

EXHIBIT D

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF DALLAS, TEXAS CONCERNING THE FOLLOWING PROPERTY

(insert property description / street address)

As the purchaser of the real property described above (the "Property"), you are obligated to pay annual assessments to the City of Dallas, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of property within Dallas Tourism Public Improvement District (the "District") created under Subchapter A, Chapter 372, Texas Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST THE PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL. THE ASSESSMENT WILL BE LEVIED BY SPECIAL ASSESSMENT AGAINST DALLAS HOTELS LOCATED WITHIN THE DISTRICT TERRITORY WITH 100 OR MORE ROOMS ("QUALIFYING HOTELS") BASED ON HOTEL ROOM NIGHTS SOLD. THE TOTAL COST OF THE SERVICES AND IMPROVEMENTS TO BE PROVIDED SHALL BE APPORTIONED AT A RATE OF 2% OF ROOM- NIGHTS SOLD AT QUALIFYING HOTELS UNTIL THE DISTRICT'S BUDGET FOR SERVICES AND IMPROVEMENTS IS REACHED OVER THE DISTRICT'S AUTHORIZED RENEWAL TERM. ROOMS THAT ARE NOT SUBJECT TO THE CITY'S HOTEL OCCUPANCY TAX SHALL NOT BE INCLUDED FOR THE DISTRICT ASSESSMENT. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

Annually, the Dallas City Council approves the assessment rate and annual service plan updates for the District. More information about the assessments, including the exact amount due and due dates, may be obtained from the Office of Economic Development of the City of Dallas, Texas.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to the amount you owe the City or in a lien on and the foreclosure of your Property.

Signature of Purchaser Date

Signature of Purchaser Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract to purchase of the Property.

Signature of Buyer Date

Signature of Buyer Date