

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 230 DUFFY OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 230 Duffy Avenue, Hicksville, County of Nassau, New York (Section: 11; Block: G; Lot: 187), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspán Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

230 DUFFY OWNER LLC

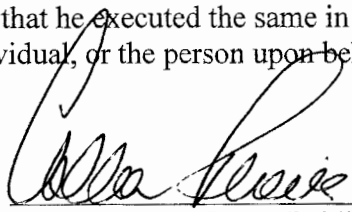
By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

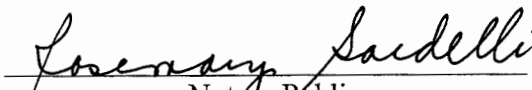


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

230 Duffy Avenue, Hicksville, New York

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the at Hicksville, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Duffy Avenue, distant 564.78 feet easterly from the easterly line of land of Long Island Lighting Company, when measured along the northerly side of Duffy Avenue;

THENCE north 00 degrees 49 minutes 30 seconds east, 451.39 feet to lands now or formerly of The State of New York Department of Public Works;

RUNNING THENCE along said last mentioned lands the following 2 courses and distances:

1. North 79 degrees 00 minutes 00 seconds east, 434.77 feet;
2. North 11 degrees 20 minutes 00 seconds east, 6 feet to lands of the Long Island Railroad Company;

THENCE along land of Long Island Railroad Company, north 79 degrees 00 minutes 00 seconds east, 214.41 feet;

THENCE south 16 degrees 19 minutes 30 seconds east, 377.05 feet to the northerly side Duffy Avenue;

THENCE along the northerly side of Duffy Avenue, south 73 degrees 40 minutes 30 seconds west, 780.00 feet to the point or place of BEGINNING.

Section 11 Block G Lot 187

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$ 279,628.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$ 279,628.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$ 279,628.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$285,220.56
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$290,924.97
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$296,743.47
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$302,678.34
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$308,731.91
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$314,906.54
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$321,204.68
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$327,628.77
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$334,181.34
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$340,864.97
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$347,682.27
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$354,635.92
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$361,728.64
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$368,963.21
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$376,342.48
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$383,869.33
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$391,546.71
21	for the fiscal tax year commencing on the 20th anniversary of	\$399,377.65

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$407,365.20
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$415,512.50
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$423,822.75
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$432,299.21
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$440,945.19

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$449,764.10
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$458,759.38
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$467,934.57
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$477,293.26
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$486,839.12
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$496,575.91
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$506,507.42
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$516,637.57
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$526,970.32
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$537,509.73

B

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

GSM 270-280 LLC, ICA 270-280 LLC,
SAF 270-280 LLC and FED 270-280 LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(260-270 DUFFY AVENUE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and GSM 270-280 LLC, ICA 270-280 LLC, SAF 270-280 LLC and FED 270-280 LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (individually or collectively, as the context may require, the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 260-270 Duffy Avenue, Hicksville, County of Nassau, New York (Section: 11; Block: G; Lot: 148), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owners of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in their respective interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

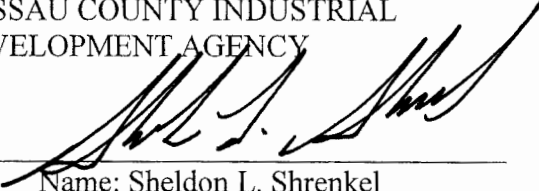
(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

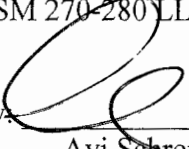
NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Name: Sheldon L. Shrenkel
Title: CEO/Executive Director


GSM 270-280 LLC

By: _____


Avi Schron
President

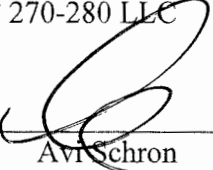
ICA 270-280 LLC

By: _____


Avi Schron
President


SAF 270-280 LLC

By: _____


Avi Schron
President

FED 270-280 LLC

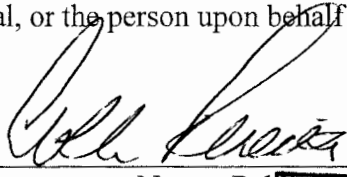
By: _____


Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st August day of ~~July~~, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

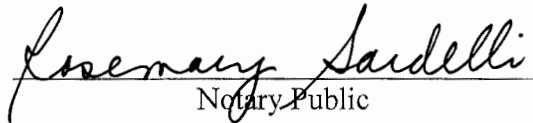


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/25

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

260/270 Duffy Avenue, Hicksville, New York

As to Lot 148:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, New York, being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of Tax Lot 191 at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1913.78 feet easterly as measured along the northerly side of Duffy Avenue, from the easterly end of an arc of a curve connecting the easterly side of Charlotte Street with the northerly side of Duffy Avenue, also being, 1997.64 feet easterly from the corner (prior to widening) connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street;

THENCE northerly along Tax Lot 191 north 11 degrees 55 minutes 50 seconds west, 560.56 feet to land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad, north 83 degrees 23 minutes 00 seconds east 754.87 feet (754.68 feet deed) to the westerly line of Tax Lot 62;

THENCE along the westerly line of said Tax Lot 62 south 5 degrees 12 minutes 50 seconds west, 513.48 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue, south 78 degrees 04 minutes 10 seconds west, 600.26 feet to the point or place of BEGINNING.

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$302,930.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$302,930.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$302,930.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$308,988.60
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$315,168.37
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$321,471.74
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$327,901.17
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$334,459.20
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$341,148.38
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$347,971.35
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$354,930.78
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$362,029.39
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$369,269.98
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$376,655.38
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$384,188.49
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$391,872.26
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$399,709.71
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$407,703.90
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$415,857.98
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$424,175.14
21	for the fiscal tax year commencing on the 20th anniversary of	\$432,658.64

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$441,311.81
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$450,138.05
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$459,140.81
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$468,323.63
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$477,690.10

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$487,243.90
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$496,988.78
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$506,928.55
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$517,067.12
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$527,408.47
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$537,956.64
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$548,715.77
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$559,690.08
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$570,883.89
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$582,301.56

=====

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

GSM 270-280 LLC, ICA 270-280 LLC,
SAF 270-280 LLC and FED 270-280 LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(280 DUFFY AVENUE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

=====

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and GSM 270-280 LLC, ICA 270-280 LLC, SAF 270-280 LLC and FED 270-280 LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (individually or collectively, as the context may require, the “Company”).

WITNESSETH:

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 280 Duffy Avenue, Hicksville, County of Nassau, New York (Section: 11; Block: G; Lot: 191), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owners of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in their respective interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

GSM 270-280 LLC

By: 

Avi Schron
President

ICA 270-280 LLC

By: 

Avi Schron
President

SAF 270-280 LLC

By: 

Avi Schron
President

FED 270-280 LLC

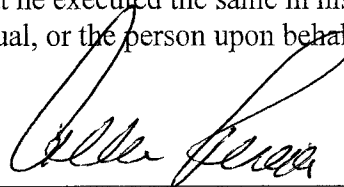
By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

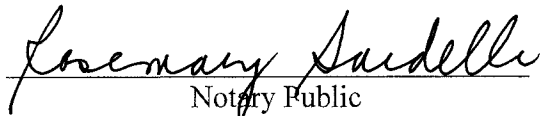


Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/25

On the 15th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

280 Duffy Avenue, Hicksville, New York

As to Lot 191:

ALL that certain piece or parcel or tract of land, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, New York, being more particularly bounded and described as follows:

BEGINNING at the southwest corner thereof adjoining Tax Lot 190, at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1715.78 feet easterly as measured along the northerly side of Duffy Avenue, from the easterly end of an arc of a curve connecting the easterly side of Charlotte Street with the northerly side of Duffy Avenue also being 1799.64 feet easterly from the corner (prior to widening) connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street;

THENCE northerly along Tax Lot 190, north 11 degrees 55 minutes 50 seconds west 578.98 feet to land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad north 83 degrees 23 minutes 00 seconds east, 198.85 feet to the westerly line of Tax Lot 148;

THENCE along the westerly line of said Tax Lot 148 south 11 degrees 55 minutes 50 seconds east, 560.56 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue south 78 degrees 04 minutes 10 seconds west, 198.00 feet to the point or place of BEGINNING.

Section 11 Block G Lot 191

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$111,134.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$111,134.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$111,134.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$113,356.68
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$115,623.81
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$117,936.29
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$120,295.02
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$122,700.92
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$125,154.93
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$127,658.03
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$130,211.19
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$132,815.42
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$135,471.73
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$138,181.16
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$140,944.78
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$143,763.68
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$146,638.95
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$149,571.73
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$152,563.17
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$155,614.43
21	for the fiscal tax year commencing on the 20th anniversary of	\$158,726.72

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$161,901.25
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$165,139.28
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$168,442.06
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$171,810.91
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$175,247.12

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$178,752.07
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$182,327.11
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$185,973.65
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$189,693.12
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$193,486.99
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$197,356.72
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$201,303.86
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$205,329.94
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$209,436.54
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$213,625.27

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

GSM 290 LLC, ICA 290 LLC,
SAF 290 LLC and FED 290 LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(290 DUFFY AVENUE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and GSM 290 LLC, ICA 290 LLC, SAF 290 LLC and FED 290 LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (individually or collectively, as the context may require, the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 290 Duffy Avenue, Hicksville, County of Nassau, New York (Section: 11; Block: G; Lot: 190), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owners of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in their respective interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

GSM 290 LLC

By: 

Avi Schron
President

ICA 290 LLC

By: 

Avi Schron
President

SAF 290 LLC

By: 

Avi Schron
President

FED 290 LLC

By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of ~~July~~ August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Colleen Pereira

Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rosemary Sardelli

Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

290 Duffy Avenue, Hicksville, New York

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, State of New York, being more particularly bounded and described as follows:

BEGINNING at the southwest corner thereof at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1420.78 feet from the easterly end of an arc of a curve connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street, as said streets presently exist and also being distant 1504.64 feet (deed), as measured along the northerly side of Duffy Avenue from the corner formed by the northerly side of Duffy Avenue with the easterly side of Charlotte Street, as said streets existed prior to the widening of Duffy Avenue;

RUNNING THENCE north 03 degrees 00 minutes 50 seconds east, 612.45 feet to the southerly side of land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad north 83 degrees 23 minutes 00 seconds east 137.65 (136.59 deed) feet;

THENCE south 11 degrees 55 minutes 50 seconds east, 578.98 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue south 78 degrees 04 minutes 10 seconds west, 295.00 feet to the point or place of BEGINNING.

Section 11 Block G Lot 190

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$126,191.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$126,191.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$126,191.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$128,714.82
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$131,289.12
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$133,914.90
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$136,593.20
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$139,325.06
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$142,111.56
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$144,953.79
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$147,852.87
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$150,809.93
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$153,826.12
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$156,902.65
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$160,040.70
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$163,241.51
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$166,506.34
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$169,836.47
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$173,233.20
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$176,697.86
21	for the fiscal tax year commencing on the 20th anniversary of	\$180,231.82

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$183,836.45
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$187,513.18
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$191,263.45
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$195,088.72
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$198,990.49

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$202,970.30
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$207,029.71
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$211,170.30
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$215,393.71
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$219,701.58
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$224,095.61
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$228,577.52
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$233,149.07
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$237,812.06
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$242,568.30

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

325 DUFFY OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(325 DUFFY AVENUE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 325 DUFFY OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 325 Duffy Avenue, Hicksville, County of Nassau, New York (Section: 11; Block: H; Lots: 112 & 484), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to

purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.


(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

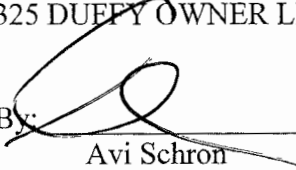
By: _____


Name: Sheldon L. Shrenkel

Title: CEO/Executive Director

325 DUFFY OWNER LLC

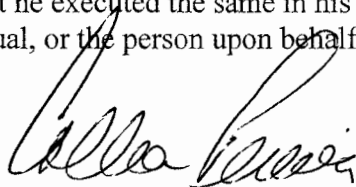
By: _____


Avi Schron
President

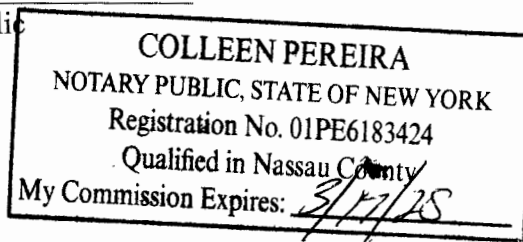
[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

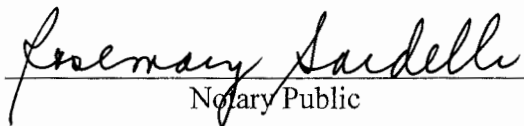


Notary Public

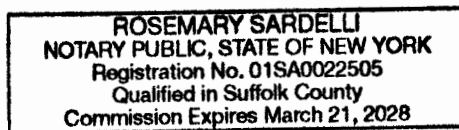


STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public



SCHEDULE A

DESCRIPTION OF THE LAND

325 Duffy Avenue, Hicksville, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, County of Nassau and State of New York, as shown on the Nassau County Land and Tax Maps and known and designated as Lots 112 and 484, Section 11 Block H as filed in the Office of the County Clerk. County of Nassau and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Duffy Avenue, said point being the easterly end of an arc of a curve connecting the said southerly side of Duffy Avenue and the easterly side of Henrietta Street as said Duffy Avenue and Henrietta Street exist today;

RUNNING THENCE easterly along the southerly side of Duffy Avenue along the arc of a curve bearing to the right whose radius is 700.00 feet a distance of 148.16 feet to a point;

THENCE still along the southerly side of Duffy Avenue, north 76 degrees 49 minutes 40 seconds east 327.28 feet;

RUNNING THENCE south 08 degrees 55 minutes 20 seconds east, 679.30 feet to land now or formerly of Terlikofsky;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west along said land, 151.43 feet;

RUNNING THENCE north 08 degrees 48 minutes 37 seconds west, 59.84 feet;

RUNNING THENCE south 78 degrees 05 minutes 33 seconds west, 190.50 feet;

RUNNING THENCE north 08 degrees 30 minutes 08 seconds west, 105.19 feet;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west, 28.66 feet;

RUNNING THENCE north 12 degrees 45 minutes 20 seconds west, 39.86 feet;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west, 122.00 feet to the easterly side of Henrietta Street;

RUNNING THENCE along the easterly side of Henrietta Street, north 07 degrees 58 minutes 20 seconds west, 435.10 feet to the southerly end of the curve first mentioned;

THENCE northeasterly along the arc of the curve first above mentioned whose radius is 20 feet, a distance of 25.37 feet to the point or place of BEGINNING.

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$214,740.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$214,740.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$214,740.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$219,034.80
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$223,415.50
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$227,883.81
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$232,441.48
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$237,090.31
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$241,832.12
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$246,668.76
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$251,602.14
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$256,634.18
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$261,766.86
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$267,002.20
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$272,342.24
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$277,789.08
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$283,344.86
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$289,011.76
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$294,791.99
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$300,687.83
21	for the fiscal tax year commencing on the 20th anniversary of	\$306,701.59

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$312,835.62
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$319,092.33
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$325,474.18
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$331,983.67
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$338,623.34

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$345,395.81
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$352,303.72
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$359,349.80
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$366,536.79
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$373,867.53
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$381,344.88
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$388,971.78
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$396,751.21
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$404,686.24
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$412,779.96

=====

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

GSM JOHN LLC, ICA JOHN LLC,
SAF JOHN LLC and FED JOHN LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(600 WEST JOHN STREET)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

=====

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and GSM JOHN LLC, ICA JOHN LLC, SAF JOHN LLC and FED JOHN LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (individually or collectively, as the context may require, the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 600 West John Street, Hicksville, County of Nassau, New York (Section: 11; Block: 499; Lot: 110), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owners of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in their respective interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

GSM JOHN LLC

By: 

Avi Schron
President

ICA JOHN LLC

By: 

Avi Schron
President

SAF JOHN LLC

By: 

Avi Schron
President

FED JOHN LLC

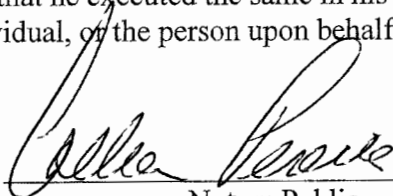
By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

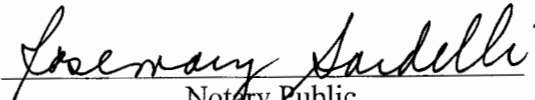


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 7/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

600 West John Street, Hicksville, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, in the Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Cantiague Rock Road, as widened, at the extreme northerly end of the arc of a curve connecting the northerly side of West John Street, with the easterly side of Cantiague Rock Road, as widened;

RUNNING THENCE along the easterly side of Cantiague Road, as widened, the following 2 courses and distances:

1. Northerly along the arc of a curve bearing to the right having a radius of 2656.15 feet, a distance of 276.85 feet;
2. North 07 degrees 20 minutes 02 seconds east, 249.15 feet;

THENCE north 89 degrees 02 minutes 52 seconds east, 601.65 feet;

THENCE south 00 degrees 26 minutes 03 seconds west, 600.99 feet to the northerly side of West John Street;

THENCE north 89 degrees 33 minutes 57 seconds west along the northerly side of West John Street, 588.31 feet;

THENCE northwesterly along the arc of a curve bearing to the right, having a radius of 62.00 feet, a distance of 98.39 feet to the point or place of BEGINNING.

Section 11 Block 499 Lot 110

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$469,990.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$469,990.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$469,990.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$479,389.80
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$488,977.60
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$498,757.15
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$508,732.29
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$518,906.94
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$529,285.08
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$539,870.78
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$550,668.19
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$561,681.56
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$572,915.19
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$584,373.49
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$596,060.96
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$607,982.18
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$620,141.82
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$632,544.66
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$645,195.55
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$658,099.46
21	for the fiscal tax year commencing on the 20th anniversary of	\$671,261.45

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$684,686.68
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$698,380.42
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$712,348.02
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$726,594.99
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$741,126.88

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$755,949.42
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$771,068.41
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$786,489.78
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$802,219.57
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$818,263.97
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$834,629.25
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$851,321.83
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$868,348.27
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$885,715.23
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$903,429.54

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

575 UNDERHILL OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(575 UNDERHILL BOULEVARD)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 575 UNDERHILL OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 575 Underhill Boulevard, Syosset, County of Nassau, New York (Section: 15; Block: 169; Lot: 20), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to

purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

- (A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;
- (B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and
- (C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

- (A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.
- (B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.
- (C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.
- (D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

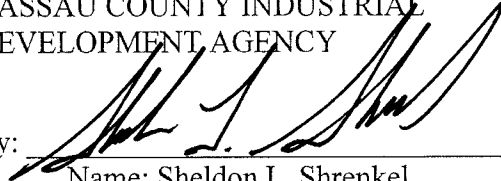
(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____



Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

575 UNDERHILL OWNER LLC

By: _____

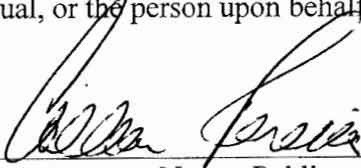


Avi Schron
President

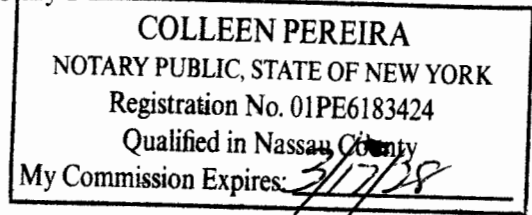
[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

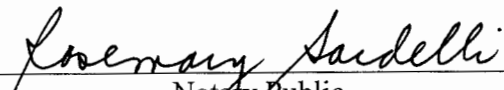


Notary Public

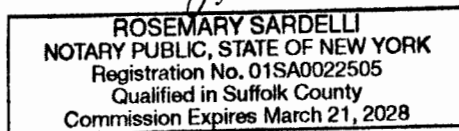


STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public



SCHEDULE A

DESCRIPTION OF THE LAND

575 Underhill Boulevard, Syosset, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Syosset, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Jericho Turnpike said point being the intersection of the westerly line of Long Island Railroad (Northport Branch) and the northerly side of Jericho Turnpike;

RUNNING THENCE from said point of beginning north 86 degrees 04 minutes 30 seconds west along the northerly side of Jericho Turnpike, 101.31 feet;

THENCE south 75 degrees 05 minutes 30 seconds west still along the northerly side of Jericho Turnpike 138.35 feet to the new northerly side of Jericho Turnpike;

THENCE westerly along the new northerly side of Jericho Turnpike the following 2 courses and distances:

1. South 88 degrees 33 minutes 54 seconds west, 59 feet;
2. North 70 degrees 34 minutes 59 seconds west, 25.56 feet to the new easterly side of Underhill Boulevard;

THENCE northerly along the new easterly side of Underhill Boulevard the following 3 courses and distances:

1. North 17 degrees 56 minutes 16 seconds west, 24.57 feet;
2. North 00 degrees 10 minutes 18 seconds west, 58.79 feet;
3. North 03 degrees 11 minutes 59 seconds east, 127.54 feet;

THENCE north 86 degrees 38 minutes 23 seconds west, 6 feet to the existing easterly side of Underhill Boulevard;

THENCE northerly along the easterly and southeasterly side of Underhill Boulevard, as now laid out and established, the following 4 courses and distances:

1. North 03 degrees 21 minutes 37 seconds east, 425.95 feet;
2. Northeasterly along the arc of a curve bearing to the right having a radius of 959.76 feet a distance of 527.92 feet;
3. North 34 degrees 52 minutes 33 seconds east, 195.50 feet;
4. Northeasterly along the arc of a curve bearing to the left, having a radius of 205.01 feet, a distance of 30.96 feet;

THENCE north 78 degrees 27 minutes 30 seconds east, 805.64 feet (817.63 feet deed) to the land of the Long Island Railroad first above mentioned;

THENCE along the land of Long Island Railroad the following 5 courses and distances:

1. South 36 degrees 35 minutes 30 seconds west, 358.17 feet (357.60 feet deed);
2. South 81 degrees 16 minutes 30 seconds west, 9.95 feet (south 81 degrees 18 minutes 30 seconds west, 21.32 feet deed);
3. South 36 degrees 35 minutes 30 seconds west, 360.97 feet (362.39 feet deed);
4. Thence still south along the arc of a curve bearing to the left having a radius of 1472.68 feet a distance along said curve of 507.21 feet;
5. South 16 degrees 51 minutes 30 seconds west, 439.77 feet to the northerly side of Jericho Turnpike, at the point or place of BEGINNING.

Section 15 Block 169 Lot 20

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$1,008,196.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$1,008,196.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$1,008,196.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$1,028,359.92
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$1,048,927.12
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$1,069,905.66
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$1,091,303.77
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$1,113,129.85
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$1,135,392.45
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$1,158,100.30
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$1,181,262.30
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$1,204,887.55
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$1,228,985.30
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$1,253,565.00
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$1,278,636.30
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$1,304,209.03
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$1,330,293.21
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$1,356,899.07
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$1,384,037.06
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$1,411,717.80
21	for the fiscal tax year commencing on the 20th anniversary of	\$1,439,952.15

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$1,468,751.20
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$1,498,126.22
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$1,528,088.74
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$1,558,650.52
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$1,589,823.53

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$1,621,620.00
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$1,654,052.40
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$1,687,133.45
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$1,720,876.12
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$1,755,293.64
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$1,790,399.51
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$1,826,207.50
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$1,862,731.65
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$1,899,986.29
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$1,937,986.01

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

6851 JERICHO OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(6851 JERICHO TURNPIKE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 6851 JERICHO OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 6851 Jericho Turnpike, Village of Muttontown, County of Nassau, New York (Section: 15; Block: A; Lot: 2070), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to

purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

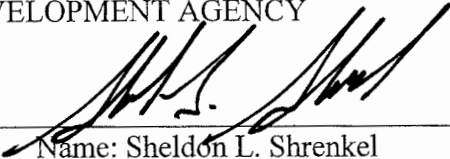
(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

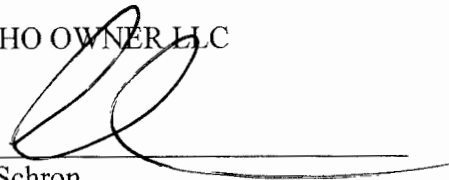
NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

6851 JERICO OWNER LLC

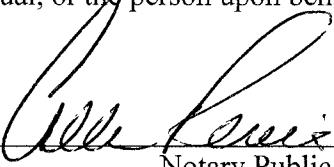
By: _____


Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st August day of ~~July~~, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

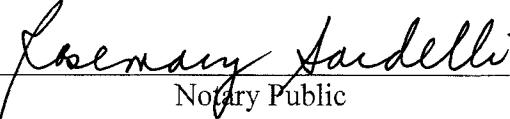


Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

6851 Jericho Turnpike, Muttontown, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Muttontown, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Underhill Boulevard, 322.44 feet northerly from the northerly end of a line connecting the existing westerly side of Underhill Boulevard with the proposed new westerly side of Underhill Boulevard, as established by an Appropriation of Property by the People of the State of New York, as Map No. 258, Parcel No. 308, filed in the Nassau County Clerk's Office on October 30, 1992 in Liber 10257 Page 357 (said point of beginning also being 500.43 feet northerly from the corner formed by the intersection of the westerly side of Underhill Boulevard with the northerly side of Jericho Turnpike (N.Y.S. Route 25) prior to the aforementioned Appropriation of Property;

RUNNING THENCE from said point of beginning south 76 degrees 31 minutes 36 seconds west 446.53 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 109.00 feet;

THENCE south 76 degrees 31 minutes 36 seconds west, 36.00 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 142.50 feet;

THENCE south 76 degrees 31 minutes 36 seconds west 244.00 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 427.02 feet;

THENCE north 81 degrees 56 minutes 20 seconds east 439.26 feet;

THENCE north 00 degrees 17 minutes 00 seconds east 100.00 feet;

THENCE north 83 degrees 22 minutes 01 seconds east 548.07 feet to the westerly side of Willis Avenue (not open);

THENCE southerly along the westerly side of Willis Avenue (not opened) the following 2 courses and distances:

1. Along the arc of a curve bearing to the left, having a radius of 246.87 feet, a length of 109.80 feet to the point of tangency;
2. South 04 degrees 52 minutes 17 seconds west, 171.51 feet to the westerly side of Underhill Boulevard;

THENCE southerly along the westerly side of Underhill Boulevard the following 2 courses and distances:

1. Along the arc of a curve bearing to the left, having a radius of 1039.76 feet, a length of 250.38 feet to a point of tangency;
2. South 04 degrees 52 minutes 17 seconds west, 196.97 feet along Underhill Boulevard, to the point or place of BEGINNING.

Section 15 Block A Lot 2070

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$370,933.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$370,933.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$370,933.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$378,351.66
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$385,918.69
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$393,637.07
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$401,509.81
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$409,540.00
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$417,730.80
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$426,085.42
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$434,607.13
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$443,299.27
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$452,165.26
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$461,208.56
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$470,432.73
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$479,841.38
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$489,438.21
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$499,226.97
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$509,211.51
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$519,395.74
21	for the fiscal tax year commencing on the 20th anniversary of	\$529,783.66

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$540,379.33
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$551,186.92
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$562,210.65
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$573,454.87
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$584,923.96

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$596,622.44
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$608,554.89
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$620,725.99
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$633,140.51
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$645,803.32
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$658,719.39
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$671,893.77
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$685,331.65
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$699,038.28
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$713,019.05

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

99 LAFAYETT OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(99 LAFAYETTE DRIVE)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 99 LAFAYETTE OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

WITNESSETH:

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 99 Lafayette Drive, Syosset, County of Nassau, New York (Section: 15; Block: E; Lot: 172), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

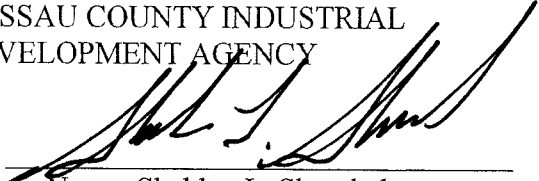
(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

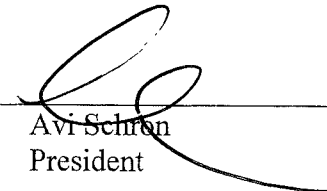
NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

99 LAFAYETTE OWNER LLC

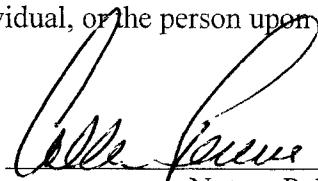
By: _____


Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

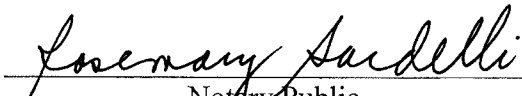


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

99 Lafayette Drive, Syosset, New York

ALL that certain plot, piece or parcel of land, with the buildings thereon erected, situate, lying and being at Syosset, in the Town of Oyster Bay, County of Nassau and State of New York, more particularly bounded and described as follows:

BEGINNING at a point where the southerly side of the premises herein described intersects the westerly side of Lafayette Drive said beginning point being the following five courses and distances from the corner formed by the intersection of the northerly side of Jericho Turnpike with the westerly side of Burke Lane:

1. Northwesterly along the northerly side of Jericho Turnpike prior to widening 1042.05 feet to the westerly side of Lafayette Drive prior to widening;
2. North 06 degrees 56 minutes 35 seconds east along the westerly side of Lafayette Drive 76.84 feet;
3. Northeasterly along the westerly side of Lafayette Drive along the arc of a curve bearing to the right, having a radius of 150.00 feet a distance of 57.60 feet;
4. North 28 degrees 56 minutes 35 seconds east along the westerly side of Lafayette Drive 424.26 feet;
5. Northeasterly along the westerly side of Lafayette Drive along the arc of a curve bearing to the right, having a radius of 216.03 feet a distance of 72.66 feet to the point or place of beginning;

RUNNING THENCE from said point or place of beginning north 61 degrees 03 minutes 25 seconds west, 484.18 feet to land of Long Island Railroad;

RUNNING THENCE northerly along land of Long Island Railroad the following four courses and distances:

1. Northeasterly along the arc of a curve bearing to the right, having a radius of 3787.38 feet a distance of 478.45 feet;
2. North 39 degrees 38 minutes 49 seconds east, 18.57 feet;
3. South 84 degrees 46 minutes 49 seconds west, 2.46 feet;
4. North 39 degrees 38 minutes 49 seconds east, 578.94 feet to Map of Syosset Gardens;

RUNNING THENCE along the Map of Syosset Gardens the following five courses and distances:

1. South 14 degrees 18 minutes 30 seconds east, 403.15 feet;
2. North 83 degrees 40 minutes 00 seconds east, 61.79 feet;
3. South 09 degrees 13 minutes 00 seconds west, 167.41 feet;
4. South 09 degrees 22 minutes 00 seconds west, 300.24 feet;
5. South 07 degrees 47 minutes 00 seconds west, 199.02 feet to the northerly side of Lafayette Drive;

RUNNING THENCE north 83 degrees 08 minutes 40 seconds west along the northerly side of Lafayette Drive, 125.90 feet;

RUNNING THENCE southwesterly along the northerly side of Lafayette Drive along the arc of a curve bearing to the left, having a radius of 216.03 feet, a distance of 183.39 feet to the point or place of BEGINNING.

TOGETHER with an easement for ingress and egress over the following described parcel to Jericho Turnpike, said easement being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Jericho Turnpike, distant 982.05 feet westerly from the corner formed by the intersection of the northerly side of Jericho Turnpike with the westerly side of Burke Lane, as said roadways existed prior to widening;

RUNNING THENCE north 83 degrees 03 minutes 25 seconds west, along the northerly side of Jericho Turnpike, 60.00 feet;

RUNNING THENCE north 06 degrees 56 minutes 35 seconds east, 76.84 feet;

RUNNING THENCE northeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet, a distance of 57.60 feet;

RUNNING THENCE north 28 degrees 56 minutes 35 seconds east, 424.26 feet;

RUNNING THENCE northeasterly along the arc of a curve bearing to the right, having a radius of 216.03 feet, a distance of 256.05 feet;

RUNNING THENCE south 83 degrees 08 minutes 40 seconds east, 125.90 feet;

RUNNING THENCE south 07 degrees 47 minutes 00 seconds west 50.01 feet to the northerly side of Lafayette Drive;

RUNNING THENCE westerly and southerly along the southerly and easterly side of Lafayette Drive the following 5 courses and distances to the point or place of beginning:

1. North 83 degrees 08 minutes 40 seconds west, 125.09 feet;
2. Southwesterly along the arc of a curve bearing to the left having a radius of 150.00 feet, a distance of 177.79 feet;
3. South 28 degrees 56 minutes 35 seconds west, a distance of 439.11 feet;
4. Southwesterly along the arc of a curve bearing to the left having a radius of 90.00 feet, a distance of 34.56 feet; and
5. South 06 degrees 56 minutes 35 seconds west, a distance of 76.84 feet to the northerly side of Jericho Turnpike, at the point or place of BEGINNING.

Jericho Turnpike and Burke Lane Right of Way lines referred to in the above descriptions are as existed prior to the road widening of 1995 (old line).

Section 15 Block E Lot 172

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$473,432.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$473,432.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$473,432.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$482,900.64
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$492,558.65
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$502,409.83
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$512,458.02
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$522,707.18
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$533,161.33
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$543,824.55
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$554,701.04
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$565,795.06
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$577,110.97
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$588,653.19
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$600,426.25
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$612,434.78
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$624,683.48
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$637,177.15
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$649,920.69
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$662,919.10
21	for the fiscal tax year commencing on the 20th anniversary of	\$676,177.48

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$689,701.03
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$703,495.05
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$717,564.96
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$731,916.25
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$746,554.58

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$761,485.67
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$776,715.38
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$792,249.69
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$808,094.69
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$824,256.58
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$840,741.71
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$857,556.55
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$874,707.68
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$892,201.83
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$910,045.87

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

79 EXPRESS OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(79 EXPRESS STREET)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 79 EXPRESS OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 79 Express Street, Hicksville, County of Nassau, New York (Section: 13; Block: 83; Lot: 94), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.


(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Name: Sheldon L. Shrenkel

Title: CEO/Executive Director

79 EXPRESS OWNER LLC

By: _____


Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Colleen Pereira

Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rosemary Sardelli

Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

79 Express Street, Plainview, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the in Plainview, Town of Oyster Bay, County of Nassau and State of New York, known and designated as part of lot 44, in Block 83, on a certain map entitled, "Map of Plainview Industrial Park, Section 2, and amended to Section 1, situated at Plainview, Nassau County, New York, December 1960" and filed in the Office of the Clerk of the County of Nassau on September 6, 1961 as Map No. 7485, and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Express Street, distant 8.53 feet easterly along a line which bears north 59 degrees 41 minutes 46 seconds east from the southeasterly terminus of Basin Street, as said Basin Street is shown on a "Map of Plainview Industrial Park, Section 1, and filed in the Office of the Clerk of the County of Nassau on November 16, 1960 as Map No. 7348, and from said point of beginning;

RUNNING THENCE south 30 degrees 18 minutes 14 seconds east 427.58 feet;

RUNNING THENCE south 41 degrees 56 minutes 00 seconds west, 585.50 feet to the easterly boundary line of "Map of Pavan Estates Section 2" formerly Martin;

RUNNING THENCE north 32 degrees 23 minutes 56 seconds west and along the easterly boundary line of said "Map of Pavan Estates Sect. No. 2", 348.00 feet to the southerly line of a recharge basin;

RUNNING THENCE north 41 degrees 56 minutes 00 seconds east and along the southerly boundary line of said recharge basin, 500.00 feet;

RUNNING THENCE north 10 degrees 44 minutes 20 seconds west along the boundary line of said recharge basin, 120.65 feet to the southeasterly side of Basin Street;

RUNNING THENCE easterly along the southerly side of Basin Street along the arc of a curve bearing to the left having a radius of 135.00 feet and an included angle of 19 degrees 33 minutes 54 seconds a distance of 46.10 feet to a point of tangent with the southerly line of Express Street;

RUNNING THENCE along the southerly line of Express Street north 59 degrees 41 minutes 46 seconds east, 8.53 feet to the point or place of BEGINNING.

Section 13 Block 83 Lot 94

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$208,165.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$208,165.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$208,165.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$212,328.30
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$216,574.87
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$220,906.36
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$225,324.49
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$229,830.98
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$234,427.60
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$239,116.15
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$243,898.47
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$248,776.44
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$253,751.97
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$258,827.01
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$264,003.55
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$269,283.62
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$274,669.29
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$280,162.68
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$285,765.93
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$291,481.25
21	for the fiscal tax year commencing on the 20th anniversary of	\$297,310.88

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$303,257.09
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$309,322.23
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$315,508.68
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$321,818.85
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$328,255.23

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$334,820.33
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$341,516.74
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$348,347.08
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$355,314.02
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$362,420.30
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$369,668.70
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$377,062.08
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$384,603.32
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$392,295.39
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$400,141.29

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

1 FAIRCHILD OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(1 FAIRCHILD COURT)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 1 FAIRCHILD OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 1 Fairchild Court, Plainview, County of Nassau, New York (Section: 13; Block: 117; Lot: 1), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

- (A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;
- (B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and
- (C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

- (A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.
- (B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.
- (C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.
- (D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the "PILOT Agreement" in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency's rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

1 FAIRCHILD OWNER LLC

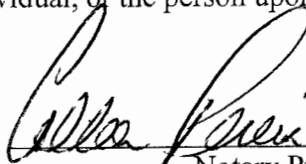
By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st August day of ~~July~~, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

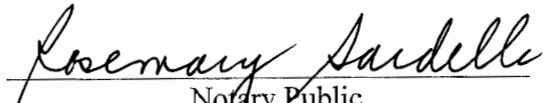


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

1 Fairchild Court, Plainview, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Plainview, Town of Oyster Bay, County of Nassau, State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Fairchild Court, distant 288.25 feet southerly from the southerly terminus of the arc of a curve which connects the southerly side of Fairchild Avenue with the westerly side of Fairchild Court;

RUNNING THENCE along the westerly side of Fairchild Court south 9 degrees 07 minutes 45 seconds east, 42.82 feet;

THENCE north 78 degrees 30 minutes 54 seconds east, 335.02 feet to Bethpage State Parkway;

THENCE along Bethpage State Parkway south 11 degrees 29 minutes 06 seconds east, 615.03 (615.00 feet deed) feet to the northerly side of the Long Island Expressway;

THENCE along the northerly side of the Long Island Expressway, the following 3 courses and distances:

1. Westerly along the arc of a curve bearing to the left, having a radius of 2000 feet, a distance of 155.17 feet (155.06 feet deed);
2. North 80 degrees 29 minutes 40 seconds west, 82.99 feet;
3. North 79 degrees 51 minutes 47 seconds west, 308.02 feet;

THENCE north 9 degrees 07 minutes 05 seconds west, 394.14 feet;

THENCE north 78 degrees 30 minutes 54 seconds east 66.92 feet;

THENCE north 44 degrees 58 minutes 17 seconds east, 107.92 feet to the westerly side of Fairchild Court at the point or place of BEGINNING.

Section 13 Block 117 Lot 1

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$193,875.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$193,875.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$193,875.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$197,752.50
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$201,707.55
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$205,741.70
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$209,856.54
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$214,053.67
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$218,334.74
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$222,701.43
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$227,155.46
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$231,698.57
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$236,332.54
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$241,059.19
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$245,880.38
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$250,797.99
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$255,813.95
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$260,930.23
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$266,148.83
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$271,471.81
21	for the fiscal tax year commencing on the 20th anniversary of	\$276,901.25

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$282,439.27
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$288,088.06
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$293,849.82
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$299,726.81
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$305,721.35

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$311,835.78
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$318,072.49
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$324,433.94
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$330,922.62
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$337,541.07
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$344,291.90
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$351,177.73
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$358,201.29
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$365,365.31
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$372,672.62

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

95 SEAVIEW OWNER LLC

FIRST AMENDMENT OF PAYMENT
IN LIEU OF TAXES AGREEMENT
(95 SEAVIEW BOULEVARD)

DATED AS OF AUGUST 1, 2024

Affecting the property in the County of
Nassau, State of New York, as more
particularly described in Schedule A to
this First Amendment of Payment in
Lieu of Taxes Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

**FIRST AMENDMENT OF
PAYMENT IN LIEU OF TAXES AGREEMENT**

THIS FIRST AMENDMENT OF PAYMENT IN LIEU OF TAXES AGREEMENT (this “Amendment”) dated as of August 1, 2024 (the “Effective Date”) by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, 4th floor, Mineola, NY 11501 (the “Agency”), and 95 SEAVIEW OWNER LLC, each a limited liability company organized and existing under the laws of the State of Delaware and each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act, as amended from time to time, being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), has undertaken a project (the “Original Project”) consisting of, *inter alia*, the following: (A)(1) the acquisition of an interest in a parcel of land located at 95 Seaview Boulevard, Port Washington, County of Nassau, New York (Section: 6; Block: 89; Lot: 52), which Land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company be the owner of the Project Facility; and

WHEREAS, by resolution adopted by the members of the Agency on March 21, 2013 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Lease Agreement (as defined below) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Company granted a leasehold interest in its interests in the Project Facility to the Agency pursuant to the terms and conditions set forth in that certain Master Company Lease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Company Lease”) by and among the Agency, the Company and certain affiliates of the Company; and

WHEREAS, the Agency appointed the Company as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility to the Company, and the Company acted as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and subleased the Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of June 1, 2013 (as amended, modified, supplemented and restated to date, the “Lease Agreement”) by and among the Agency, the Company and certain affiliates of the Company and in the other Transaction Documents; and

WHEREAS, the Agency is the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, pursuant to a certain Payment in Lieu of Taxes Agreement, dated as of June 1, 2013 between the Company and the Agency (as amended, modified, supplemented and restated to date, collectively, the “PILOT Agreement”), the Company agreed to make certain payments in lieu of real property taxes with respect to the Project Facility; and

WHEREAS, on or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requested that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of, *inter alia*, the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Land, (2) the acquisition of an interest in certain additional parcels of land, (3) the renovation of the Building, (4) the renovation of the existing buildings on such additional parcels of land, and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing for use as commercial and industrial facilities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording taxes (the

“Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Company; and

WHEREAS, the New Application states that the Applicant and the Company are seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Tax Exemption Policy to be mailed on July 18, 2024 to the chief executive officer of each affected tax jurisdiction and to the district clerk of each applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA Meeting on July 29, 2024 and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency’s uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, by resolution adopted by the members of the Agency on July 29, 2024 (the “Amended Authorizing Resolution”), the Agency determined to proceed with the New Project, to grant the Financial Assistance and to amend the PILOT Agreement to modify the terms and conditions thereof and to extend the term thereof, subject to the execution and delivery of this Amendment; and

WHEREAS, the payment and performance of the Company’s obligations under the PILOT Agreement shall be secured by a Mortgage and Assignment of Leases and Rents dated as of the Effective Date (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Company and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency and the Company grant a first mortgage lien on the Project Facility to the PILOT Mortgagee;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

ARTICLE I DEFINITIONS.

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents.

ARTICLE II AMENDMENTS.

SECTION 2.1 Sub-subsection (1) of subsection (A) of Section 1 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) The Company shall complete, and the Agency shall file, an amended application for tax exemption pursuant to Section 412-a of the Real Property Tax Law giving notice to the tax assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”) of the amendment of the payment terms of and extension of the term of the PILOT Payments under this Agreement. Such amended application shall be submitted to the applicable tax assessor of each Taxing Entity.”

SECTION 2.2 Sub-subsection (1) of subsection (B) of Section 2 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“(1) (a) From the PILOT Commencement Date through and including the last day of the twenty-sixth (26th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the ‘PILOT Payments’.

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.”

SECTION 2.3 Sub-subsection (2) of subsection (C) of Section 2 of the PILOT Agreement is hereby amended by adding the following at the end thereof:

“This provision constitutes the formula for the calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.”

SECTION 2.4 The first sentence of the ninth (9th) unnumbered paragraph of Section 4 of the PILOT Agreement is hereby deleted in its entirety and replaced with the following:

“The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage.”

SECTION 2.5 Section 7 of the PILOT Agreement is hereby amended by deleting the notice addresses for the Company and the Agency and replacing them with the following:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Paul V. O’Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791
Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

SECTION 2.6 The reference to “Lisa A. Cairo, Esq., Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, NY 11530” in Subsection (A) of Section 20 of the PILOT Agreement is hereby deleted and replaced with the following:

“John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001.”

ARTICLE III CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

(A) the execution and delivery by the Company and the Agency of an original or counterpart originals of this Amendment;

(B) the Company and the Applicant shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment; and

(C) all other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

ARTICLE IV MISCELLANEOUS.

SECTION 4.1 Representations and Warranties.

(A) All terms, conditions, covenants, representations and warranties of the Company contained in the Transaction Documents, except as expressly modified by this Amendment or by any document, instrument or agreement executed in connection with this Amendment, are ratified, confirmed and reaffirmed by the Company as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) The Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) The Company represents and warrants to the Agency that no Event of Default specified in any of the Transaction Documents has occurred and no event which with notice or lapse of time or both would become such an Event of Default has occurred and is continuing.

(D) Neither the Company nor the Applicant nor any Affiliate of the Company or the Applicant has employed or retained any appointed or elected government official to solicit or secure the Agency's agreement to enter into this Amendment upon an agreement or understanding for a commission or percentage, brokerage or contingent fee.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the PILOT Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other document, instrument or agreement furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to PILOT Agreement. The PILOT Agreement, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the PILOT Agreement, are hereby amended so that any reference to the “PILOT Agreement” in the PILOT Agreement, the Transaction Documents or such other agreements, documents or instruments executed in connection with the PILOT Agreement shall mean a reference to the PILOT Agreement, as amended by this Amendment.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Company and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Company and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment. This Amendment may be modified only by a written agreement signed by Authorized Representatives of the Company and the Agency.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the PILOT Agreement, the terms and provisions of this Amendment shall govern.

SECTION 4.10 No Waiver. Except as expressly provided herein, this Amendment shall not be construed to be a waiver or modification, express or implied, of any of the terms or provisions of the PILOT Agreement, any other Transaction Document or any other agreement, document or instrument executed and/or delivered in connection with any of the foregoing, or of any of the Agency’s rights thereunder, all of which are and shall remain in full force and effect. This Amendment shall not be construed to constitute a consent to other or further action by the Company or to entitle the Company to any other consent.

SECTION 4.11 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings, and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

[Signature Page to First Amendment of Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties have executed this First Amendment of Payment in Lieu of Taxes Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Sheldon E. Shrenkel

Title: CEO/Executive Director

95 SEAVIEW OWNER LLC

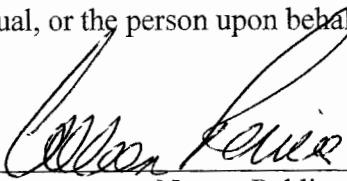
By: 

Avi Schron
President

[Acknowledgment Page to First Amendment of Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 1st August day of ~~July~~, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

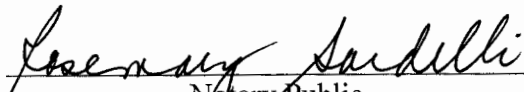


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 5/1/28

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

95 Seaview Boulevard, Port Washington, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the at Port Washington, in the Town of North Hempstead, County of Nassau and State of New York, known and designated as Lot Numbers 26 and part of lot 27 and 28, in Block No. 89, on a certain map entitled, "Map of Seaview Industrial Park", filed in the Office of the Clerk of the County of Nassau on February 5, 1982, Case No. 8940, which lots when taken together as one parcel are more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Seaview Boulevard, distant 322.25 feet westerly from the westerly end of an arc of a curve connecting the northerly side of Seaview Boulevard and the westerly side of Osprey Court, which point of beginning is also where the division line of lots 25 and 26 in block 89 on said map intersects the northerly side of Seaview Boulevard;

RUNNING THENCE westerly along the northerly side of Seaview Boulevard, the following 2 courses and distances:

1. Westerly along an arc of a curve bearing to the left having a radius of 2830.0 feet, a distance of 98.79 feet to a point;
2. South 78 degrees 46 minutes 00 seconds west, 176.66 feet to line as approved by Nassau County Planning Commission February 23, 1984, Resolution No. 9-1984;

THENCE north 11 degrees 14 minutes 00 seconds west along last mentioned line, 312.77 feet to land of Town of North Hempstead;

THENCE along said last mentioned land, the following 2 courses and distances:

1. North 75 degrees 31 minutes 55 seconds east 59.62 feet to a point;
2. North 80 degrees 18 minutes 32 seconds east 191.63 feet to the division line of Lots 25 and 26 in Block 89 on said map;

THENCE south 15 degrees 41 minutes 06 seconds east, along last mentioned division line, 313.65 feet to the northerly side of Seaview Boulevard at the point or place of BEGINNING.

Section 6 Block 89 Lot 52

SCHEDULE B
PILOT PAYMENT SCHEDULE

See Attached

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$162,604.00
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$162,604.00
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$162,604.00
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$165,856.08
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$169,173.20
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$172,556.67
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$176,007.80
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$179,527.95
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$183,118.51
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$186,780.88
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$190,516.50
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$194,326.83
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$198,213.37
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$202,177.64
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$206,221.19
16	for the fiscal tax year commencing on the 15th anniversary of the PILOT Commencement Date	\$210,345.61
17	for the fiscal tax year commencing on the 16th anniversary of the PILOT Commencement Date	\$214,552.52
18	for the fiscal tax year commencing on the 17th anniversary of the PILOT Commencement Date	\$218,843.57
19	for the fiscal tax year commencing on the 18th anniversary of the PILOT Commencement Date	\$223,220.44
20	for the fiscal tax year commencing on the 19th anniversary of the PILOT Commencement Date	\$227,684.85
21	for the fiscal tax year commencing on the 20th anniversary of	\$232,238.55

	the PILOT Commencement Date	
22	for the fiscal tax year commencing on the 21st anniversary of the PILOT Commencement Date	\$236,883.32
23	for the fiscal tax year commencing on the 22nd anniversary of the PILOT Commencement Date	\$241,620.99
24	for the fiscal tax year commencing on the 23rd anniversary of the PILOT Commencement Date	\$246,453.41
25	for the fiscal tax year commencing on the 24th anniversary of the PILOT Commencement Date	\$251,382.48
26	for the fiscal tax year commencing on the 25th anniversary of the PILOT Commencement Date	\$256,410.12

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$261,538.33
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$266,769.09
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$272,104.48
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$277,546.57
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$283,097.50
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$288,759.45
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$294,534.64
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$300,425.33
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$306,433.83
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$312,562.51

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS PAYMENT IN LIEU OF TAXES AGREEMENT (this “Agreement”), made as of August 1, 2024, by and between 6801 JERICHO OWNER LLC, a limited liability company organized and existing under the laws of the State of Delaware, having an address at 575 Underhill Boulevard, Suite 200, Syosset, NY 11791 (the “Company”), and the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at 1550 Franklin Avenue, Suite 235, Mineola, NY 11501 (the “Agency”). Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Lease Agreement (as hereinafter defined).

W I T N E S S E T H

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), intends to undertake a project (the “Project”) consisting of, inter alia, the following: (A)(1) the acquisition of an interest in a parcel of land located at 6801 Jericho Turnpike, Village of Muttontown, County of Nassau, New York (Section: 15; Block: A; Lot: 2409, 2408 and 677), which land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C)

the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company, which holds fee title to the Land and the Building, be the sublessee of the Project Facility, and the Agency has approved such proposal; and

WHEREAS, the Agency is or will be the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, the Agency proposes to undertake the Project as an authorized project under the Act and to sublease its interest therein to the Company pursuant to a Master Sublease Agreement dated as of June 1, 2013 among the Agency and certain Affiliates of the Company, as amended by Third Amendment of Master Sublease Agreement of even date herewith among the Agency, the Company and certain Affiliates of the Company (as amended, modified, supplemented or restated from time to time, the “Lease Agreement”); and

WHEREAS, under the present provisions of the Act and under the present Section 412-a of the Real Property Tax Law of the State of New York (the “RPTL”), the Agency is required to pay no taxes or assessments upon any of the property acquired by it or under its jurisdiction or supervision or under its control.

NOW, THEREFORE, in consideration of the premises and the payments, agreements, and covenants hereinafter contained, the Company and the Agency covenant and mutually agree as follows:

Section 1. Tax-Exempt Status of Facility.

A. ApplicationThe Company shall complete, and the Agency shall file, an application for tax exemption pursuant to Section 412-a of the RPTL (the “Application”). The Application shall be filed with the assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”). The Facility shall not be entitled to exempt status on the tax rolls of any Taxing Entity until the beginning of the first fiscal tax year of such Taxing Entity following in a chronological fashion the first taxable status date of such Taxing Entity occurring subsequent in a chronological fashion to the last to occur of (i) the Agency becoming the holder of a leasehold interest in the Facility, (ii) the filing by the Agency of the appropriate Application for tax exemption, and (iii) the acceptance of such Application by the appropriate tax assessor(s) (such date, the “PILOT Commencement Date”).

(2) The Company hereby waives any claim or cause of action against the Agency, and releases the Agency from any liability to the Company, arising from any denial of an exemption from real property taxes and assessments, except to the extent that such denial results solely from the willful failure of the Agency, to file the completed Application for tax exemption as set forth in this Agreement.

B. Special Assessments. The parties hereto understand that the tax exemption extended to the Agency by Section 874 of the General Municipal Law of the State of New York and Section 412-a of the RPTL may not entitle the Agency to exemption from special assessments and special ad valorem levies. Pursuant to the Lease Agreement and the other Transaction Documents, the Company will be required to pay all special assessments and special ad valorem levies levied and/or assessed against or with respect to the Facility, subject to Section 2(B)(3) hereof.

C. Other Charges. If any assessments, service charges or other governmental charges become payable by the Company or the Agency on the Facility or the rental paid pursuant to the Lease Agreement or the occupancy of or any interest of the Company or the Agency in the Facility or any part thereof or any personal property used in connection with the business conducted and located therein, the amount of any such taxes, assessments or charges shall be paid by the Company as and when due. Furthermore, water charges, sewer rentals, sewage treatment charges, solid waste charges and any other charges in the nature of utility charges shall be paid as and when due directly by the Company and shall not be credited against nor be affected in any manner by any payment in lieu of real property taxes and assessments in any year and shall be computed pursuant to the formula adopted by the relevant Taxing Entity.

Section 2. Payments.

A. Tax Payments. Prior to the PILOT Commencement Date, the applicable real property taxes and assessments levied and/or assessed against or with respect to the Facility shall be payable in full by the Company to the applicable Taxing Entity as if the Agency were not the holder of a leasehold interest in the Facility or otherwise involved in the Project.

B. PILOT Payments(a) From the PILOT Commencement Date through and including the last day of the fifteenth (15th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the “PILOT Payments.”

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.

(2) From and after the Abatement Expiration Date, and until the Agency’s interest in and to the Facility is conveyed to the Company pursuant to the terms of the Lease Agreement and the Facility has been returned to the tax rolls as fully taxable property, the Company shall make PILOT Payments (as defined in Section 2 hereof) equal to one hundred percent (100%) of the amount of real property taxes and assessments that would have been levied and/or assessed against or with respect to the Facility as if the Facility were owned by the Company and the Agency were not otherwise involved in the Project.

(3) Any provision of Section 2(B)(1) of this Agreement to the contrary notwithstanding, the amount of PILOT Payments set forth in Section 2(B)(1) hereof for each fiscal tax year from the PILOT Commencement Date through the Abatement Expiration Date, shall be reduced (but not below \$0) by the amount, if any, of special assessments and special ad valorem levies assessed against or levied upon the Facility for such fiscal tax year (collectively, “Special Assessments”), whether by the Nassau County Tax Assessor’s Office or otherwise, which Special Assessments would otherwise be payable by the Company pursuant to this Agreement. The amount of any such reduction of a PILOT Payment shall be set forth on the applicable PILOT bill issued with respect to such fiscal tax year, if any, but the failure of the Company to receive such bill shall in no event affect the Company’s obligation to pay such PILOT Payment. In the event that (i) the amount of Special Assessments for a particular fiscal tax year exceeds the amount of the PILOT Payment for such fiscal tax year (such excess is hereinafter referred to as an “SA Credit”), or (ii) the amount of PILOT Payments for a particular fiscal tax year are not reduced by the amount of Special Assessments for such fiscal tax year (the amount of such Special Assessments is hereinafter referred to as an “SA Reduction”), then the amount of such SA Credit or SA Reduction, as the case may be, shall be carried over as a credit for the following fiscal tax year(s); provided, however, that if there is an unused SA Credit at the end of the term of the PILOT Payments hereunder, then the Company shall not be entitled to (a) take such SA Credit against real property taxes assessed against the Facility, or (b) an extension of the term of this Agreement.

C. Payments. (1) Amounts due and payable under this Agreement shall be payable to the Treasurer of the County of Nassau (the “Treasurer”), One West Street, 1st floor, Mineola, NY 11501, or at such other address as the Treasurer may notify the Company of in writing.

(2) All PILOT Payments hereunder shall be allocated among the affected tax jurisdictions in proportion to the amount of real property and other taxes and assessments that would have been received by each Taxing Entity had the Project not been tax exempt due to the status of the Agency. This provision constitutes the formula for the

calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.

D. Due Dates; Interest; and PenaltiesThe Company may be billed for PILOT Payments as if the Facility were on the tax rolls at the time when taxes for each Taxing Entity are due.

(2) If any payment required under this Agreement is not made on or before the due date thereof, such payment shall be delinquent and the unpaid amount(s) shall accrue interest (and penalties) at the rates applicable to late payments of taxes for the respective Taxing Entities and as further provided in the General Municipal Law, including Section 874(5) thereof, which currently provides for a late charge equal to the greater of (a) five (5%) percent of the unpaid amount for the first month, and for each month, or part thereof, that the payment is delinquent beyond the first month, an additional late charge equal to one (1%) percent per month of the total amount payable; and (b) the late charge applicable from time to time to real property tax levies and assessments that are not paid when due. The Company shall pay all such interest and penalties when due.

(3) Anything contained in this subparagraph to the contrary notwithstanding, the Company shall have the obligation to make all payments of PILOT Obligations (other than payments of penalties, if any) in (a) two equal semi-annual installments on or prior to the date which is five (5) Business Days prior to January 1 and July 1 for the General Tax portion of the PILOT Obligations, (b) two equal semi-annual installments on or prior to the date which is five (5) Business Days prior to April 1 and October 1 for the School Tax portion of the PILOT Obligations and (c) one (1) annual installment on or prior to the date which is five (5) Business days prior to June 1 for the Village Tax portion of the PILOT Obligations, as applicable, of each year of the term of the Lease Agreement or on such other due dates as may be established by the Agency or the Treasurer, in either case on notice to the Company, from time to time during the term of the Lease Agreement.

E. Reserved.

F. Reserved.

Section 3. Effective Date: Duration of Agreement. This Agreement shall become effective upon the execution and delivery of the Lease Agreement by the Company and the Agency and this Agreement by the Company and the Agency and the execution and delivery of the Company Lease from the Company to the Agency and shall continue in effect until the earlier of (i) the termination of this Agreement pursuant to the terms of the Lease Agreement or of this Agreement, or (ii) the date on which the Company Lease and the Lease Agreement are terminated pursuant to the Lease Agreement or this Agreement and the Facility has been placed back on the tax rolls as taxable property.

Section 4. Events of Default. The following shall constitute an "Event of Default" under this Agreement:

A. Failure by the Company to make any payment specified herein and the continuance of such failure for a period of twenty (20) days after receipt by the Company of written notice from the Agency, the County and/or any Taxing Entity.

B. Failure by the Company to comply with or perform any provision of this Agreement other than the payment provisions hereof and the continuance of such failure for a period of thirty (30) days after receipt by the Company of written notice thereof from the Agency or, if such default is capable of being cured but cannot be cured within such thirty (30) day period, the failure of the Company to commence to cure such default within such thirty (30) day period and to prosecute such cure to completion, provided in no event shall such additional cure period exceed sixty (60) days.

C. An Event of Default under the Company Lease, the Lease Agreement or any other agreement between the Agency and the Company.

D. Intentionally omitted.

If the Company fails to make any payments pursuant to this Agreement when due, the amount or amounts so in default shall continue as an obligation of the Company until fully paid.

Upon the occurrence and during the continuance of an Event of Default hereunder, the Company shall be required to make PILOT Payments as if the Facility were owned by the Company and the Agency was not otherwise involved in the Project, such amounts to commence to be paid for the period subsequent to the date it is determined by the Agency that there is an Event of Default hereunder. In such event, the tax rate, interest and penalties shall be those then in effect in the Taxing Entities in which the Facility is located.

Upon the occurrence and continuance of an Event of Default hereunder, the Agency shall be entitled to sue to enforce any provision of this Agreement and to recover the payments of PILOT Obligations in default from the Company, together with all the costs and expenses of the Agency, its successors or assigns, paid or incurred in such recovery (including court costs and attorneys' fees and expenses) and interest at the rate charged by the respective Taxing Entities on overdue payments of taxes. In addition, the Agency shall have the right to terminate the Company Lease and the Lease Agreement at any time during the continuance of an Event of Default, and the Company shall accept such termination and the Agency's tender of the Bill of Sale to Companies.

The Agency, in enforcing payment by the Company of the PILOT Obligations, may take whatever action and exercise any or all of the rights and remedies specified in this Agreement, or any other remedy provided by law.

Each and every Event of Default shall give rise to a separate cause of action hereunder, and separate suits may be brought hereunder as each cause of action arises.

No delay or omission in exercising any right or power accruing upon the occurrence of any Event of Default hereunder 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. Further, no payment by the Agency or receipt by the Agency or a Taxing Entity of a lesser amount than the correct amount or manner of payment due hereunder shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed to effect or evidence an accord and satisfaction, and the Agency and/or any Taxing Entity may accept any check or payment as made without prejudice to the right to recover the balance or pursue any other remedy in this Agreement or otherwise provided at law or in equity.

In no event shall the Agency be liable to any of the Taxing Entities for the payments specified herein, whether or not the Company makes such payments. The Company hereby agrees to indemnify, defend (with counsel selected by the Agency) and hold harmless the Agency and its officers, members, agents (other than the Company), attorneys, servants and employees, past, present and future, against any such liability for such payments and against all penalties, interest, and other charges resulting from the delinquency of such payment.

The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage. The Company shall promptly notify the Agency of any action or proceeding brought, or other measure taken, by a Taxing Entity to recover such payments in default hereunder. It is understood that the right of any Taxing Entity herein acknowledged is in addition to, and shall not impair, the Agency's own rights arising from a breach of this Agreement.

In the event that title to the Facility is conveyed by the Company to any other party prior to expiration of the term of the Lease Agreement (other than transfers expressly permitted under the Lease Agreement or otherwise consented to by the Agency in writing), this Agreement shall, at the option of the Agency, become null and void and any remaining tax abatement hereunder shall be canceled.

The rights, powers and remedies of the Agency and the County under this Agreement shall be cumulative and not exclusive of any other right, power or remedy which the Agency or the County may have against the Company pursuant to this Agreement or the other Transaction Documents, or existing at law or in equity or otherwise. The respective rights, powers and remedies of the Agency and the County hereunder may be pursued singly, concurrently or otherwise, at such time and in such order as the Agency or the County may determine in its sole discretion. No delay or omission to exercise any remedy, right or power accruing upon an Event of Default shall impair any such remedy, right or power or shall be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Event of Default with respect to the Company shall not be construed to be a waiver of any subsequent Event of Default by the Company or to impair any remedy, right or power consequent thereon.

Section 5. Additional Facilities. If any structural additions or change in use shall be made to the buildings or other improvements included in the Facility subsequent to the date hereof (other than to the extent such additions or change in use are contemplated as part of

the Initial Work), or if any additional buildings or improvements shall be constructed on the Land (other than any additional buildings or improvements contemplated as part of the Initial Work) (such change of use, structural additions, buildings and improvements being referred to hereinafter as “Additional Facilities”), the Company agrees to increase its PILOT Obligations hereunder in an amount, as determined by the Agency or a tax assessor selected by the Agency, equal to the increased tax payments, if any, that would have been payable on such increase if this Agreement were not in effect. Nothing herein shall constitute the Agency’s consent to the construction of any such additions or additional buildings or improvements or to such change of use.

Section 6. Change of Law. In the event the Facility, or any part thereof, is declared to be subject to taxation for real property taxes or assessments by an amendment to the Act, other legislative change or a final judgment of a court of competent jurisdiction, the obligations of the Company hereunder shall, to such extent, be null and void. If the Company has already paid any amounts under this Agreement for any period that the Company is required to pay taxes or assessments because of such amendment, legislative or final judgment (collectively, “Prior Payments”), then the Company shall look to the Taxing Authorities for repayment of the Prior Payments or a credit in the amount of the Prior Payments against taxes payable to the relevant Taxing Entity but in no event shall the Company look to the Agency for a refund of the Prior Payments.

Section 7. Waiver of Tax Exemption. The Company, in recognition of the benefits provided under this Agreement, and for so long as the Lease Agreement is in effect, hereby expressly waives any rights it may have for any exemption from real property taxation under Section 485-b of the RPTL or any other exemption from real property taxation under any other law or regulation (except, however, for the exemption provided under Article 18-A of the General Municipal Law) with respect to the Facility.

The Company expressly reserves the right to institute judicial or other review of an assessment of the real property with respect to the Facility at any time during the term of this Agreement, whether pursuant to the provisions of Article 7 of the RPTL or other applicable law, as the same may be amended from time to time but such review or action shall in no event have any effect on the amounts of the PILOT Payments payable hereunder. The Company expressly reserves the right to continue to maintain and prosecute to conclusion, whether by settlement or otherwise, any pending judicial or other review of an assessment of the real property with respect to the Facility; provided, however, the resolution of any such judicial or other review shall not have any effect on the PILOT Obligations hereunder.

Section 8. Delivery of PILOT Statement. The Company shall deliver to the Comptroller of the County of Nassau, on or before the dates set forth for payment of the PILOT Obligations in Section 2 hereof, in each year during the term of the Lease Agreement, a verified statement setting forth the amount of such payments and the dates of such payments.

Section 9. Limited Obligation. The obligations, covenants and agreements of the Agency hereunder shall not constitute or give rise to an obligation of the State of New York, the County, or any city, town, village or school district within which the Facility is located and neither the State of New York, the County nor any such city, town, village or school district shall

be liable thereon, and further, such obligations, covenants and agreements shall not constitute or give rise to a general obligation of the Agency.

Section 10. No Waiver. Failure by the Agency in any instance to insist upon the strict performance of any one or more of the obligations of the Company under this Agreement, or to exercise any election herein contained, shall in no manner be or be deemed to be a waiver by the Agency of any of the Company's defaults or breaches hereunder or of any of the rights and remedies of the Agency by reason of such defaults or breaches, or a waiver or relinquishment of any and all of the Company's obligations hereunder. No waiver, amendment, release or modification of this Agreement shall be established by conduct, custom or course of dealing. Further, no payment by the Company or receipt by the Agency of a lesser amount than the correct amount or manner of payment due hereunder shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed to effect or evidence an accord and satisfaction, and the Agency may accept any check or payments as made without prejudice to the right to recover the balance or pursue any other remedy in this Agreement or otherwise provided at law or in equity.

Section 11. Notices.

A. All notices, certificates and other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given on the earlier of (1) three (3) Business Days after being sent to the applicable address stated below by registered or certified mail, return receipt requested, or by such other means as shall provide the sender with documentary evidence of such delivery, or (2) the date on which delivery is refused by the addressee, as evidenced by the affidavit of the Person who attempted to effect such delivery.

B. The addresses to which notices, certificates and other communications hereunder shall be delivered are as follows:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791

Attention: Bruce Federman

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

Section 12. Change of Address. The Agency or the Company may, by notice given hereunder to each other, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

Section 13. Assignment of Agreement. This Agreement shall be binding upon the successors and permitted assigns of the Company but no assignment shall be effective to relieve the Company of any of its obligations hereunder unless expressly authorized and approved in writing by the Agency or otherwise expressly permitted under the Lease Agreement. The rights and obligations of the Company herein may not be assigned except in connection with an assignment of the Company's interest in and to the Lease Agreement.

Nothing herein is intended to be for, or to inure to, the benefit of any Person other than the parties hereto, the County and the other Taxing Entities.

Section 14. Independent Agreement. Notwithstanding any other provision of this Agreement, including the recitals hereof, the parties agree that the Lease Agreement executed between the parties thereto shall be a separate and independent document from this Agreement, and irrespective of whether any provision of this Agreement or the entirety hereof shall be held invalid or unenforceable by any court of competent jurisdiction, the Lease Agreement shall be construed, interpreted, and otherwise regarded separate and apart from this Agreement. The parties hereto specifically note that the considerations and terms provided for in this Agreement and provided for in the Lease Agreement are the only considerations and terms for which the parties thereto have executed this Agreement.

Section 15. Invalidity. If any one or more phrases, sentences, clauses or provisions of this Agreement or the entirety hereof shall be declared invalid or unenforceable by any order, decree or judgment of any court of competent jurisdiction, then such phrase, sentence, clause or provision or the entirety of this Agreement shall be deemed to be reformed in such manner as shall be determined by such court, or in the absence of such a determination then in the reasonable judgment of the Agency, to render such phrase, sentence, clause or provision of this Agreement valid and enforceable under applicable law. The parties hereto agree to enter into such documents, agreements and instruments as the Agency reasonably determines are necessary to effect any such reformation. In the event that any one more of the phrases, sentences, clauses or provisions of this Agreement cannot be reformed to comply with applicable

law, then this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not appeared in this Agreement.

Section 16. Amendments. This Agreement may not be modified, amended, supplemented, or changed without the written consent of the Agency, the Company and the Bank.

Section 17. Prior Agreements. This Agreement constitutes the entire agreement, and supersedes all prior agreements and understandings, whether written or oral, among the parties with respect to the subject matter hereof.

Section 18. Delivery of Agreement. The Agency covenants to use reasonable efforts to deliver to each Taxing Entity a copy of this Agreement within fifteen (15) days after its execution.

Section 19. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 20. Service of Process; Consent to Jurisdiction; Forum.

A. The Company represents that it is subject to service of process in the State of New York and covenants that it will remain so subject so long as the Lease Agreement shall be in effect. If for any reason the Company should cease to be so subject to service of process in the State of New York, the Company hereby designates and appoints, without power of revocation, John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001, as agent for service of process, and if such agent shall cease to act or otherwise cease to be subject to service of process in the State of New York, the Secretary of State of the State of New York, as the agents of the Company upon whom may be served all process, pleadings, notices or other papers which may be served upon the Company as a result of any of its obligations under this Agreement; provided, however, that the serving of such process, pleadings, notices or other papers shall not constitute a condition to the Company's obligations hereunder.

B. The Company irrevocably and unconditionally (1) agrees that any suit, action or other legal proceeding arising out of this Agreement or the other Transaction Documents may be brought in the courts of record of the State of New York in Nassau County or the courts of the United States, Eastern District of New York; (2) consents to the jurisdiction of each such court in any such suit, action or proceeding; and (3) waives any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts. For such time as the Lease Agreement is in effect, the Company's agents designated above shall accept and acknowledge in the Company's behalf service of any and all process in any such suit, action or proceeding brought in any such court. The Company agrees and consents that any such service of process upon such agents and written notice of such service to the Company in the manner set forth in Section 11 hereof shall be taken and held to be valid personal service upon the Company whether or not the Company shall then be doing, or at any time shall have done, business within the State of New York and that any such service of process shall be of the same

force and validity as if service were made upon the Company according to the laws governing the validity and requirements of such service in the State of New York, and waives all claim of error by reason of any such service. Such agents shall not have any power or authority to enter into any appearance or to file any pleadings in connection with any suit, action or other legal proceedings against the Company or to conduct the defense of any such suit, action or any other legal proceeding except as expressly authorized by the Company.

Section 21. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, as the same may be in effect from time to time, without regard to principles of conflicts of laws.

Section 22. Nature of Obligations. This Agreement shall remain in full force and effect until each and every one of the PILOT Obligations shall have been irrevocably paid in full and all other obligations of the Company under this Agreement shall have been paid and performed in full.

If the Company consists of more than one (1) Person, the obligations of such Persons under this Agreement shall be joint and several.

Section 23. Indemnification. The Company agrees to indemnify, defend (with counsel selected by the Agency) and hold harmless the Agency and its officers, members, agents (other than the Company), attorneys, servants and employees, past, present and future, against any liability arising from any default by the Company in performing its obligations hereunder or any expense incurred hereunder, including, without limitation, any expenses of the Agency and attorneys' fees and expenses.

[Remainder of this page intentionally left blank]

[Signature Page to Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

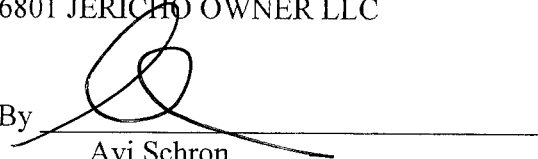
By



Name: Sheldon L. Shrenkel
Title: CEO/Executive Director

6801 JERICHO OWNER LLC

By



Avi Schron
President

[Acknowledgment Page to Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
 : ss.:
COUNTY OF NASSAU)

On the 15th day of August, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

Colleen Pereira

Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
 : ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rosemary Sardelli
Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

Parcel 13 - 6801 Jericho Turnpike, Syosset, New York 11791

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Muttontown, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the north side of Jericho Turnpike 301.12 feet westerly measured along the north side of Jericho Turnpike from the intersection formed by the north side of Jericho Turnpike and the west side of Underhill Boulevard (before the widening);

RUNNING THENCE south 76 degrees 31 minutes 36 seconds west 651.01 feet along the north side of Jericho Turnpike to a point;

THENCE the following seven (7) courses and distances;

1. North 02 degrees 38 minutes 27 seconds west, 660.02 feet;
2. North 87 degrees 21 minutes 30 seconds east, 20.75 feet;
3. North 2 degrees 36 minutes 37 seconds west, 531.81 feet;
4. North 81 degrees 56 minutes 20 seconds east, 138.99 feet;
5. South 13 degrees 28 minutes 24 seconds east, 754.34 feet;
6. North 76 degrees 31 minutes 36 seconds east, 267.91 feet;
7. South 13 degrees 28 minutes 24 seconds east, 399.18 feet to the north side of Jericho Turnpike and the point or place of BEGINNING.

EXCEPTING THEREFROM that which was appropriated by the State of New York for the construction of Jericho Turnpike as set forth in Notice of Appropriation recorded in Liber 10257 at Page 363.

BEING further known and described as:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Muttontown, Town of Oyster Bay, County of Nassau and State of New York bounded and described according to a Survey made by Statewide Land Surveying P.C., dated May 3, 2019, and last updated through visual examination by Haynes Land Surveyors, Professional Land & City Surveyors on January 7, 2021, as follows:

BEGINNING at a point on the northerly side of Jericho Turnpike, said point being 229.38 feet westerly from the extreme westerly end of the arc of a curve connecting the northerly side of Jericho Turnpike with the westerly side of Underhill Boulevard;

RUNNING THENCE north 23 degrees 49 minutes 53 seconds west, a distance of 364.30 feet to a point;

THENCE south 66 degrees 10 minutes 07 seconds west, a distance of 267.91 feet to a point;

THENCE south 23 degrees 49 minutes 53 seconds east, a distance of 754.34 feet to a point;

THENCE north 71 degrees 34 minutes 51 seconds east, a distance of 138.99 feet to a point;

THENCE north 12 degrees 58 minutes 06 seconds west, a distance of 531.81 feet to a point;

THENCE north 77 degrees 00 minutes 01 seconds east, a distance of 20.75 feet to a point;

THENCE north 12 degrees 59 minutes 56 seconds west, a distance of 660.02 feet to the northerly side of Jericho Turnpike;

THENCE easterly along said northerly side of Jericho Turnpike the following four (4) courses and distances:

1. North 66 degrees 10 minutes 07 seconds east, a distance of 92.46 feet to a point;
2. North 59 degrees 34 minutes 28 seconds east, a distance of 73.05 feet to a point;
3. North 59 degrees 32 minutes 15 seconds east, a distance of 37.19 feet to a point;
4. Continuing easterly along the present northerly line of said Jericho Turnpike, along the arc of a curve having a radius of 3413.00 feet, a distance of 449.93 feet to the point or place of BEGINNING.

SCHEDULE B

PILOT PAYMENT SCHEDULE

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$316,832.60
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$323,169.25
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$329,632.64
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$336,225.29
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$342,949.80
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$349,808.79
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$356,804.97
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$363,941.07
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$371,219.89
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$378,644.29
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$386,217.17
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$393,941.51
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$401,820.35
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$409,856.75
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$418,053.89

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$426,414.96
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$434,943.26
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$443,642.13
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$452,514.97
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$461,565.27
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$470,796.58
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$480,212.51
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$489,816.76
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$499,613.09
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$509,605.36

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS PAYMENT IN LIEU OF TAXES AGREEMENT (this “Agreement”), made as of August 1, 2024, by and between 6901 JERICHO OWNER LLC, a limited liability company organized and existing under the laws of the State of Delaware, having an address at 575 Underhill Boulevard, Suite 200, Syosset, NY 11791 (the “Company”), and the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at 1550 Franklin Avenue, Suite 235, Mineola, NY 11501 (the “Agency”). Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Lease Agreement (as hereinafter defined).

W I T N E S S E T H

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency on behalf of the Company and Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the “Applicant”), intends to undertake a project (the “Project”) consisting of, inter alia, the following: (A)(1) the acquisition of an interest in a parcel of land located at 6901 Jericho Turnpike, Village of Muttontown, County of Nassau, New York (Section: 15; Block: A; Lot: 2410), which land is more particularly described in Schedule A attached hereto (collectively, the “Land”), (2) the renovation of the existing building on the Land (the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use as a multi-tenant commercial and industrial facility (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C)

the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant proposed that the Company, which holds fee title to the Land and the Building, be the sublessee of the Project Facility, and the Agency has approved such proposal; and

WHEREAS, the Agency is or will be the holder of a leasehold interest in the Land and the Building (collectively, the “Facility”); and

WHEREAS, the Agency proposes to undertake the Project as an authorized project under the Act and to sublease its interest therein to the Company pursuant to a Master Sublease Agreement dated as of June 1, 2013 among the Agency and certain Affiliates of the Company, as amended by Third Amendment of Master Sublease Agreement of even date herewith among the Agency, the Company and certain Affiliates of the Company (as amended, modified, supplemented or restated from time to time, the “Lease Agreement”); and

WHEREAS, under the present provisions of the Act and under the present Section 412-a of the Real Property Tax Law of the State of New York (the “RPTL”), the Agency is required to pay no taxes or assessments upon any of the property acquired by it or under its jurisdiction or supervision or under its control.

NOW, THEREFORE, in consideration of the premises and the payments, agreements, and covenants hereinafter contained, the Company and the Agency covenant and mutually agree as follows:

Section 1. Tax-Exempt Status of Facility.

A. Application The Company shall complete, and the Agency shall file, an application for tax exemption pursuant to Section 412-a of the RPTL (the “Application”). The Application shall be filed with the assessor for each of the various taxing entities having jurisdiction over the Facility, including, without limitation, the County of Nassau (the “County”) and each city, town, village and school district within which the Facility is located (such taxing entities, and any successors thereto, being hereinafter collectively referred to as the “Taxing Entities” and each individually as a “Taxing Entity”). The Facility shall not be entitled to exempt status on the tax rolls of any Taxing Entity until the beginning of the first fiscal tax year of such Taxing Entity following in a chronological fashion the first taxable status date of such Taxing Entity occurring subsequent in a chronological fashion to the last to occur of (i) the Agency becoming the holder of a leasehold interest in the Facility, (ii) the filing by the Agency of the appropriate Application for tax exemption, and (iii) the acceptance of such Application by the appropriate tax assessor(s) (such date, the “PILOT Commencement Date”).

(2) The Company hereby waives any claim or cause of action against the Agency, and releases the Agency from any liability to the Company, arising from any denial of an exemption from real property taxes and assessments, except to the extent that such denial results solely from the willful failure of the Agency, to file the completed Application for tax exemption as set forth in this Agreement.

B. Special Assessments. The parties hereto understand that the tax exemption extended to the Agency by Section 874 of the General Municipal Law of the State of New York and Section 412-a of the RPTL may not entitle the Agency to exemption from special assessments and special ad valorem levies. Pursuant to the Lease Agreement and the other Transaction Documents, the Company will be required to pay all special assessments and special ad valorem levies levied and/or assessed against or with respect to the Facility, subject to Section 2(B)(3) hereof.

C. Other Charges. If any assessments, service charges or other governmental charges become payable by the Company or the Agency on the Facility or the rental paid pursuant to the Lease Agreement or the occupancy of or any interest of the Company or the Agency in the Facility or any part thereof or any personal property used in connection with the business conducted and located therein, the amount of any such taxes, assessments or charges shall be paid by the Company as and when due. Furthermore, water charges, sewer rentals, sewage treatment charges, solid waste charges and any other charges in the nature of utility charges shall be paid as and when due directly by the Company and shall not be credited against nor be affected in any manner by any payment in lieu of real property taxes and assessments in any year and shall be computed pursuant to the formula adopted by the relevant Taxing Entity.

Section 2. Payments.

A. Tax Payments. Prior to the PILOT Commencement Date, the applicable real property taxes and assessments levied and/or assessed against or with respect to the Facility shall be payable in full by the Company to the applicable Taxing Entity as if the Agency were not the holder of a leasehold interest in the Facility or otherwise involved in the Project.

B. PILOT Payments(a) From the PILOT Commencement Date through and including the last day of the fifteenth (15th) fiscal tax year thereafter (such date, the “Initial Abatement Expiration Date” and such period, the “Initial Term”), the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Initial Term” on Schedule B hereto, subject to the provisions of Section 2(B)(3) hereof.

(b) If the Agency consents to the Company’s election to exercise the Extension Option (as defined in the Lease Agreement) in accordance with Section 5.2(D) of the Lease Agreement, then the term of this Agreement shall be extended from the Initial Abatement Expiration Date through and including the last day of the tenth (10th) fiscal tax year thereafter (such date, the “Amended Abatement Expiration Date” and such period, the “Extension Term”; the Initial Term and the Extension Term, if applicable, being referred to herein as the “Term”), and the Company shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility as set forth under the heading “Extension Term” on Schedule B hereto, subject to the provisions of this Section 2(B)(3) hereof.

(c) The Initial Abatement Expiration Date and the Amended Abatement Expiration Date are also referred to herein, as applicable, as the “Abatement Expiration Date.”

(d) The payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Project Facility pursuant to (a) and (b) above are referred to herein as the “PILOT Payments.”

(e) “PILOT Obligations” shall mean all amounts required to be paid by the Company under this Agreement, including, without limitation, those amounts set forth in Sections 2(A) and 2(B) hereof.

(2) From and after the Abatement Expiration Date, and until the Agency’s interest in and to the Facility is conveyed to the Company pursuant to the terms of the Lease Agreement and the Facility has been returned to the tax rolls as fully taxable property, the Company shall make PILOT Payments (as defined in Section 2 hereof) equal to one hundred percent (100%) of the amount of real property taxes and assessments that would have been levied and/or assessed against or with respect to the Facility as if the Facility were owned by the Company and the Agency were not otherwise involved in the Project.

(3) Any provision of Section 2(B)(1) of this Agreement to the contrary notwithstanding, the amount of PILOT Payments set forth in Section 2(B)(1) hereof for each fiscal tax year from the PILOT Commencement Date through the Abatement Expiration Date, shall be reduced (but not below \$0) by the amount, if any, of special assessments and special ad valorem levies assessed against or levied upon the Facility for such fiscal tax year (collectively, “Special Assessments”), whether by the Nassau County Tax Assessor’s Office or otherwise, which Special Assessments would otherwise be payable by the Company pursuant to this Agreement. The amount of any such reduction of a PILOT Payment shall be set forth on the applicable PILOT bill issued with respect to such fiscal tax year, if any, but the failure of the Company to receive such bill shall in no event affect the Company’s obligation to pay such PILOT Payment. In the event that (i) the amount of Special Assessments for a particular fiscal tax year exceeds the amount of the PILOT Payment for such fiscal tax year (such excess is hereinafter referred to as an “SA Credit”), or (ii) the amount of PILOT Payments for a particular fiscal tax year are not reduced by the amount of Special Assessments for such fiscal tax year (the amount of such Special Assessments is hereinafter referred to as an “SA Reduction”), then the amount of such SA Credit or SA Reduction, as the case may be, shall be carried over as a credit for the following fiscal tax year(s); provided, however, that if there is an unused SA Credit at the end of the term of the PILOT Payments hereunder, then the Company shall not be entitled to (a) take such SA Credit against real property taxes assessed against the Facility, or (b) an extension of the term of this Agreement.

C. Payments. (1) Amounts due and payable under this Agreement shall be payable to the Treasurer of the County of Nassau (the “Treasurer”), One West Street, 1st floor, Mineola, NY 11501, or at such other address as the Treasurer may notify the Company of in writing.

(2) All PILOT Payments hereunder shall be allocated among the affected tax jurisdictions in proportion to the amount of real property and other taxes and assessments that would have been received by each Taxing Entity had the Project not been tax exempt due to the status of the Agency. This provision constitutes the formula for the

calculation of the amounts of the PILOT Payments for each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.

D. Due Dates; Interest; and PenaltiesThe Company may be billed for PILOT Payments as if the Facility were on the tax rolls at the time when taxes for each Taxing Entity are due.

(2) If any payment required under this Agreement is not made on or before the due date thereof, such payment shall be delinquent and the unpaid amount(s) shall accrue interest (and penalties) at the rates applicable to late payments of taxes for the respective Taxing Entities and as further provided in the General Municipal Law, including Section 874(5) thereof, which currently provides for a late charge equal to the greater of (a) five (5%) percent of the unpaid amount for the first month, and for each month, or part thereof, that the payment is delinquent beyond the first month, an additional late charge equal to one (1%) percent per month of the total amount payable; and (b) the late charge applicable from time to time to real property tax levies and assessments that are not paid when due. The Company shall pay all such interest and penalties when due.

(3) Anything contained in this subparagraph to the contrary notwithstanding, the Company shall have the obligation to make all payments of PILOT Obligations (other than payments of penalties, if any) in (a) two equal semi-annual installments on or prior to the date which is five (5) Business Days prior to January 1 and July 1 for the General Tax portion of the PILOT Obligations, (b) two equal semi-annual installments on or prior to the date which is five (5) Business Days prior to April 1 and October 1 for the School Tax portion of the PILOT Obligations and (c) one (1) annual installment on or prior to the date which is five (5) Business days prior to June 1 for the Village Tax portion of the PILOT Obligations, as applicable, of each year of the term of the Lease Agreement or on such other due dates as may be established by the Agency or the Treasurer, in either case on notice to the Company, from time to time during the term of the Lease Agreement.

E. Reserved.

F. Reserved.

Section 3. Effective Date: Duration of Agreement. This Agreement shall become effective upon the execution and delivery of the Lease Agreement by the Company and the Agency and this Agreement by the Company and the Agency and the execution and delivery of the Company Lease from the Company to the Agency and shall continue in effect until the earlier of (i) the termination of this Agreement pursuant to the terms of the Lease Agreement or of this Agreement, or (ii) the date on which the Company Lease and the Lease Agreement are terminated pursuant to the Lease Agreement or this Agreement and the Facility has been placed back on the tax rolls as taxable property.

Section 4. Events of Default. The following shall constitute an "Event of Default" under this Agreement:

A. Failure by the Company to make any payment specified herein and the continuance of such failure for a period of twenty (20) days after receipt by the Company of written notice from the Agency, the County and/or any Taxing Entity.

B. Failure by the Company to comply with or perform any provision of this Agreement other than the payment provisions hereof and the continuance of such failure for a period of thirty (30) days after receipt by the Company of written notice thereof from the Agency or, if such default is capable of being cured but cannot be cured within such thirty (30) day period, the failure of the Company to commence to cure such default within such thirty (30) day period and to prosecute such cure to completion, provided in no event shall such additional cure period exceed sixty (60) days.

C. An Event of Default under the Company Lease, the Lease Agreement or any other agreement between the Agency and the Company.

D. Intentionally omitted.

If the Company fails to make any payments pursuant to this Agreement when due, the amount or amounts so in default shall continue as an obligation of the Company until fully paid.

Upon the occurrence and during the continuance of an Event of Default hereunder, the Company shall be required to make PILOT Payments as if the Facility were owned by the Company and the Agency was not otherwise involved in the Project, such amounts to commence to be paid for the period subsequent to the date it is determined by the Agency that there is an Event of Default hereunder. In such event, the tax rate, interest and penalties shall be those then in effect in the Taxing Entities in which the Facility is located.

Upon the occurrence and continuance of an Event of Default hereunder, the Agency shall be entitled to sue to enforce any provision of this Agreement and to recover the payments of PILOT Obligations in default from the Company, together with all the costs and expenses of the Agency, its successors or assigns, paid or incurred in such recovery (including court costs and attorneys' fees and expenses) and interest at the rate charged by the respective Taxing Entities on overdue payments of taxes. In addition, the Agency shall have the right to terminate the Company Lease and the Lease Agreement at any time during the continuance of an Event of Default, and the Company shall accept such termination and the Agency's tender of the Bill of Sale to Companies.

The Agency, in enforcing payment by the Company of the PILOT Obligations, may take whatever action and exercise any or all of the rights and remedies specified in this Agreement, or any other remedy provided by law.

Each and every Event of Default shall give rise to a separate cause of action hereunder, and separate suits may be brought hereunder as each cause of action arises.

No delay or omission in exercising any right or power accruing upon the occurrence of any Event of Default hereunder 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. Further, no payment by the Agency or receipt by the Agency or a Taxing Entity of a lesser amount than the correct amount or manner of payment due hereunder shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed to effect or evidence an accord and satisfaction, and the Agency and/or any Taxing Entity may accept any check or payment as made without prejudice to the right to recover the balance or pursue any other remedy in this Agreement or otherwise provided at law or in equity.

In no event shall the Agency be liable to any of the Taxing Entities for the payments specified herein, whether or not the Company makes such payments. The Company hereby agrees to indemnify, defend (with counsel selected by the Agency) and hold harmless the Agency and its officers, members, agents (other than the Company), attorneys, servants and employees, past, present and future, against any such liability for such payments and against all penalties, interest, and other charges resulting from the delinquency of such payment.

The Agency and the Company hereby acknowledge the right of the County, as beneficiary of this Agreement (on behalf of itself and all other Taxing Entities), to pursue any appropriate remedies, including an action or proceeding in the courts, to recover directly from the Company any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage. The Company shall promptly notify the Agency of any action or proceeding brought, or other measure taken, by a Taxing Entity to recover such payments in default hereunder. It is understood that the right of any Taxing Entity herein acknowledged is in addition to, and shall not impair, the Agency's own rights arising from a breach of this Agreement.

In the event that title to the Facility is conveyed by the Company to any other party prior to expiration of the term of the Lease Agreement (other than transfers expressly permitted under the Lease Agreement or otherwise consented to by the Agency in writing), this Agreement shall, at the option of the Agency, become null and void and any remaining tax abatement hereunder shall be canceled.

The rights, powers and remedies of the Agency and the County under this Agreement shall be cumulative and not exclusive of any other right, power or remedy which the Agency or the County may have against the Company pursuant to this Agreement or the other Transaction Documents, or existing at law or in equity or otherwise. The respective rights, powers and remedies of the Agency and the County hereunder may be pursued singly, concurrently or otherwise, at such time and in such order as the Agency or the County may determine in its sole discretion. No delay or omission to exercise any remedy, right or power accruing upon an Event of Default shall impair any such remedy, right or power or shall be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Event of Default with respect to the Company shall not be construed to be a waiver of any subsequent Event of Default by the Company or to impair any remedy, right or power consequent thereon.

Section 5. Additional Facilities. If any structural additions or change in use shall be made to the buildings or other improvements included in the Facility subsequent to the date hereof (other than to the extent such additions or change in use are contemplated as part of

the Initial Work), or if any additional buildings or improvements shall be constructed on the Land (other than any additional buildings or improvements contemplated as part of the Initial Work) (such change of use, structural additions, buildings and improvements being referred to hereinafter as “Additional Facilities”), the Company agrees to increase its PILOT Obligations hereunder in an amount, as determined by the Agency or a tax assessor selected by the Agency, equal to the increased tax payments, if any, that would have been payable on such increase if this Agreement were not in effect. Nothing herein shall constitute the Agency’s consent to the construction of any such additions or additional buildings or improvements or to such change of use.

Section 6. Change of Law. In the event the Facility, or any part thereof, is declared to be subject to taxation for real property taxes or assessments by an amendment to the Act, other legislative change or a final judgment of a court of competent jurisdiction, the obligations of the Company hereunder shall, to such extent, be null and void. If the Company has already paid any amounts under this Agreement for any period that the Company is required to pay taxes or assessments because of such amendment, legislative or final judgment (collectively, “Prior Payments”), then the Company shall look to the Taxing Authorities for repayment of the Prior Payments or a credit in the amount of the Prior Payments against taxes payable to the relevant Taxing Entity but in no event shall the Company look to the Agency for a refund of the Prior Payments.

Section 7. Waiver of Tax Exemption. The Company, in recognition of the benefits provided under this Agreement, and for so long as the Lease Agreement is in effect, hereby expressly waives any rights it may have for any exemption from real property taxation under Section 485-b of the RPTL or any other exemption from real property taxation under any other law or regulation (except, however, for the exemption provided under Article 18-A of the General Municipal Law) with respect to the Facility.

The Company expressly reserves the right to institute judicial or other review of an assessment of the real property with respect to the Facility at any time during the term of this Agreement, whether pursuant to the provisions of Article 7 of the RPTL or other applicable law, as the same may be amended from time to time but such review or action shall in no event have any effect on the amounts of the PILOT Payments payable hereunder. The Company expressly reserves the right to continue to maintain and prosecute to conclusion, whether by settlement or otherwise, any pending judicial or other review of an assessment of the real property with respect to the Facility; provided, however, the resolution of any such judicial or other review shall not have any effect on the PILOT Obligations hereunder.

Section 8. Delivery of PILOT Statement. The Company shall deliver to the Comptroller of the County of Nassau, on or before the dates set forth for payment of the PILOT Obligations in Section 2 hereof, in each year during the term of the Lease Agreement, a verified statement setting forth the amount of such payments and the dates of such payments.

Section 9. Limited Obligation. The obligations, covenants and agreements of the Agency hereunder shall not constitute or give rise to an obligation of the State of New York, the County, or any city, town, village or school district within which the Facility is located and neither the State of New York, the County nor any such city, town, village or school district shall

be liable thereon, and further, such obligations, covenants and agreements shall not constitute or give rise to a general obligation of the Agency.

Section 10. No Waiver. Failure by the Agency in any instance to insist upon the strict performance of any one or more of the obligations of the Company under this Agreement, or to exercise any election herein contained, shall in no manner be or be deemed to be a waiver by the Agency of any of the Company's defaults or breaches hereunder or of any of the rights and remedies of the Agency by reason of such defaults or breaches, or a waiver or relinquishment of any and all of the Company's obligations hereunder. No waiver, amendment, release or modification of this Agreement shall be established by conduct, custom or course of dealing. Further, no payment by the Company or receipt by the Agency of a lesser amount than the correct amount or manner of payment due hereunder shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed to effect or evidence an accord and satisfaction, and the Agency may accept any check or payments as made without prejudice to the right to recover the balance or pursue any other remedy in this Agreement or otherwise provided at law or in equity.

Section 11. Notices.

A. All notices, certificates and other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given on the earlier of (1) three (3) Business Days after being sent to the applicable address stated below by registered or certified mail, return receipt requested, or by such other means as shall provide the sender with documentary evidence of such delivery, or (2) the date on which delivery is refused by the addressee, as evidenced by the affidavit of the Person who attempted to effect such delivery.

B. The addresses to which notices, certificates and other communications hereunder shall be delivered are as follows:

To the Agency:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
Attention: CEO/Executive Director

With a courtesy copy to:

Phillips Lytle LLP
1205 Franklin Avenue, 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

c/o Long Island Industrial Management LLC
575 Underhill Boulevard
Syosset, NY 11791

Attention: Avi Schron

With courtesy copies to:

Ryan, Brennan & Donnelly LLP
131 Tulip Avenue
Floral Park, NY 11001
Attn: John Ryan, Esq.

Section 12. Change of Address. The Agency or the Company may, by notice given hereunder to each other, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

Section 13. Assignment of Agreement. This Agreement shall be binding upon the successors and permitted assigns of the Company but no assignment shall be effective to relieve the Company of any of its obligations hereunder unless expressly authorized and approved in writing by the Agency or otherwise expressly permitted under the Lease Agreement. The rights and obligations of the Company herein may not be assigned except in connection with an assignment of the Company's interest in and to the Lease Agreement.

Nothing herein is intended to be for, or to inure to, the benefit of any Person other than the parties hereto, the County and the other Taxing Entities.

Section 14. Independent Agreement. Notwithstanding any other provision of this Agreement, including the recitals hereof, the parties agree that the Lease Agreement executed between the parties thereto shall be a separate and independent document from this Agreement, and irrespective of whether any provision of this Agreement or the entirety hereof shall be held invalid or unenforceable by any court of competent jurisdiction, the Lease Agreement shall be construed, interpreted, and otherwise regarded separate and apart from this Agreement. The parties hereto specifically note that the considerations and terms provided for in this Agreement and provided for in the Lease Agreement are the only considerations and terms for which the parties thereto have executed this Agreement.

Section 15. Invalidity. If any one or more phrases, sentences, clauses or provisions of this Agreement or the entirety hereof shall be declared invalid or unenforceable by any order, decree or judgment of any court of competent jurisdiction, then such phrase, sentence, clause or provision or the entirety of this Agreement shall be deemed to be reformed in such manner as shall be determined by such court, or in the absence of such a determination then in the reasonable judgment of the Agency, to render such phrase, sentence, clause or provision of this Agreement valid and enforceable under applicable law. The parties hereto agree to enter into such documents, agreements and instruments as the Agency reasonably determines are necessary to effect any such reformation. In the event that any one more of the phrases, sentences, clauses or provisions of this Agreement cannot be reformed to comply with applicable

law, then this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not appeared in this Agreement.

Section 16. Amendments. This Agreement may not be modified, amended, supplemented, or changed without the written consent of the Agency, the Company and the Bank.

Section 17. Prior Agreements. This Agreement constitutes the entire agreement, and supersedes all prior agreements and understandings, whether written or oral, among the parties with respect to the subject matter hereof.

Section 18. Delivery of Agreement. The Agency covenants to use reasonable efforts to deliver to each Taxing Entity a copy of this Agreement within fifteen (15) days after its execution.

Section 19. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 20. Service of Process; Consent to Jurisdiction; Forum.

A. The Company represents that it is subject to service of process in the State of New York and covenants that it will remain so subject so long as the Lease Agreement shall be in effect. If for any reason the Company should cease to be so subject to service of process in the State of New York, the Company hereby designates and appoints, without power of revocation, John Ryan, Esq., c/o Ryan, Brennan & Donnelly LLP, 131 Tulip Avenue, Floral Park, NY 11001, as agent for service of process, and if such agent shall cease to act or otherwise cease to be subject to service of process in the State of New York, the Secretary of State of the State of New York, as the agents of the Company upon whom may be served all process, pleadings, notices or other papers which may be served upon the Company as a result of any of its obligations under this Agreement; provided, however, that the serving of such process, pleadings, notices or other papers shall not constitute a condition to the Company's obligations hereunder.

B. The Company irrevocably and unconditionally (1) agrees that any suit, action or other legal proceeding arising out of this Agreement or the other Transaction Documents may be brought in the courts of record of the State of New York in Nassau County or the courts of the United States, Eastern District of New York; (2) consents to the jurisdiction of each such court in any such suit, action or proceeding; and (3) waives any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts. For such time as the Lease Agreement is in effect, the Company's agents designated above shall accept and acknowledge in the Company's behalf service of any and all process in any such suit, action or proceeding brought in any such court. The Company agrees and consents that any such service of process upon such agents and written notice of such service to the Company in the manner set forth in Section 11 hereof shall be taken and held to be valid personal service upon the Company whether or not the Company shall then be doing, or at any time shall have done, business within the State of New York and that any such service of process shall be of the same

force and validity as if service were made upon the Company according to the laws governing the validity and requirements of such service in the State of New York, and waives all claim of error by reason of any such service. Such agents shall not have any power or authority to enter into any appearance or to file any pleadings in connection with any suit, action or other legal proceedings against the Company or to conduct the defense of any such suit, action or any other legal proceeding except as expressly authorized by the Company.

Section 21. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, as the same may be in effect from time to time, without regard to principles of conflicts of laws.

Section 22. Nature of Obligations. This Agreement shall remain in full force and effect until each and every one of the PILOT Obligations shall have been irrevocably paid in full and all other obligations of the Company under this Agreement shall have been paid and performed in full.

If the Company consists of more than one (1) Person, the obligations of such Persons under this Agreement shall be joint and several.

Section 23. Indemnification. The Company agrees to indemnify, defend (with counsel selected by the Agency) and hold harmless the Agency and its officers, members, agents (other than the Company), attorneys, servants and employees, past, present and future, against any liability arising from any default by the Company in performing its obligations hereunder or any expense incurred hereunder, including, without limitation, any expenses of the Agency and attorneys' fees and expenses.

[Remainder of this page intentionally left blank]

[Signature Page to Payment in Lieu of Taxes Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By 

Name: Sheldon L. Shrenkel

Title: CEO/Executive Director

6901 JERICHO OWNER LLC

By 

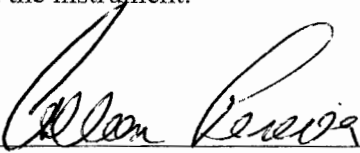
Avi Schron

President

[Acknowledgment Page to Payment in Lieu of Taxes Agreement]

STATE OF NEW YORK)
: ss.:
COUNTY OF NASSAU)

On the 1st day of August, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Sheldon L. Shrenkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

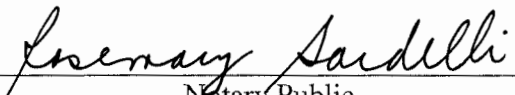


Notary Public

COLLEEN PEREIRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6183424
Qualified in Nassau County
My Commission Expires: 3/17/28

STATE OF NEW YORK)
: ss.:
COUNTY OF New York)

On the 25th day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Avi Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROSEMARY SARDELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA0022505
Qualified in Suffolk County
Commission Expires March 21, 2028

SCHEDULE A

DESCRIPTION OF THE LAND

Parcel 14: 6901 Jericho Turnpike, Syosset, NY 11791

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Muttontown, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows;

BEGINNING at a point on the new northerly side of Jericho Turnpike at the southwesterly end of a line that generally connects the new northerly side of Jericho Turnpike and the new westerly side of Underhill Boulevard;

RUNNING THENCE westerly, along the new northerly side of Jericho Turnpike, along the arc of a curve bearing to the left having a radius of 3,542.39 feet, a length of 183.31 feet;

THENCE westerly, still along the new northerly side of Jericho Turnpike, along the arc of a curve bearing to the Left, having a radius of 3,413.00 feet, a length of 46.67 feet;

THENCE north 23 degrees 49 minutes 53 seconds west 364.30 feet;

THENCE south 66 degrees 10 minutes 07 seconds west, 267.91 feet;

THENCE north 23 degrees 49 minutes 53 seconds west, 327.32 feet;

THENCE north 66 degrees 10 minutes 07 seconds east, 244.00 feet;

THENCE south 23 degrees 49 minutes 53 seconds east, 142.50 feet;

THENCE north 66 degrees 10 minutes 07 seconds east, 36.00 feet;

THENCE south 23 degrees 49 minutes 53 seconds east, 109.00 feet;

THENCE north 66 degrees 10 minutes 07 seconds east, 446.53 feet, to the new westerly side of Underhill;

THENCE southerly, along the new westerly side of Underhill Boulevard the following eight (8) courses and distances:

1. South 05 degrees 29 minutes 12 seconds east, 322.44 feet;
2. South 02 degrees 32 minutes 22 seconds west, 95.28 feet;
3. South 10 degrees 30 minutes 20 seconds west, 46.33 feet;
4. South 30 degrees 46 minutes 11 seconds west, 28.73 feet;
5. North 59 degrees 13 minutes 58 seconds west, 2,00 feet;

6. South 30 degrees 46 minutes 11 seconds west, 5.00 feet;
7. South 59 degrees 13 minutes 44 seconds east, 2.00 feet;
8. South 56 degrees 32 minutes 11 seconds west, 32.81 feet to the point or place of BEGINNING.

Section 15, Block(s) A, Lot(s) 2410

SCHEDULE B

PILOT PAYMENT SCHEDULE

Initial Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the PILOT Commencement Date	\$491,973.17
2	for the fiscal tax year commencing on the 1st anniversary of the PILOT Commencement Date	\$501,812.63
3	for the fiscal tax year commencing on the 2nd anniversary of the PILOT Commencement Date	\$511,848.89
4	for the fiscal tax year commencing on the 3rd anniversary of the PILOT Commencement Date	\$522,085.86
5	for the fiscal tax year commencing on the 4th anniversary of the PILOT Commencement Date	\$532,527.58
6	for the fiscal tax year commencing on the 5th anniversary of the PILOT Commencement Date	\$543,178.13
7	for the fiscal tax year commencing on the 6th anniversary of the PILOT Commencement Date	\$554,041.70
8	for the fiscal tax year commencing on the 7th anniversary of the PILOT Commencement Date	\$565,122.53
9	for the fiscal tax year commencing on the 8th anniversary of the PILOT Commencement Date	\$576,424.98
10	for the fiscal tax year commencing on the 9th anniversary of the PILOT Commencement Date	\$587,953.48
11	for the fiscal tax year commencing on the 10th anniversary of the PILOT Commencement Date	\$599,712.55
12	for the fiscal tax year commencing on the 11th anniversary of the PILOT Commencement Date	\$611,706.80
13	for the fiscal tax year commencing on the 12th anniversary of the PILOT Commencement Date	\$623,940.94
14	for the fiscal tax year commencing on the 13th anniversary of the PILOT Commencement Date	\$636,419.75
15	for the fiscal tax year commencing on the 14th anniversary of the PILOT Commencement Date	\$649,148.15

Extension Term:

<u>PILOT Period</u>	<u>PILOT Year</u>	<u>PILOT Amount</u>
1	for the fiscal tax year commencing on the 26th anniversary of the PILOT Commencement Date	\$662,131.11
2	for the fiscal tax year commencing on the 27th anniversary of the PILOT Commencement Date	\$675,373.74
3	for the fiscal tax year commencing on the 28th anniversary of the PILOT Commencement Date	\$688,881.21
4	for the fiscal tax year commencing on the 29th anniversary of the PILOT Commencement Date	\$702,658.83
5	for the fiscal tax year commencing on the 30th anniversary of the PILOT Commencement Date	\$716,712.01
6	for the fiscal tax year commencing on the 31st anniversary of the PILOT Commencement Date	\$731,046.25
7	for the fiscal tax year commencing on the 32nd anniversary of the PILOT Commencement Date	\$745,667.18
8	for the fiscal tax year commencing on the 33rd anniversary of the PILOT Commencement Date	\$760,580.52
9	for the fiscal tax year commencing on the 34th anniversary of the PILOT Commencement Date	\$775,792.13
10	for the fiscal tax year commencing on the 35th anniversary of the PILOT Commencement Date	\$791,307.97