**EXHIBIT E**

**STAR PARK ENTRANCE CRITERIA**

**Governing Development Principals**

* For profit entities should be engaged in the development and commercialization of scalable proprietary products, processes and/or services
* Activities must embrace elements which epitomize commercialization, entrepreneurship, and/or innovation (CEI)
* Entities locating within STAR Park must undertake a good faith effort to engage in meaningful collaborations with Texas State University
* Admission of entities and approval of activities will be provided by Texas State University in accordance with the University’s determination that the presence of the proposed entities and activities will be in the best interests of Texas State.

**Examples of Allowed Activities**

* Applied research
* Product and/or process development
* Engineering
* Design activities
* Testing (destructive and nondestructive)
* Prototyping (including advanced and/or additive manufacturing)
* Materials analysis and/or characterization
* Data analytics
* Software development, deployment and support (if proprietary)
* Specialized services supporting growth of client firms (i.e. venture capital fund offices, Intellectual Property legal practice offices)
* Incidental activities required to maintain or support other allowable uses (e.g. maintenance shops, machine shops, waste management facilities)
* Offices and related facilities of not for profit research or educational entities as well as professional, training, research, scientific or engineering associations
* Limited types of retail and commercial activities which support and strengthen a sense of place at STAR Park (e.g. coffee shops, ATM locations, private day care centers, private recreation facilities, office supplies/copier services)
* Other activities which in the judgment of the University provide unique opportunities for collaboration and furtherance of the mission and role of STAR Park

**Examples of Activities Prohibited in STAR Park**

* Housing (permanent and rental)
* Hotels or other short term stay facilities
* Medical clinics or offices
* General retail and/or commercial activities not directly related to fulfillment of the mission and role of STAR Park
* Business service activities which do not include an onsite research and development component directly related to their operations (i.e. inbound/outbound customer service centers, data centers, internal business support activities such as HR, accounting)
* Academic course offerings not directly related to the role and mission of STAR Park
* Distribution or warehouse operations except as such operations are incidental to an approved activity and do not materially impact the environment and mission of STAR Park
* Facilities of the type that could cause an adverse impact through excessive noise, noxious odors or emissions of environmentally hazardous effluents or gasses.
* Manufacturing operations which do not include onsite research and development activities or which through normal operations would adversely affect the environment and mission of STAR Park
* Facilities which do not meet the adopted STAR Park design standards and Covenants, Conditions and Restrictions

**Examples of Entities Which Might Locate in STAR Park**

* For profit enterprises engaged onsite with approved activities
* Nonprofit entities engaged onsite with approved activities
* Government agencies or institutions engaged onsite with approved activities
* Collaborative research & development facilities owned and/or operated by one or more institutions of higher education which are engaged in approved activities
* Industry consortium engaged in approved activities
* Texas State University units engaged in approved activities