issuer under the Act and such changes do not adversely affect the tax status of the Series 2010Q Bonds as determined by a Favorable Opinion of Bond Counsel and any required approvals of such changes, additions, or deletions have been obtained from any governmental bodies or agencies having jurisdiction.

Section 3.2 Disbursements of Bond Proceeds.

(a) Disbursements from Project Account of the Construction Fund. Pursuant to the provisions of the Indenture, there shall be deposited into the Project Account of the Construction

Fund a portion of the proceeds received from the sale of the Series 2010Q Bonds. Subject to Section 406 of the Indenture, the Trustee is authorized and directed to make payments to the Company from the Project Account, as requested by the Company and approved in writing by the respective Construction Consultant, for the Company to pay third parties for amounts due and owing to such third parties with respect to any Project Costs, and also to reimburse the Company for any Project Costs paid directly by the Company, upon receipt of a Disbursement Request. The Company shall retain copies of all Disbursement Requests, as defined in the Indenture, until the date that is six years from the first date on which no Series 2010Q Bonds are outstanding.

(b) Disbursements from the Costs of Issuance Account of the Construction Fund. Subject to Section 405 of the Indenture, the Trustee is authorized and directed to disburse funds from the Costs of Issuance Account of the Construction Fund on or after the Closing Date for the Costs of Issuance of the Series 2010Q Bonds upon receipt of a Requisition Certificate. The Company shall retain copies of all Requisition Certificates until the date that is six years from the first date on which no Series 2010Q Bonds are Outstanding. Ninety (90) days following the Closing Date, the Costs of Issuance Account shall be closed and any funds remaining therein shall be transferred to the Project Account of the Construction Fund and made available to pay any Project Costs.

(c) The Trustee may rely fully on any Requisition Certificate or Disbursement Request delivered to it pursuant to this Section and shall not be required to make any investigation in connection therewith.

Section 3.3 Completion of Project if Bond Proceeds Insufficient. The Company agrees to pay all Project Costs which are not, or cannot be, paid or reimbursed from the proceeds of the Series 2010Q Bonds. The Company agrees that if, after exhaustion of the moneys in the Construction Fund established pursuant to the Indenture, the Company should pay any portion of the Project Costs, it shall not be entitled to any reimbursement therefor from the Issuer, the Trustee or from any Bondholder, nor shall it be entitled, as a consequence of such unreimbursed payment, to any abatement, postponement or diminution of the amounts payable under this Agreement.

Section 3.4 Completion. Upon completion of the Project, the Company shall deliver to the Trustee an Officer's Certificate in the form of Exhibit B hereto.

Section 3.5 Modification of the Project. The Project may be altered or added to by the Company; provided, however, that the Company shall make no revision to the Project that results in the Project ceasing to (i) constitute educational facilities, as defined in the Act, or (ii) be substantially similar to the Project as approved by the Issuer; provided, further, that no revision to the Project may be made unless the Company has delivered a Favorable Opinion of Bond Counsel to the Trustee.

Section 3.6 Casualty and Condemnation. (a) In the event of any damage, destruction, condemnation or taking under the threat of condemnation with respect to the Project, the Company shall promptly engage the services of the appropriate Construction Consultant, which shall make a determination as to the amount of insurance or condemnation proceeds anticipated

to result therefrom within fifteen (15) days of the occurrence of such damage, destruction, condemnation or taking.

(b) If the insurance or condemnation proceeds of any damage, destruction, condemnation or taking under the threat of condemnation with respect to the Project as determined by the Construction Consultant pursuant to paragraph (a) above are equal to or less than \$250,000, such proceeds shall be transferred to the Trustee for deposit in an Insurance Proceeds Account of the Construction Fund and shall be applied to repair, restore, modify, improve or replace the Project and shall be yield restricted if required by the Code. The Trustee is hereby directed to make payments from such Insurance Proceeds Account of the Construction Fund for such purposes or to reimburse the Company for costs paid by it in connection therewith upon receipt of a Requisition Certificate signed by an Authorized Representative of the Company and approved by the appropriate Construction Consultant. Upon the latter of (i) the 3-year period beginning on the date of issuance of the Series 2010Q Bonds or (ii) the date on which all proceeds of such Bonds and earnings thereon have been expended, any balance of the insurance or condemnation proceeds remaining after the Project has been repaired, restored or replaced to a state substantially like that prior to the event of damage, destruction or taking, as determined by the appropriate Construction Consultant, shall, upon delivery to the Trustee of a certificate executed by such Construction Consultant to such effect, be deposited on the date prior to the redemption date to the respective Redemption Subaccount of the Debt Service Fund and shall be yield restricted if required by the Code and applied to the extraordinary optional redemption of the Series 2010Q Bonds as set forth under “Extraordinary Optional Redemption—Property Loss” in the Bonds.

(c) If the insurance or condemnation proceeds of any damage, destruction, condemnation or taking under the threat of condemnation with respect to the Project as determined by the Construction Consultant pursuant to paragraph (a) above are greater than \$250,000, such insurance or condemnation proceeds shall be transferred to the Trustee for deposit in a special separate account of the Construction Fund for the Series 2010Q Bonds, and:

(1) The Company shall immediately request that the appropriate Construction Consultant prepare a report to determine (A) if the repair, reconstruction, restoration or replacement of the Project or a portion thereof damaged or taken is economically feasible and will restore the Project to the physical and operating condition as existed before and (B) if the Company will have sufficient funds from the insurance proceeds, business interruption insurance proceeds and other available funds to make the payments required hereunder when due, to pay the cost of repairing, reconstructing, restoring or replacing the portion of the Project affected by such loss, damage or condemnation (including without limitation architects’ and attorneys’ fees and expenses), to pay Company’s operating costs until completion of the repair, construction or replacement of such portion of the Project which report shall be delivered to the Trustee and any Holder owning at least ten percent (10%) in aggregate principal amount of any series of Outstanding Bonds, within thirty (30) days of the occurrence of such damage, destruction, condemnation or taking. If the report determines the foregoing conditions are satisfied, then within thirty (30) days after delivery thereof, the Company shall deliver to the Trustee:

(A) cash in an amount equal to the funds, if any, in excess of insurance proceeds and business interruption insurance proceeds required by the report delivered under clause (1) above for deposit in a special separate account of the Construction Fund; and

(B) such other documents and information as the Holders of a majority of the Outstanding Bonds may reasonably require; and

the Company shall promptly proceed to repair, reconstruct and replace the affected portion of the Project, including all fixtures, furniture and equipment and effects, to its original condition to the extent possible. Each request for payment shall comply with the requirements of the Indenture in Section 406 for payments from the Construction Fund.

(2) If the Construction Consultant's report does not determine that the conditions are satisfied or fails to meet the requirements relating to repair or reconstruction or replacement in clause (1) above, the Company shall prepay the Loan and the Series 2010Q Bonds shall be redeemed as set forth in paragraph (e) below.

(d) If the insurance or condemnation proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement undertaken pursuant to this Section, the Company will nonetheless complete the work and will pay any cost in excess of the amount of the insurance or condemnation proceeds held by the Trustee. The Company agrees that if by reason of any such insufficiency of the insurance or condemnation proceeds, the Company shall make any payments pursuant to the provisions of this Section, the Company shall not be entitled to any reimbursement therefor from the Trustee or any Holder, nor shall the Company be entitled to any diminution of the amount payable hereunder.

(e) Under the circumstances set forth in subsection (c)(2) hereof, the Loan shall be paid and the Series 2010Q Bonds redeemed in full without premium and the insurance proceeds shall be transferred by the Trustee from the applicable account in the Construction Fund to the applicable account in the Debt Service Fund for such purpose. If the insurance proceeds are insufficient to redeem the Series 2010Q Bonds in full, the Company shall provide to the Trustee for deposit into the Debt Service Fund moneys which, together with the insurance proceeds, will be sufficient to redeem all of the Series 2010Q Bonds pursuant to the Extraordinary Optional Redemption provisions of the Series 2010Q Bonds. In the event that the Company has completed any repair, reconstruction or replacement of the Project after the occurrence of any damage, destruction or condemnation and there are excess insurance proceeds, such excess shall be deposited in the Debt Service Fund and applied to the redemption of all or a portion of the Series 2010Q Bonds pursuant to the Extraordinary Optional Redemption provision of the Series 2010Q Bonds.

Section 3.7 Inspection of the Project. The Company agrees that the Issuer and its duly authorized agents, including the Trustee, may, but have no obligation to at reasonable times as determined by the Company, enter upon the Project site and examine and inspect the Project and, upon the occurrence of an Event of Default, the books and records of the Company that relate to the Project.

Section 3.8 Maintenance and Operation. The Company undertakes to cause each item of its buildings and other facilities, including the Project, to be maintained and operated so long as the operation of each such item, in the sole judgment of the Company, is economical, lawful, and feasible and in accordance with good operating practice. The Company agrees that during the term of this Agreement it will pay all costs of operating, maintaining, and repairing its buildings and other facilities, including the Project, and that the Issuer shall have no responsibility or liability whatsoever for operating, maintaining, or repairing its buildings and other facilities, including the Project.

Section 3.9 No Establishment and No Impairment of Religion. The Company and the Issuer intend that the Loan and all other transactions provided for in this Agreement be made in strict compliance with all applicable laws and constitutional provisions of the United States and the State. Accordingly, the Company agrees that to the full extent required from time to time by applicable laws and constitutional provisions of the United States and the State in order for the loan to the Company and all other transactions provided for in this Agreement to be made and effected in compliance with such laws and constitutional provisions: (a) no part of the Project financed in whole or in part with proceeds of the Series 2010Q Bonds shall be used for sectarian instruction or as a place of religious worship; (b) notwithstanding the payment in full of the Loan Payments and the Series 2010Q Bonds, and notwithstanding the termination of this Agreement, each such part of the Project will continue to be subject to the restrictions set out in clause (a) of this Section for so long as it is owned by the Company, or any voluntary grantee of the Company. Provided, however, that to any extent that a restriction or agreement set out in this Section shall at any time not be required in order for the loan to the Company and all other transactions provided for in this Agreement to be made and effected in compliance with applicable constitutional provisions of the United States and the State, such restriction or agreement shall, to that extent and without necessary action by any party, be without any force or effect; and provided further, that in no event shall such restriction or agreement set out in this Section be more expansive than required by an applicable constitutional provision.

Section 3.10 Issuer Relieved From Responsibility With Respect to Project. The Company and the Issuer hereby expressly acknowledge and agree that the Issuer is under no responsibility to insure, maintain, operate or repair the Project or to pay taxes with respect thereto, and the Company expressly relieves the Issuer from any such responsibility.

Section 3.11 Force Majeure. If by reason of Force Majeure the Company shall be rendered unable wholly or in part to carry out its obligations under this Article (other than its obligations to pay money contained in this Agreement), and if the Company gives notice and full particulars of such Force Majeure in writing to the Issuer and to the Trustee within a reasonable time after failure to carry out such obligations, then the obligations of the Company under this Article, so far as they are affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, including a reasonable time for removal of the effect thereof. The requirement that any Force Majeure shall be reasonably beyond the control of the Company shall be deemed to be fulfilled even though any existing or impending strike, lockout or other industrial disturbance may not be settled but could have been settled by acceding to the demand of the opposing Person. The occurrence of any Force Majeure shall not suspend or otherwise abate, and the Company shall not be relieved from, the obligation to pay the Series 2010Q Bonds and to pay any other payments required to be made by it under this Agreement at

the times required. For purposes of this Section, “Force Majeure” means acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, acts or orders of any kind of the government of the United States of America, or of any state or locality thereof, or any civil or military authority, terrorist acts, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, tornadoes, storms, floods, washouts, droughts, arrests, restraining of government and people, civil disturbances, explosions, nuclear accidents, wars, breakage or accidents to machinery, transmission pipes or canals, partial or entire failure of utilities, shortages of labor, material, supplies or transportation, or any other cause not reasonably within the control of the party claiming such inability.

Section 3.12 Insurance. So long as the Series 2010Q Bonds remain Outstanding, the Company shall at all times keep and maintain the insurance required by Section 213 of the Master Indenture.

Section 3.13 Disposition of Project. Subject to Section 5.11 hereof and to Sections 12.128 and 45.082 of the Education Code, the Company covenants that the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Company of cash or other compensation, unless the Company delivers a Favorable Opinion of Bond Counsel to the Issuer and the Trustee. For purposes of the foregoing, the portion of the Property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation.

ARTICLE IV

PAYMENTS

Section 4.1 Loan Payments.

(a) Except at such time as the Company is required to make Remediation Transfers pursuant to Section 6.1A hereof, to repay the Loan of the proceeds of the Series 2010Q Bonds evidenced by the Series 2010Q Note, the Company shall, subject to the limitations of Section 4.5 of this Agreement, make or cause to be made Loan Payments in immediately available funds in accordance with the Indenture and this Agreement directly to the Trustee as follows:

(i) on or before the earlier of the fifth (5th) Business Day prior to any Interest Payment Date or the 25th day of each month, in equal monthly installments, for deposit in the Interest Subaccount of the Debt Service Fund, amounts sufficient to provide for the payment of interest due on the next ensuing date for payment of such interest with respect to the Series 2010Q Bonds; and

(ii) on or before the fifth (5th) Business Day prior to the dates set forth in Section 403(b) of the Indenture, in approximately equal annual installments, for deposit in the Sinking Fund Deposit Subaccount, amounts which, when combined with amounts held therein and interest earnings thereon, compounded annually, shall equal, as close as is reasonably possible, but in no event shall exceed, the Sinking Fund Deposit Subaccount Balance corresponding to the respective date set forth in Section 403(a) of the Indenture; at the stated maturity, the sum of such amounts held in the Sinking Fund

Deposit Subaccount must be adequate to pay the principal maturity amount of the Series 2010Q Bonds.

(iii) on or before the earlier of the fifth (5th) Business Day prior to any Interest Payment Date or the 25th day of each month, for deposit into the Debt Service Reserve Fund, such amounts as are required by the Section 4.5A of this Agreement to restore the Reserve Fund Requirement.

(b) If, subsequent to a date on which the Company is not obligated to pay the Loan Payments (as a result of defeasance of the Series 2010Q Bonds pursuant to Section 1002 of the Indenture), losses (net of gains) shall be incurred in respect of any investments, or any other event or circumstance has occurred causing the amounts in the Debt Service Fund, together with any other amounts then held by the Trustee and available for the purpose, to be less than the amount sufficient at the time of such occurrence or other event or circumstance to pay, in accordance with the provisions of the Indenture, all principal (premium, if any) and interest on the Series 2010Q Bonds due and payable or to become due and payable, the Trustee shall notify the Company of such fact and thereafter the Company, as and when required for purposes of such Debt Service Fund, but subject to the limitations of Section 4.5 of this Agreement, shall pay to the Trustee for deposit in the Debt Service Fund the amount of any such deficiency below such sufficient amount.

(c) If the Texas Education Agency, the Texas Attorney General, the Texas Comptroller of Public Accounts, or any other agency with authority over the expenditures or safekeeping of State Revenues, notifies the Company that the Bonds do not provide benefits to all Participating Campuses sufficient to satisfy the requirements under Section 12.107, Texas Education Code, as amended, then the Company shall only provide Loan Payments from any Participating Campuses in excess of its Pro-Rata share through a loan to any other Participating Campuses that cannot pay its Pro-Rata share. Such loan shall not constitute Debt under the terms of the Master Indenture, the Indenture or any Supplement to either document, the Company shall have no duty to notify the Trustee of any such notification or loan, and the Trustee shall have no duty or responsibility to enforce this Section 4.1(c); provided, that nothing herein shall diminish or otherwise excuse performance of the payment obligations of the Company pursuant to this Section 4.1 or limit the application of Section 4.4 hereof.

Section 4.2 Prepayment of Loan; Redemption of Bonds. The Company may at any time deliver money or Defeasance Obligations to the Trustee with written instructions to the Trustee to hold such money or Defeasance Obligations pursuant to the Indenture in connection with a deemed payment or redemption of Series 2010Q Bonds. The Issuer agrees that, at the request at any time of the Company, it will notify the Trustee in writing, exercise its rights and otherwise cooperate with the Company to cause the Series 2010Q Bonds or any portion thereof to be redeemed to the extent required or permitted by the Indenture. Except to the extent of any such deemed payment or any redemption of the Series 2010Q Bonds in whole or in part, neither the Loan made hereunder nor the Series 2010Q Note shall be prepayable. Any excess or unclaimed money held by the Trustee under the Indenture shall be paid by the Trustee to the Company in accordance with Article V or Article X of the Indenture, as applicable.

Section 4.3 Security Interests.

(a) As security for repayment of the Series 2010Q Note and performance of the Company's obligations under this Agreement, the Company has executed and delivered the Deed of Trust and hereby pledges, sets over, assigns and grants a security interest to the Issuer in all of the Company's right, title and interest in and to all amounts at any time deposited in the funds established pursuant to the Indenture (except the Rebate Fund), including all investments and reinvestments made with such amounts and the proceeds thereof, and in all of its rights to and interests in such amounts, investments, reinvestments and proceeds. The Company hereby authorizes and directs the Trustee to invest and disburse such amounts and proceeds in accordance with the Indenture and this Agreement. The Company represents that, under the laws of the State, (i) this Agreement creates a valid and binding lien in favor of the Issuer as security for the payment of the Series 2010Q Note, enforceable in accordance with the terms hereof; and (ii) the lien on the collateral granted hereunder, is and shall be prior to any judicial lien hereafter imposed on such collateral to enforce a judgment against the Company on a simple contract.

(b) The Company will (i) upon the execution and delivery of the Bond Documents and thereafter, from time to time cause any Bond Document and each amendment and supplement thereto (or financing statements or a memorandum with respect thereto or to such amendment or supplement) to be filed, registered and recorded and to be refiled, reregistered and rerecorded in such manner and in such places as may be required in order to publish notice of and fully to protect the liens, or to perfect or continue the perfection of the security interests, created thereby and (ii) perform or cause to be performed from time to time any other act as required by law, and execute or cause to be executed any and all instruments of further assurance that may be necessary for such publication, perfection, continuation and protection, including without limitation the execution of any deposit account control agreement and the delivery of legal opinions as to the perfection of any such security interests. The Company will not change or relocate its place of business (or its chief executive office if it has more than one place of business) unless it has taken all actions, and made all filings necessary to continue the effectiveness and perfection of all security interests created by the Bond Documents to which it is a party.

(c) Under the Indenture, the Issuer is, as security for the Series 2010Q Bonds, pledging, assigning, transferring and granting a security interest in certain of its rights, title and interest under this Agreement to the Trustee. The Company agrees that this Agreement, and all of the rights, interests, powers, privileges and benefits accruing to or vested in the Issuer shall be protected and enforced in conformity with the Indenture and (except for the Issuer's Unassigned Rights) are being assigned by the Issuer to the Trustee as security for the Series 2010Q Bonds and may be exercised, protected and enforced solely by the Trustee for or on behalf of the Bondholders in conformity with this Agreement and the Indenture. The Trustee is hereby given the exclusive right to enforce, as assignee of the Issuer, the performance of the obligations of the Company, and the Company hereby consents to the same and agrees that the Trustee may enforce such rights as provided in this Agreement and in the Indenture. The Issuer and the Company recognize that the Trustee is a third party creditor-beneficiary of this Agreement. The Issuer hereby directs the Company to make all payments (other than payments relating to any money or rights not granted to the Trustee as part of the Trust Estate pursuant to the granting clauses in the Indenture) to the Trustee instead of to the Issuer and the Company hereby agrees to

do so. All such payments shall be made in lawful money of the United States of America directly to the Trustee, as assigned by the Issuer, at the location specified by the Trustee, and shall be applied as provided in Section 4.1 of this Agreement. The Company and the Issuer further acknowledge that except for the obligation of the Trustee to credit amounts paid or recovered from this Agreement or the collateral therefor to the Issuer's debt evidenced by the Series 2010Q Bonds and except for certain rights not granted to the Trustee as part of the Trust Estate, the Issuer has no further interest in this Agreement and the Trustee shall have the exclusive right (subject to the provisions of the Indenture) to grant consents, extensions, forgiveness, and waivers, make amendments, release collateral and otherwise deal with the Company as the sole owner of this Agreement and the Trustee exclusively may start and prosecute suit hereon or otherwise take action to recover amounts owing under this Agreement without first obtaining the consent of the Issuer or without joining the Issuer as a plaintiff.

Section 4.4 Nature of Obligations of the Company. The Company agrees that its obligations to make payments hereunder shall be absolute and unconditional, irrespective of any rights of set-off, diminution, abatement, recoupment or counterclaim the Company might otherwise have against any Person, and except in connection with a discharge of the Indenture, the Company will perform and observe all of its payment obligations and covenants, representations and warranties hereunder without suspension and will not terminate the Bond Documents to which it is a party for any cause. The Company covenants not to seek and hereby waives, to the extent permitted by applicable law, the benefits of any rights which it may have at any time to any stay or extension of time for performance or to terminate, cancel or limit its liability under the Bond Documents to which it is a party except through payment or deemed payment of the Series 2010Q Bonds as provided in such Bond Documents. The Holders of the Series 2010Q Bonds shall be entitled to rely upon the agreements and covenants in this Section regardless of the validity or enforceability of the remainder of this Agreement or any other Bond Document or agreement.

The preceding paragraph shall not be construed to release the Issuer from the performance of any of its agreements contained in this Agreement, or except to the extent provided in this Section and Section 5.1, prevent or restrict the Company from asserting any rights which it may have against the Issuer, the Trustee or any other Person under this Agreement or any of the other Bond Documents to which it is a party or under any provision of law or prevent or restrict the Company, at its own cost and expense, from prosecuting or defending any action or proceeding against or by third parties or taking any other action to secure or protect its rights in connection with the acquisition, construction, improvement, possession and use of the Project and its rights under such Bond Documents.

Section 4.5 Limitation on Interest. Notwithstanding any provision of the Bond Documents to the contrary, it is hereby agreed that in no event shall the amount of interest (as defined and calculated in accordance with applicable law) contracted for, charged, reserved, received or taken in connection with any loan made hereunder exceed the amount of interest which could have been contracted for, charged, reserved, received or taken at the Highest Lawful Rate. If the applicable law is ever judicially interpreted so as to render usurious any amount called for under the Bond Documents or otherwise contracted for, charged, reserved, received or taken in connection with any loan made hereunder, or if the Trustee's exercise of the right to accelerate the Maturity of any loan made hereunder or if any prepayment of any such loan by the

Company results in there having been paid or received any interest in excess of that permitted by applicable law, then notwithstanding anything to the contrary contained in the Bond Documents, all excess amounts theretofore paid or received shall be credited on the principal balance of such loan (or, if such loan has been or would thereby be paid in full, refunded), and the provisions of this Agreement and the related Note shall immediately be deemed reformed and the amounts thereafter collectible thereunder reduced, without the necessity of the execution of any new document, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for thereunder. All sums paid or agreed to be paid for the use, forbearance or detention of the indebtedness evidenced by any such loan shall, to the extent permitted by applicable law, be amortized, prorated, allocated and spread throughout the full term of such indebtedness until payment in full so that the rate or amount of interest on account of such indebtedness does not exceed the usury ceiling from time to time in effect and applicable to such indebtedness for so long as such indebtedness is outstanding (it being understood that the foregoing provisions permit the rate of interest on such loan to exceed the Highest Lawful Rate for any day as long as the total amount of interest paid on such loan from the date of initial delivery of the Series 2010Q Bonds to the date of calculation does not exceed the amount of interest which would have been paid on such loan to the date of calculation if such loan had borne interest for such period at the Highest Lawful Rate). For purposes of this Section, "Highest Lawful Rate" means the maximum rate of nonusurious interest (determined as provided in this Agreement) applicable to each loan made to the Company under this Agreement allowed from time to time by applicable law as is now in effect or, to the extent allowed by applicable law, such higher rate as may hereafter be in effect.

Section 4.5A. Restoration of Debt Service Reserve Fund. In the event of any withdrawal from the Debt Service Reserve Fund pursuant to Section 403A(b) of the Indenture in order to cure any deficiency in the Debt Service Fund or in the event that the Trustee notifies the Company that the amount on deposit in the Debt Service Reserve Fund is less than the Reserve Fund Requirement because of a decline in the Value of the securities in either of such Funds, the Company shall pay, or cause to be paid, to the Trustee, (i) if the amount in the Debt Service Reserve Fund is less than the Reserve Fund Requirement because of any withdrawal from the Debt Service Reserve Fund pursuant to Section 403A(b) of the Indenture in order to cure any deficiency in the Debt Service Fund, the amount needed to restore the amount in the Debt Service Reserve Fund to the Reserve Fund Requirement (A) in full within thirty (30) days from receipt of notice from the Trustee of the deficiency or (B) in not more than twelve (12) equal, consecutive, monthly installments, each payable on the date that a Loan Payment is due, commencing in the month immediately succeeding the month of the withdrawal or (ii) in the event that the Trustee notifies the Company that the amount on deposit in the Debt Service Reserve Fund is less than the Reserve Fund Requirement because of a decline in the value of the securities, the amount of such decline in value for deposit into the Debt Service Reserve Fund in no more than four (4) consecutive equal monthly installments, each payable on the date that a Loan Payment is due, commencing in the month immediately succeeding the month in which the calculation of the Reserve Fund Requirement showed a deficiency in the Debt Service Reserve Fund; provided that if an additional decline occurs prior to the restoration of any decline, such additional decline shall be restored in equal monthly installments over the remainder of the restoration period for the initial decline.

Section 4.6 Fees and Expenses.

(a) Issuer. The Company agrees to pay promptly upon demand therefor all fees and costs paid, incurred or charged by the Issuer in connection with the Series 2010Q Bonds, including without limitation, (i) all out-of-pocket expenses and costs of issuance (including reasonable fees and expenses of attorneys employed by the Issuer) reasonably incurred by the Issuer in connection with the issuance of the Series 2010Q Bonds and the administration of the Bond Documents, (ii) all payments required to be paid by the Issuer with respect to the Series 2010Q Bonds, (iii) out-of-pocket expenses (including reasonable fees and expenses of attorneys employed by the Issuer) reasonably incurred by the Issuer in connection with the enforcement of any of its rights or remedies or the performance of its duties under the Bond Documents to which it is a party, and (iv) a fee of \$25,000. As further set forth in Section 5.3 hereof, the Company acknowledges that Costs of Issuance paid from Proceeds of the Series 2010Q Bonds may not exceed an amount equal to 2% of the Sale Proceeds of the Series 2010Q Bonds. Any Costs of Issuance in excess of such limitation will be paid from sources other than the Proceeds of the Series 2010Q Bonds.

(b) Trustee and Paying Agent. The Company agrees to pay all costs paid, incurred or charged by the Trustee and the Paying Agent including, without limitation, (i) all fees and out-of-pocket expenses incurred with respect to services rendered under any of the Bond Documents, (ii) all amounts payable to the Trustee and the Paying Agent pursuant to Section 807 of the Indenture, and (iii) all out-of-pocket expenses (including reasonable fees and expenses of attorneys employed by the Paying Agent and the Trustee) incurred in connection with the enforcement of any rights or remedies or the performance of duties under the Bond Documents.

ARTICLE V

COVENANTS OF THE COMPANY

Section 5.1 Indemnification.

(a) Agreements to Indemnify. The Company agrees that it will at all times indemnify and hold harmless each of the Indemnified Parties against any and all Losses other than Losses resulting from fraud, willful misconduct or theft on the part of the Indemnified Party claiming indemnification. IT IS THE EXPRESS INTENTION AND AGREEMENT OF THE PARTIES THAT THE COMPANY WILL INDEMNIFY THE INDEMNIFIED PARTIES AGAINST LOSSES WHICH ARISE FROM THE NEGLIGENCE OF ANY INDEMNIFIED PARTY.

(b) Release. None of the Indemnified Parties shall be liable to the Company for, and the Company hereby releases each of them from, all liability to the Company for, all injuries, damages or destruction to all or any part of any property owned or claimed by the Company that directly or indirectly result from, arise out of or relate to the design, construction, operation, use, occupancy, maintenance or ownership of the Project or any part thereof, even if such injuries, damages or destruction directly or indirectly result from, arise out of or relate to, in whole or in part, one or more acts or omissions of the Indemnified Parties (other than fraud, willful misconduct or theft on the part of the Indemnified Party claiming release) in connection with the issuance of the Series 2010Q Bonds or in connection with the Project.

(c) Subrogation. Each Indemnified Party, as appropriate, shall reimburse the Company for payments made by the Company pursuant to this Section to the extent of any proceeds, net of all expenses of collection, actually received by it from any other source (but not from the proceeds of any claim against any other Indemnified Party) with respect to any Loss to the extent necessary to prevent a multiple recovery by such Indemnified Party with respect to such Loss. At the request and expense of the Company, each Indemnified Party shall claim or prosecute any such rights of recovery from other sources (other than any claim against another Indemnified Party) and such Indemnified Party shall assign its rights to such rights of recovery from other sources (other than any claim against another Indemnified Party), to the extent of such required reimbursement, to the Company.

(d) Notice. In case any Claim shall be brought or, to the knowledge of any Indemnified Party, threatened against any Indemnified Party in respect of which indemnity may be sought against the Company, such Indemnified Party promptly shall notify the Company in writing; provided, however, that any failure so to notify shall not relieve the Company of its obligations under this Section.

(e) Defense. The Company shall have the right to assume the investigation and defense of all Claims, including the employment of counsel and the payment of all expenses. Each Indemnified Party shall have the right to employ separate counsel in any such action and participate in the investigation and defense thereof, but the fees and expenses of such counsel shall be paid by such Indemnified Party unless (i) the employment of such counsel has been specifically authorized by the Company, in writing, (ii) the Company has failed after receipt of notice of such Claim to assume the defense and to employ counsel, or (iii) the named parties to any such action (including any impleaded parties) include both an Indemnified Party and the Company, and the Indemnified Party shall have been advised by counsel that there may be one or more legal defenses available to it which are different from or additional to those available to the Company (in which case, if such Indemnified Party notifies the Company in writing that it elects to employ separate counsel at the Company's expense, the Company shall not have the right to assume the defense of the action on behalf of such Indemnified Party; provided, however, that the Company shall not, in connection with any one action or separate but substantially similar or related actions in the same jurisdiction arising out of the same general allegation or circumstances, be liable for the reasonable fees and expenses of more than one separate firm of attorneys for the Indemnified Party, which firm shall be designated in writing by the Indemnified Party).

(f) Cooperation; Settlement. Each Indemnified Party shall cooperate with the Company in the defense of any action or Claim. The Company shall not be liable for any settlement of any action or Claim without the Company's consent but, if any such action or Claim is settled with the consent of the Company or there be final judgment for the plaintiff in any such action or with respect to any such Claim, the Company shall indemnify and hold harmless the Indemnified Parties from and against any Loss by reason of such settlement or judgment to the extent provided in Subsection (a).

(g) Survival; Right to Enforce. The provisions of this Section shall survive the termination of this Agreement, and the obligations of the Company hereunder shall apply to Losses or Claims under Subsection (a) whether asserted prior to or after the termination of this

Agreement. In the event of failure by the Company to observe the covenants, conditions and agreements contained in this Section, any Indemnified Party may take any action at law or in equity to collect amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of the Company under this Section. The obligations of the Company under this Section shall not be affected by any assignment or other transfer by the Issuer of its rights, titles or interests under this Agreement to the Trustee pursuant to the Indenture and will continue to inure to the benefit of the Indemnified Parties after any such transfer. The provisions of this Section shall be cumulative with and in addition to any other agreement by the Company to indemnify any Indemnified Party.

(h) Trustee. The Company also agrees to indemnify the Trustee, and any of their officers, directors, employees, agents, affiliates (including without limitation, the Trustee as Paying Agent under the Indenture) or successors (collectively, the “Indemnitees”), for, and to defend and hold them harmless against, any loss, liability, claims, proceedings, suits, demands, penalties, costs and expenses, including without limitation, the costs and expenses of outside and in house counsel and experts and their staffs and all expenses of document location, duplication and shipment and of preparation to defend and defending any of the foregoing (“Losses”), that may be imposed on, incurred by or asserted against any Indemnitee in respect of (i) any loss, or damage to any property, or injury to or death of any person, asserted by or on behalf of any Person arising out of, resulting from, or in any way connected with the Project, or the conditions, occupancy, use, possession, conduct or management of, or any work done in or about the Project or from the planning, design, acquisition or construction of any Project facilities or any part thereof, (ii) the issuance of the Series 2010Q Bonds or the Issuer’s authority therefore; (iii) the Indenture and any instrument related thereto, (iv) the Trustee’s execution, delivery and performance of the Indenture in respect of any Indemnitee except to the extent such Indemnitee’s negligence or bad faith primarily caused the Loss, and (v) compliance with or attempted compliance with or reliance on any instruction or other direction upon which the Trustee may rely under the Indenture or any instrument related thereto. The Company further agrees to indemnify the Indemnitees against any Losses as a result of (1) any untrue statement or alleged untrue statement of any material fact or the omission or alleged omission to state a material fact necessary to make the statements made not misleading in any statement, information or material furnished by the Company to the Issuer or the Trustee, including, but not limited to any disclosure utilized in connection with the sale of the Series 2010Q Bonds or (2) the inaccuracy of the statement contained in any section of any Bond Document relating to environmental representations and warranties. The foregoing indemnification shall include, without limitation, indemnification for any statement or information concerning the Company or its officer and members or its Property contained in any official statement or other offering document furnished to the Trustee or the purchaser of any Series 2010Q Bonds that is untrue or incorrect in any material respect, and any omission from such official statement or other offering document of any statement or information which should be contained therein for the purpose for which the same is to be used or which is necessary to make the statements therein concerning the Company, its officers and members and its Property not misleading in any material respect. The foregoing is in addition to any other rights, including rights to indemnification, to which the Trustee may otherwise be entitled.

Section 5.2 Removal of Liens. If any lien, encumbrance or charge of any kind based on any claim of any kind (including, without limitation, any claim for income, franchise or other

taxes, whether federal, state or otherwise) shall be asserted or filed against the Trust Estate, or any Loan Payment paid or payable by the Company under or pursuant to this Agreement, or any order (whether or not valid) of any court shall be entered with respect to the Trust Estate, or any such Loan Payment by virtue of any claim of any kind, in any case so as to:

(a) interfere with the due payment of such amount to the Trustee or the due application of such amount by the Trustee or any Paying Agent pursuant to the applicable provisions of the Indenture,

(b) subject the Bondholders to any obligation to refund any money applied to payment of principal (premium, if any) and interest on any Bond, or

(c) result in the refusal of the Trustee or any Paying Agent to make such due application because of its reasonable determination that liability might be incurred if such due application were to be made,

then the Company will promptly take such action (including, but not limited to, the payment of money) as may be necessary to prevent, or to nullify the cause or result of, such interference, obligation or refusal, as the case may be.

Section 5.3 Tax Covenants with regard to the Series 2010Q Bonds. The Company makes the following representations, warranties and covenants with respect to the Series 2010Q Bonds:

(a) General. The Company intends for the Series 2010Q Bonds to be “qualified school construction bonds” that are “specified tax credit bonds” pursuant to sections 54A, 54F and 6431 of the Code and any applicable Regulations promulgated thereunder. The Company covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the Series 2010Q Bonds to fail to qualify as “qualified school construction bonds” that are “specified tax credit bonds.” In particular, the Company covenants and agrees to comply with each requirement of this Section 5.3; provided, however, that the Company will not be required to comply with any particular requirement of Section 5.3 if the Company has received an Opinion of Bond Counsel that such noncompliance will not adversely affect the qualification of the Series 2010Q Bonds as “qualified school construction bonds” that are “specified tax credit bonds” or if the Company has received a Favorable Opinion of Bond Counsel to the effect that compliance with some other requirement set forth in this Section 5.3 will satisfy the applicable requirements of the Code and the Regulations, in which case compliance with such other requirement specified in such Favorable Opinion of Bond Counsel will constitute compliance with the corresponding requirement specified in this Section 5.3.

(b) Eligible Expenditures. One-hundred percent of the Available Project Proceeds will be used for (i) costs of the construction, rehabilitation, or repair of a public school facility, (ii) costs of the acquisition of equipment to be used in such portion or portions of the public school facility constructed, rehabilitated or repaired with proceeds of the Series 2010Q Bonds or (iii) for the costs of the acquisition of land on which such a facility is to be constructed with all or part of the Proceeds of the Series 2010Q Bonds.

(c) Limit on Costs of Issuance. No Proceeds in excess of 2 percent of the Sale Proceeds of the Series 2010Q Bonds will be expended to pay Costs of Issuance with respect to the Series 2010Q Bonds.

(d) Mandatory Redemption. To the extent that less than 100% of the Available Project Proceeds for the Series 2010Q Bonds are not expended as of the last day of the three-year period beginning on the Closing Date (or if an extension of the expenditure period has been received by the Issuer for the benefit of the Company from the Secretary of the Treasury Department, before the close of the extended period) (each, an “Expenditure Period”), the Company will take all actions necessary to enable the Issuer to redeem the Bonds in accordance with the provisions of the Form of Bond in Exhibit A to the Indenture under “Special Mandatory Redemption – Excess Proceeds.”

(e) Arbitrage Rebate. Except as permitted under Section 54A(d)(4) of the Code with respect to proceeds invested during the allowable Expenditure Period or under the special rule for reserve funds, the Company agrees to take all steps necessary to compute and pay any Rebate Amount in accordance with Section 148(f) of the Code, including:

(i) Delivery of Documents and Money on Computation Dates. The Company will deliver to the Trustee, within 45 days after each Computation Date for the Series 2010Q Bonds,

(A) a statement, signed by an officer of the Company, stating the Rebate Amount as of such Computation Date; and

(B) (1) if such Computation Date is an Installment Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund, is equal to at least 90 percent of the Rebate Amount in respect of the Series 2010Q Bonds as of such Installment Computation Date, less any prior payments made to the United States for rebatable arbitrage in respect of the Series 2010Q Bonds as set forth in Treasury Regulations Section 1.148-3(f) or (2) if such Computation Date is the Final Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund in respect of the Series 2010Q Bonds as set forth in Treasury Regulations Section 1.148-3(f), is equal to the Rebate Amount as of such Final Computation Date, less any prior payments of any Rebate Amount made to the United States in respect of the Series 2010Q Bonds; and

(C) if a Rebate Amount is due and owing, an IRS Form 8038-T completed as of such Computation Date.

(ii) Correction of Underpayment. If the Company discovers or is notified as of any date that any payment paid to the United States Treasury pursuant to the Indenture of an amount described in Section 5.3(c) above has failed to satisfy any requirement of Section 1.148-3 of the Regulations (whether or not such failure is due to any default by the Company, the Issuer, or the Trustee), the Company will (1) pay to the Trustee (for deposit to the Rebate Fund) and cause the Trustee to pay to the United States Treasury

from the Rebate Fund the Rebate Amount, together with any penalty and/or interest due, as specified in Section 1.148-3(h) of the Regulations, within 175 days after any discovery or notice and (2) deliver to the Trustee an IRS Form 8038-T completed as of such date. If such Rebate Amount, together with any penalty and/or interest due, is not paid to the United States Treasury in the amount and manner and by the time specified in the Regulations the Company will take such steps as are necessary to prevent the Series 2010Q Bonds from becoming arbitrage bonds, within the meaning of Section 148 of the Code. Additionally, the Company agrees that if at any point the Rebate Fund incurs losses from investment, the Company will repay amounts equaling such losses into the Rebate Fund.

(iii) Records. The Company will retain all of its accounting records relating to the accounts and subaccounts within the Debt Service Fund, the Construction Fund, the Rebate Fund and the Sinking Fund Deposit Subaccount and the investment and expenditure of the Proceeds of the Series 2010Q Bonds and all calculations made in preparing the statements described in this Section 5.3(c) for at least six years after the later of the final Maturity of the Series 2010Q Bonds or the first date on which no Series 2010Q Bonds are Outstanding.

(iv) Fees and Expenses. The Company agrees to pay all of the fees and expenses of Bond Counsel, a certified public accountant and any other necessary consultant employed by the Company, the Trustee or the Issuer in connection with computing the Rebate Amount.

(v) No Diversion of Rebateable Arbitrage. The Company will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any Person other than the federal government by entering into any investment arrangement with respect to the Gross Proceeds of the Series 2010Q Bonds that is not purchased at fair market value or includes terms that the Company would not have included if the Series 2010Q Bonds were not subject to Section 148(f) of the Code.

(vi) Modification of Requirements. If, at any time during the term of this Agreement, the Issuer, the Trustee, or the Company desires to take any action that would otherwise be prohibited by the terms of this Section, such Person shall be permitted to take such action if it will first obtain and provide to the other Persons named herein a Favorable Opinion of Bond Counsel.

(vii) Rebate Analyst. The Company will hire a Rebate Analyst to perform the calculations required in this Section 5.3(e); provided, however, this shall not absolve the Company of any of the covenants of this Section 5.3(e).

(f) Yield on Investment of Gross Proceeds. The Company will restrict the cumulative, blended Yield on the investment of the Gross Proceeds of the Series 2010Q Bonds, to the Yield of such issue, other than amounts (i) not subject to yield restriction due to any applicable temporary period under Section 148(c) of the Code, deposited in a reasonably required reserve or replacement fund (as defined in the Code and Treasury Regulation), the Rebate Fund, a bona fide debt service fund (including the Debt Service Fund), or as a minor

portion, (ii) invested during the Expenditure Period or (iii) invested in a reserve fund described in Section 54A(d)(4)(C).

(g) No Arbitrage. The Company will not use or invest the Proceeds of the Series 2010Q Bonds such that the Series 2010Q Bonds become “arbitrage bonds” within the meaning of Section 148 of the Code, and as evidence of this intent, a representative of the Company has reviewed the No-Arbitrage Certificate prepared in connection with the Series 2010Q Bonds and the Company understands, and will take (or request the Trustee or the Issuer to take), the actions described therein.

(h) Information Reporting. The Company covenants and agrees to provide the Issuer with the information necessary to enable the Issuer to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Series 2010Q Bonds are issued, an information statement concerning the Series 2010Q Bonds, all under and in accordance with Notice 2009-35, 2009-17 IRB 876, Section 54A(d)(3), section 149(e) of the Code and the applicable Regulations promulgated thereunder.

(i) Continuing Obligation. Notwithstanding any other provision of this Loan Agreement, the Company’s obligations under the covenants and provisions of this Section 5.3 and shall survive the payment of the Series 2010Q Bonds. The Company covenants and agrees that the Company will execute and deliver such certifications and representations as are determined by Bond Counsel to be required to qualify the Series 2010Q Bonds as “qualified school construction bonds” that are “specified tax credit bonds” under the Code and the Regulations, and the President, Vice President, Secretary or Assistant Secretary of the Board and any other appropriate officers, agents and representatives of the Company are hereby authorized and directed to execute and deliver such certifications and representations.

(j) Definitions. The following terms have the meanings assigned to them below whenever they are used in this Agreement:

“Available Project Proceeds” means (a) Sale Proceeds less Costs of Issuance financed by the Series 2010Q Bonds (to the extent that such costs do not exceed 2 percent of the Sale Proceeds of the Series 2010Q Bonds) plus (b) Investment Proceeds of the amounts described in (a).

“Bond Year” means, with respect to the Series 2010Q Bonds, each one-year period (or shorter period from the Closing Date) that ends at the close of business on the day selected by the Company. The first and last Bond Years may be short periods. If no day is selected by the Company before the earlier of the final Maturity of the Series 2010Q Bonds or the date that is five years after the Closing Date, Bond Years end on each anniversary of the Closing Date and on the date of final Maturity. Unless notified in writing to the contrary, the Trustee may conclusively presume that Bond Years end on each anniversary of the Closing Date and the date of final maturity.

“Computation Date” means each Installment Computation Date and the Final Computation Date.

“Costs of Issuance” means issuance costs with respect to the Series 2010Q Bonds within the meaning of Section 147(g) of the Code, as further described in Section 1.150-1(b) of the Regulations.

“Final Computation Date” means the final Maturity date of the Series 2010Q Bonds.

“Gross Proceeds” means any Proceeds and Replacement Proceeds of the Series 2010Q Bonds.

“Installment Computation Date” means the last day of the fifth and each succeeding fifth Bond Year.

“Investment Proceeds” means any amounts actually or constructively received from investing Proceeds.

“Investment Property” means (i) any security (within the meaning of Section 165(g)(2)(A) or (B) of the Code), (ii) any obligation, (iii) any annuity contract, (iv) any investment-type property, or (v) in the case of a bond other than a private activity bond, any residential rental property for family units which is not located within the jurisdiction of the issuer and which is not acquired to implement a court ordered or approved housing desegregation plan.

“Issue Price” means, with respect to the Series 2010Q Bonds, “issue price” as defined in Sections 1273 and 1274 of the Code, unless otherwise provided in Sections 1.148-0 through 1.148-11 of the Regulations and, generally, is the aggregate initial offering price to the public (excluding bond houses, brokers and other intermediaries acting in the capacity of wholesalers or underwriters) at which a substantial amount of each Maturity of the Series 2010Q Bonds is sold.

“Net Proceeds” means any Sale Proceeds, Investment Proceeds and Transferred Proceeds of the Series 2010Q Bonds.

“Nonpurpose Investments” means Investment Property acquired with the Gross Proceeds of the Series 2010Q Bonds.

“Proceeds” means, any Sale Proceeds, Investment Proceeds and Transferred Proceeds of the Series 2010Q Bonds.

“Rebate Amount” has the meaning ascribed in Section 1.148-3 of the Regulations and generally means the excess as of any date of the future value of all receipts on Nonpurpose Investments over the future value of all payments on Nonpurpose Investments, all as determined in accordance with Section 1.148-3 of the Regulations.

“Rebate Analyst” means an independent certified public accountant, financial analyst or bond counsel, or any firm of the foregoing, or financial institution, experienced in making the arbitrage and rebate calculations required pursuant to Section 148(f) of the Code, selected, retained and compensated by the Company pursuant to this Section 5.3(g) to make the computations and give the directions required under Section 405 of the Indenture.

“Replacement Proceeds” has the meaning set forth in Section 1.148-1(c) of the Regulations.

“Sale Proceeds” means, any amounts actually or constructively received from the sale (or other disposition) of any Series 2010Q Bond, including amounts used to pay underwriters’ discount or compensation and accrued interest other than pre-issuance accrued interest. Sale Proceeds also include, but are not limited to, certain amounts derived from the sale of a right that is associated with any Series 2010Q Bond, as described in Section 1.148-4(b)(4) of the Regulations, and certain amounts received upon termination of certain hedges, as described in Section 1.148-4(h)(5) of the Regulations.

“Temporary Period Issue” means the Series 2010Q Bonds that meet either the six-month exception or the 18-month exception set forth in Section 1.148-7 of the Regulations.

“Transferred Proceeds” means transferred proceeds, as defined in section 1.148-9 of the Regulations.

“Yield” of (i) the Series 2010Q Bonds has the meaning set forth in Section 1.148-4 of the Regulations and of (ii) any investment has the meaning set forth in Section 1.148-5 of the Regulations.

Section 5.4 Financial Reports; No Default Certificates; Notice of Default.

(a) The Company shall cause an annual audit of its books and accounts to be made by independent certified public accountants and delivered to it within 120 days after the end of each Fiscal Year of the Company. At the same time said audit report is delivered to the Company, the Company shall deliver to the Trustee a copy thereof, a copy of the management letter of such accountants and a certificate signed by the Chief Executive Officer or President of the Governing Body of the Company stating that such person has reviewed the obligations of the Company under the Agreement, the Deed of Trust, the Series 2010Q Note, the Master Indenture and the Indenture and the performance of the Company hereunder and thereunder, and has consulted with such officers and employees of the Company as he deemed appropriate and necessary for the purpose of delivering such certificate, and based on such review and consultation, no Event of Default and no event which, with the giving of notice or the passage of time or both, would constitute an Event of Default has occurred and is continuing under the aforementioned documents. The Trustee shall have no duty to examine or independently verify any such audit reports or the matters described in any such certificate other than to examine the certificate for compliance with the required statements therein, and shall have no duty to furnish such audits to any third party.

(b) The Company shall also, promptly upon receiving notice thereof, notify the Issuer and the Trustee in writing upon the occurrence of an Event of Default or any event which with the giving of notice or the passage of time or both would constitute an Event of Default hereunder or under the Series 2010Q Note, the Master Indenture or the Indenture.

Section 5.5 Further Assurances and Corrective Instruments; Recordation. The Issuer and the Company agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further

instruments as may reasonably be required for carrying out the intention or facilitating the performance of this Agreement, the Indenture and, with respect to the Company, the Master Indenture.

The Company covenants that it will act and cooperate so that this Agreement, the Master Indenture, the Indenture, any financing statements, and all supplements thereto, and any other instruments as may be required from time to time to be kept, will be recorded and filed in such manner and in such places as may from time to time be required by law in order fully to preserve and protect the security of the Holders and the rights of the Trustee under the Indenture.

Section 5.6 Environmental Indemnity. The Company hereby agrees to indemnify and hold harmless the Master Trustee, the Trustee, the Issuer and their successors, assigns, officers, affiliates and employees (collectively referred to in this Section as the “Indemnified Parties”) for, from and against any and all loss, costs, damages, exemplary damages, natural resources damages, liens, and expenses (including, but not limited to, attorneys’ fees and any and all other costs incurred in the investigation, defense and settlement of claims) (as used in this Section collectively, “Losses”) that Indemnified Parties may incur as a result of or in connection with the assertion against Indemnified Parties, of any claim, civil, criminal or administrative, which:

(a) arises out of the actual, alleged or threatened discharge, dispersal, release, storage, treatment, generation, disposal or escape of any Regulated Chemical, including, but not limited to, any solid, liquid, gaseous or thermal irritant or contaminant, including, but not limited to, smoke, vapor, soot, fumes, acids, alkalis, chemicals, medical waste and waste (including materials to be recycled, reconditioned or reclaimed); or

(b) actually or allegedly arises out of the use of any Regulated Chemical, the existence or failure to detect the existence or proportion of any Regulated Chemical in the soil, air, surface water or groundwater, or the performance or failure to perform the abatement or removal of any Regulated Chemical or of any soil, water, surface water or groundwater containing any Regulated Chemical; or

(c) arises out of the actual or alleged existence of any Regulated Chemical on, in, under, or affecting all or a portion of the Project; or

(d) arises out of any misrepresentations of the Company concerning any matter involving Regulated Chemicals; or

(e) arises out of the Company’s failure to provide all information, make all submissions and filings, and take all steps required by appropriate government authority under any applicable environmental law, regulation, statute or program, whether federal, state or local, whether currently existing or hereinafter enacted.

The obligations under this Section shall not be affected by any investigation by or on behalf of Indemnified Parties, or by any information which Indemnified Parties may have or obtain with respect thereto.

Notwithstanding anything to the contrary contained in this Section, no indemnification shall be required for any damages under this Section incurred solely as the result of the gross negligence or willful misconduct of the party seeking indemnification.

The indemnification of the Indemnified Parties as provided in this Section shall remain in full force and effect if any such Losses directly or indirectly results from, arises out of, or relates to, or is asserted to have resulted from arisen out of or related to, the sole or contributory negligence of any of the Indemnified Parties.

Section 5.7 Continuing Disclosure Undertaking.

(a) Annual Reports. The Company shall provide annually to the MSRB, within six months after the end of each Fiscal Year, financial information and operating data with respect to the Company of the general type included in the final Official Statement in Appendix A and Appendix B. The information will include the annual financial statements of the Company. The financial statements so to be provided shall be (1) prepared in accordance with the accounting principles prescribed by the Texas State Board of Education or such other accounting principles as the Company may be required to employ from time to time pursuant to State law or regulation and (2) audited, if the Company commissions an audit and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the Company shall provide unaudited financial statements within such six month period to the MSRB, and audited financial statements if and when and if the audit report on such statements becomes available.

If the Company changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Company otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by reference to other publicly available documents, as permitted by the Rule.

(b) Quarterly Reports. The Company shall deliver to the Trustee and to the MSRB, at the end of each calendar quarter commencing September 30, 2010, a copy of the financial reports customarily prepared for and provided to the Board of the Company during that calendar quarter.

(c) Material Event Notices. The Company shall notify the MSRB, in a timely manner, of any of the following events with respect to the Bonds, if such event is material within the meaning of the federal securities laws:

- A. Principal and interest payment delinquencies;
- B. Non-payment related defaults;
- C. Unscheduled draws on debt service reserves reflecting financial difficulties;
- D. Unscheduled draws on credit enhancements reflecting financial difficulties;
- E. Substitution of credit or liquidity providers, or their failure to perform;

- F. Adverse tax opinions or events affecting the tax-exempt status of the Bonds;
- G. Modifications to rights of holders of the Bonds;
- H. Bond calls;
- I. Defeasances;
- J. Release, substitution, or sale of property securing repayment of the Bonds; and
- K. Rating changes.

The Company shall notify the MSRB, in a timely manner, of any failure by the Company to provide financial information or operating data in accordance with Section 5.7(a) of this Agreement by the time required by such Section.

(d) Limitations, Disclaimers, and Amendments. The Company shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Company remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the Company in any event will give notice of any deposit made in accordance with Texas law that causes Bonds no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Company undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Company’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Company does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE COMPANY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE COMPANY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the Company in observing or performing its obligations under this Section shall comprise a breach of or default under this Agreement for purposes of any other provision of this Agreement.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Company under federal and state securities laws.

The provisions of this Section may be amended by the Company from time to time to adopt to changed circumstances that arise from a change in legal requirements, change in law, or

change in the identity, nature, status or type of operations of the Company, but only if (i) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (a) the holders of a majority in aggregate principal amount of the outstanding Bonds consent to such amendment, or (b) a person unaffiliated with the Company (such as nationally recognized bond counsel), determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. If any such amendment is made, the Company will include in its next annual update an explanation in narrative form of the reasons for the change and its impact on the type of operating data or financial information being provided.

Section 5.8 Existence of the Company. While any of the Series 2010Q Bonds remain Outstanding, the Company shall maintain its corporate existence and qualification to do business in the State, and, if different, the state of the Company's incorporation, and shall not merge or consolidate with any other corporation or entity or sell or dispose of all or substantially all of its assets, unless (and subject to the provisions of Sections 3.13 and 5.3) (a) either the Company shall be the surviving corporation in the case of a merger, or the surviving, resulting, or transferee corporation, as the case may be, shall expressly and unconditionally assume, in a written instrument delivered to the Issuer and the Trustee, the punctual performance and observance of all of the covenants and conditions of this Agreement to be performed by the Company; (b) the Company or such surviving, resulting, or transferee corporation, as the case may be, shall not, immediately after such merger or consolidation, or sale or disposition, be in default in the performance of any covenant or condition hereunder; (c) the surviving, resulting, or transferee corporation, as the case may be, shall be duly authorized to transact business in the State; (d) the Company or such surviving, resulting, or transferee corporation, as the case may be, shall have a net worth at least equal to the net worth of the Company immediately preceding such merger or consolidation, or sale or disposition, with net worth being determined in accordance with generally accepted accounting principles; and (e) the Trustee shall have received, to its reasonable satisfaction, such other information, documents, certificates and opinions as the Trustee may reasonably require. Prior to the consummation of any such merger, sale, conveyance or transfer, (y) the Company shall deliver to the Issuer and the Trustee a Favorable Opinion of Bond Counsel and an Opinion of Bond Counsel to the effect that such act does not violate the Act or the Code and (z) the surviving, resulting, or transferee entity's certification to the Issuer and the Trustee to the effect that each of the conditions stated in clauses (a) through (e) of the preceding sentence is and will remain satisfied as of the date of such consummation and that such consummation will not cause any such condition to not be satisfied. Furthermore, the Company or any surviving, resulting or transferee corporation shall, at all times during the term of this Agreement, qualify as an "accredited primary or secondary school" or "authorized charter school" as such terms are defined in Section 53.02, Texas Education Code.

Section 5.9 Debt Service Coverage Ratio. Available Revenues for each Fiscal Year (without excluding any discretionary expenses actually incurred in such Fiscal Year) must be equal to at least 1.10x the Annual Debt Service Requirements of the Company as of the end of the first Fiscal Year after the date of issuance of the Series 2010Q Bonds and thereafter until the Series 2010Q Bonds have been paid in full. The Company's failure to achieve the required debt service coverage ratio does not constitute an Event of Default if the Company timely engages

(within thirty (30) days of submittal of the certificate describing such circumstance or, if such certificate is not timely submitted, within thirty (30) days of the date such certificate was required to be submitted) an Independent Management Consultant, which such consultant timely prepares (within forty-five (45) days of engagement) a report (to be delivered to the Company and the Trustee) with recommendations for meeting the required debt service coverage ratio and the Company, to the extent legally permissible, implements, within thirty (30) days of receipt of such recommendation, the consultant's recommendations. Notwithstanding the preceding sentence, if the debt service coverage ratio falls below 1.0x of the Annual Debt Service Requirements of the Company, it shall constitute a default hereunder. For the avoidance of doubt, the Trustee shall not be responsible for the Company's failure to submit the certificate or its failure to submit it in a timely manner.

Section 5.10 Negative Pledge. The Company shall not create or allow any liens to exist on any of its plant, property or equipment included in the Deed of Trust, except as permitted by the Deed of Trust, including, without limitation, any mortgage or other lien on the property comprising the Company's Galveston Campus (except in connection with the issuance of additional Debt for such campuses and provided that any such mortgage or other lien on these campuses shall secure the Series 2010Q Bonds in addition to such additional Debt).

Section 5.11 Disposition of Assets.

(a) Property Plant and Equipment ("PP&E"). No PP&E of the Company may be sold or otherwise disposed of unless (i) the PP&E is obsolete or worn out or (ii) fair market value is received in return or (iii) the market value of all PP&E disposed of in any fiscal year does not exceed five percent (5%) of the total market value of all PP&E of the Company, and such disposition must comply with the requirements of Section 45.082, Texas Education Code.

(b) Cash, Investments and Other Current Assets ("Liquid Assets"). No Liquid Assets of the Company may be sold or otherwise disposed of unless (i) fair market value is received in return or (ii) the total market value of Liquid Assets disposed of in any fiscal year does not exceed one percent (1%) of all Liquid Assets of the Company.

Section 5.12 Operating Reserves. Each Fiscal Year, the Company shall budget and maintain an amount equal to 45 days of budgeted Expenses commencing as of the end of the first Fiscal Year after the date of issuance of the Series 2010Q Bonds and thereafter until the Series 2010Q Bonds have been paid in full, to be tested at the end of each Fiscal Year. The Company's failure to achieve the required operating reserve level does not constitute an Event of Default if the Company timely engages (within thirty (30) days of submittal of the certificate describing such circumstance or, if such certificate is not timely submitted, within thirty (30) days of the date such certificate was required to be submitted) an Independent Management Consultant which such consultant timely prepares (within forty-five (45) days of engagement) a report (to be delivered to the Company and the Trustee) with recommendations for meeting the required operating reserve level and the Company, to the extent legally permissible, implements, within thirty (30) days of receipt of such recommendation, the consultant's recommendations. The operating reserves shall not be funded with Bond Proceeds. For the avoidance of doubt, the Trustee shall not be responsible for the Company's failure to submit the certificate or its failure to submit it in a timely manner.

ARTICLE VI

EVENTS OF DEFAULT; REMEDIES

Section 6.1 Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Events of Default” shall mean, whenever used in this Agreement, any one or more of the following events:

(a) Failure by the Company to pay the Loan Payments pursuant to Section 4.1 of this Agreement and after the Trustee has notified the Company of a delinquency pursuant to Section 6.1A herein, failure to make Remediation Transfers when due according to Section 6.1A hereof.

(b) Any representation or warranty made or deemed made by the Company under the Bond Documents shall be false, misleading or erroneous in any material respect when made or deemed made, or a failure by the Company to observe and perform any covenant, condition, or agreement on its part to be observed or performed under this Agreement or the Indenture, other than as referred to in subsection (a) of this Section, for a period of 60 days after written notice, specifying such failure and requesting that it be remedied, is given to the Company by the Issuer or the Trustee.

(c) The occurrence and continuance of any “Events of Default” specified in the Bond Documents or the Master Indenture that has not been waived.

The foregoing provisions of this Section (except Subsection (a) of this Section or a default under any other payment obligation of the Company hereunder) are subject to the following limitations: If by reason of Force Majeure the Company is unable in whole or in part to carry out its agreements contained herein, other than the obligations on the part of the Company to make Loan Payments or other payments due hereunder, the Company shall not be deemed in default during the continuance of such inability. The Company agrees, however, to remedy with all reasonable dispatch the cause or causes preventing the Company from carrying out its agreements by reason of such Force Majeure.

Section 6.1A Delinquent Payments and Remediation Transfers.

(a) If the Trustee has not received any Loan Payment at the end of the Business Day on which such Loan Payment is due pursuant to Section 4.1 of this Agreement, the Trustee shall notify the Company of such delinquent payment on the following Business Day. The Company shall, subject to Section 4.5 of this Agreement, pay the delinquent portion of such Loan Payment to the Trustee within two (2) Business Days following the notice from the Trustee (the “Delinquent Payment Date”).

(b) Whenever the Company fails to pay such delinquent Loan Payment by the end of business on the Delinquent Payment Date, subject to Section 4.5 of this Agreement and until satisfaction of Section 6.1A(c) herein, the Company shall cease making Loan Payments pursuant to Section 4.1 of this Agreement. Until satisfaction of the requirements set forth in Section 6.1A(c) below, the Company shall thereafter make remedial transfers to the Master Trustee (the “Remediation Transfers”) as follows:

(i) immediately transfer to the Master Trustee an amount equal to the immediately preceding Foundation School Program Payment; and

(ii) each month, within two Business Days of receipt of its Foundation School Program Payments, transfer 100% of such amount to the Master Trustee.

(c) The Remediation Transfers shall terminate and the Company's obligation to make Loan Payments pursuant to Section 4.1 shall be automatically reinstated immediately upon the delivery to the Master Trustee of:

(i) an unqualified audit for the Company for the most recent Fiscal Year in which Remediation Transfers were made to the Master Trustee; and

(ii) a certificate of the Authorized Representative of the Company stating that no event of default has occurred and is continuing under any of the Bond Documents.

Section 6.2 Remedies Upon An Event of Default. Whenever any Event of Default shall have happened and be continuing, the Issuer, or the Trustee as assignee of the Issuer, may, subject to Article VIII of the Indenture, take any one or more of the following remedial steps:

(a) From time to time, may take whatever action at law or in equity or under the terms of the Bond Documents as necessary or desirable to collect the amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement, or covenant of the Company under this Agreement or any other Bond Document.

(b) From time to time take whatever actions at law or in equity as necessary or desirable to enforce the obligations of the Company under Sections 5.1 and 6.6 hereof.

Section 6.3 No Remedy to be Exclusive. No remedy herein conferred upon or reserved to the Trustee or the Issuer 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 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 default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Trustee or the Issuer 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 6.4 No Additional Waiver Implied by One Waiver. In the event any provision, covenant, or agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 6.5 Remedial Rights Assigned to the Trustee. Such rights and remedies as are given the Issuer hereunder (except the Issuer's rights under Sections 5.1 and 6.6 hereof) shall upon execution and delivery of the Indenture be assigned to the Trustee, and the Trustee shall have the right to exercise such rights and remedies, without the joinder or consent of the Issuer,

in the same manner and under the limitations and conditions that the Trustee is entitled to exercise rights and remedies under the Indenture.

Section 6.6 Agreement to Pay Attorney's Fees and Expenses. If the Company should default under any of the provisions of this Agreement and as a consequence the Issuer and/or the Trustee should employ attorneys or incur other expenses for the collection for amounts payable hereunder or the enforcement of performance or observance of any obligation or agreement on the part of the Company contained in this Agreement, the Company agrees that it will on demand therefor reimburse the Issuer and/or the Trustee for the reasonable fees of such attorneys and such other reasonable expenses so incurred. When the Trustee or the Issuer incurs expenses, attorneys' fees, or renders services after an Event of Default specified in Section 601(c) or (d) of the Master Indenture occurs that is related to the dissolution or liquidation by the Company or the filing by the Company of a voluntary petition for relief, or the entry of an order or decree for relief in an involuntary case, or the entry of an order or decree for dissolution, liquidation or winding up of the affairs of the Company under any applicable bankruptcy, insolvency, or similar law, the expenses, attorneys' fees and compensation for the services are intended to constitute post-petition expenses of administration under any bankruptcy law.

ARTICLE VII

MISCELLANEOUS

Section 7.1 Severability of Provisions of this Agreement. In the event any provision of this Agreement shall be held invalid or unenforceable by any court or competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 7.2 Execution of this Agreement in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 7.3 Captions and Preambles. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement. The preambles hereto are hereby incorporated herein and made a part of this Agreement for all purposes.

Section 7.4 No Pecuniary Liability of the Issuer. No provision, covenant, or agreement contained in this Agreement or breach thereof shall constitute or give rise to any pecuniary liability on the part of the Issuer or any charge upon its general credit. In making such provisions, covenants, or agreements, the Issuer has not obligated itself, except with respect to the Project and the application of the revenues of this Agreement, as hereinabove provided. It is recognized that the Issuer's only source of funds with which to carry out its commitments under this Agreement will be from the proceeds of the sale of the Series 2010Q Bonds and payments to be made by the Company hereunder; and it is expressly agreed that the Issuer shall have no liability, obligation, or responsibility with respect to this Agreement or the Project except to the extent of funds available from such Bond proceeds and payments to be made by the Company hereunder.

Section 7.5 Payment to the Issuer. The Company agrees to pay directly to the Issuer all fees required to be paid by the Company under the Issuer's regulations as in effect as of the date hereof (which is currently \$25,000), costs of issuance reasonably incurred by the Issuer in connection with the issuance of the Series 2010Q Bonds, and other expenses, if any, incurred from time to time by the Issuer in connection with the Project or the Series 2010Q Bonds.

Section 7.6 Status of the Parties' Relationship. Nothing in this Agreement shall be construed to make either party the partner or joint venturer of or with the other party.

Section 7.7 Governing Law. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State.

Section 7.8 Final Agreement. THIS WRITTEN AGREEMENT AND THE OTHER BOND DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Section 7.9 Third Party Beneficiary. The parties hereto expressly recognize that the Trustee is a third party beneficiary to this Agreement and may enforce any right, remedy, or claim conferred, given or granted hereunder.

IN WITNESS WHEREOF, the Issuer and the Company have caused this Agreement to be signed in their behalf by their duly authorized representatives as of the date set forth above.

TEXAS PUBLIC FINANCE AUTHORITY
CHARTER SCHOOL FINANCE CORPORATION

By: _____
President

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ODYSSEY 2020 ACADEMY, INC.
d/b/a THE ODYSSEY ACADEMY

By: _____
President, Board of Directors

EXHIBIT A
TO
LOAN AGREEMENT

The Project consists of the following “educational facilities” (as defined in the Higher Education Authority Development Act):

- the construction, rehabilitation and equipment of an elementary school at 2412 61st Street, Galveston, Texas;
- funding a debt service reserve fund or the purchase of a Reserve Fund Surety Policy and capitalized interest; and
- paying the costs of issuance of the Series 2010Q Bonds.

EXHIBIT B

FORM OF COMPLETION CERTIFICATE

_____, 20____

[_____]

[_____]

_____, Texas 7____

Attention: Corporate Trust

Re: \$[_____] Texas Public Finance Authority Charter School Finance Corporation Taxable Education Revenue Bonds (Odyssey Academy, Inc.) Series 2010Q (Qualified School Construction Bonds – Direct Pay) (the “Bonds”).

Ladies and Gentlemen:

The undersigned, being the owner of the Project, as defined in that certain Loan Agreement dated as of July 1, 2010 (the “Loan Agreement”) by and among the undersigned and the Issuer hereby certifies to The Bank of New York Mellon Trust Company, National Association, as trustee (the “Trustee”) that “Completion” of the Project on the 2412 61st Street, Galveston, Texas Campus has been attained as of the date hereof and all conditions relating thereto as set forth below have been satisfied. Capitalized terms used herein and not defined shall have the meanings ascribed thereto in the Loan Agreement.

The undersigned hereby represents and warrants that:

1. that as of that date all Project Costs payable with respect to the Project have been paid;
2. the amount from the Construction Fund expended for Project Costs relating to the Project totaled \$_____;
3. not less than 100 percent of the Available Project Proceeds (as defined in Section 54A(e)(4) of the Code) of the Series 2010Q Bonds were used for the Series 2010Q Project.
4. Costs of Issuance paid with Proceeds of the Series 2010Q Bonds did not exceed an amount equal to 2 percent of the Sale Proceeds of the Series 2010Q Bonds.

ODYSSEY 2020 ACADEMY, INC.
d/b/a THE ODYSSEY ACADEMY

By: _____
Authorized Representative

APPROVED BY:

as Construction Consultant

By: _____
Authorized Representative

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**APPENDIX G
CAMPUS DATA**

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TABLE 1 – RESIDENT DISTRICTS FROM WHICH STUDENTS COME

CLEAR CREEK ISD

DICKINSON ISD

GALVESTON ISD

HITCHCOCK ISD

LA MARQUE ISD

SANTA FE ISD

TEXAS CITY ISD

TABLE 2 – HISTORICAL WAITING LIST

	2005-06	2006-07	2007-08	2008-09¹	2009-10²
Number of Students on the Waiting List	98	150	180	209	144

¹ With a larger facility capacity in 2009-2010, the Borrower was able to accommodate over 200 students off of the 2008-2009 waiting list.

² As of May 2010.

TABLE 3 – AREA COMPETING CHARTER SCHOOLS

Ambassadors Prep Charter

KIPP Coastal Village (Galveston ISD)

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TABLE 4 – FACULTY

The Borrower currently employs a total of 41 teachers, and a total of 57 staff members. Approximately 100% of the current teachers hold their state certification, and on average, have 6.5 years of teaching experience. Below are tables showing teacher experience for the fiscal years 2004-2005 through 2009-2010, as available, for the Borrower.

2009-2010

Beginning Teacher	0 %
1-5 years Experience	47 %
6-10 years Experience	26 %
11-15 years Experience	10 %
16-20 years Experience	5 %
21+ years Experience	12 %

TABLE 5 – TOTAL ENROLLMENT (BY GRADE)

<u>Year</u>	<u>PK3</u>	<u>PK4</u>	<u>KG</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Enrollment</u>
2005-2006	32	36	40	32	19	19	9	16	17	25	22	267
2006-2007	32	36	49	40	40	24	19	20	20	14	20	314
2007-2008	32	36	58	58	38	38	20	20	20	20	20	360
2008-2009 (pre-Ike)	32	36	60	60	62	40	40	20	20	20	20	410
2008-2009 (post-Ike)	0	36	45	46	45	28	32	15	18	19	16	300
2009-2010	64	54	61	46	55	60	37	37	30	23	33	500
2010-2011 ¹												652

¹ Enrollment as of July 9, 2010.

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TABLE 6 – TOTAL STUDENT DEMOGRAPHICS

Caucasian or Other	27%
African American	16%
Hispanic	57%
Economically Disadvantaged	92%
Below the poverty level	Over 20%
"At-risk" students (based on drop-out potential)	70%
Limited English proficiency students	30%

Source: 2000 Census

TABLE 7 – HISTORICAL ACCOUNTABILITY RATINGS & TAKS PASS RATES OF SCHOOL

The table below shows the Borrower’s historical accountability ratings determined by the Texas Education Agency and the passage rates of the various subjects of the Texas Assessment of Knowledge and Skills (“TAKS”).

	<u>2005-2006</u>	<u>2006-2007¹</u>	<u>2007-2008</u>	<u>2008-2009</u>	<u>2009-2010⁽²⁾</u>
Accountability Rating	Academically Acceptable	Academically Unacceptable	Academically Acceptable	Recognized	Not Available
Reading	72%	81%	83%	89%	89%
Writing	68%	78%	85%	95%	95%
Math	45%	60%	69%	79%	74%
Science	44%	37%	68%	75%	77%
Social Studies	55%	47%	92%	93%	100%

¹ For the 2006-2007 academic year, several eighth-grade students did not pass the statewide accountability test, and fewer than thirty eighth-grade students were tested. This resulted in a higher than acceptable failure rate. Through intense intervention, the Borrower achieved an Academically Acceptable rating the next school year, and followed with a Recognized rating.

² TAKS passing rates shown are based on the Borrower’s administrative results only and are not certified. Preliminary, subject to change.

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