

AMENDED AND RESTATED
PAYMENT IN LIEU OF TAXES AGREEMENT
(200 HICKS STREET)

THIS AMENDED AND RESTATED PAYMENT IN LIEU OF TAXES AGREEMENT (200 HICKS STREET) (this “Agreement”), made as of December 1, 2024, by and among P & L DEVELOPMENT, LLC, a limited liability company organized and existing under the laws of the State of Delaware, as successor-by-merger to P & L DEVELOPMENT OF NEW YORK CORPORATION, having an address at 200 Hicks Street, Westbury, NY 11590 (the “Company”), MARVIN L. LINDNER ASSOCIATES LLC, a limited liability company organized and existing under the laws of the State of New York, having an address at 1161 Meadowbrook Road, North Merrick, NY 11566 (the “Overlandlord” and together with the Company, the “Obligors”), 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 One West Street, 4th floor, 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 has undertaken a project (the “Project”) consisting of the following: (A) (1) the acquisition of an interest in an approximately 5.46 acre parcel of land located at 200 Hicks Street/255-275 Grand Boulevard, Westbury, Town of North Hempstead, County of Nassau, New York (Section: 10; Block: R; Lots: 3-6, 727 and 728) (collectively, the “200 Hicks Parcel” or the “Land”), which Land is more particularly described on Schedule A hereto, (2) the renovation of an existing approximately 171,000 square foot building on the 200 Hicks Parcel (collectively, the “200 Hicks Building” or the “Building”), together with related improvements to the 200 Hicks Parcel, and (3) the acquisition and

installation therein and thereon of certain furniture, fixtures, machinery and equipment (the “200 Hicks Equipment” or the “Equipment”), all of the foregoing for use by the Company for the manufacturing and distribution of over-the-counter pharmaceuticals (collectively, the “200 Hicks Project Facility” or 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, including potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease of an interest (with an obligation to purchase such interest) or sale of a leasehold interest in the Project Facility to the Company or such other entity(ies) as may be designated by the Company and agreed upon by the Agency and the sublease of the Project Facility to Company, all pursuant to the Lease Agreement (as hereinafter defined) and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Overlandlord is the owner of fee title to the Land and the Building (collectively, the “Facility”); and

WHEREAS, the Company is the tenant under a lease agreement (as amended, the “Overlease”) dated as of December, 2004, between Overlandlord, as landlord, and the Company, as tenant, pursuant to which the Company leases the Facility from the Overlandlord; and

WHEREAS, the Agency is the holder of a leasehold interest in the Facility pursuant to a certain assignment and assumption agreement dated November 1, 2013 (the “Assignment”), between the Company and the Agency, which conveys to the Agency all right, title and interest of the Company in and to the Overlease; and

WHEREAS, the Agency has subleased its interest therein to the Company pursuant to a Sublease Agreement dated as of November 1, 2013 between the Agency and the Company (as amended, modified, supplemented or restated from time to time, the “Lease Agreement”); and

WHEREAS, the Obligors and the Agency entered into a Payment in Lieu of Taxes Agreement dated as of November 1, 2013 (as amended, the “Existing PILOT Agreement”) with respect to the Facility; and

WHEREAS, the payment and performance of the Obligors’ respective obligations under this Agreement are secured by a Mortgage dated as of November 1, 2013 (as amended, modified, supplemented or restated from time to time, the “PILOT Mortgage”) from the Obligors and the Agency, as mortgagor, to the County of Nassau (the “PILOT Mortgagee”), its successors and assigns, as mortgagee, pursuant to which the Agency, the Overlandlord and the Company granted a first mortgage lien on the Facility to the PILOT Mortgagee; 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, the Overlandlord and the Agency covenant and mutually agree as follows:

Section 1. Tax-Exempt Status of Facility.

A. Application. (1) The Company shall complete, and the Agency shall file, an amended 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"). Subject to the filing by the Agency of the Application and acceptance of such Application by the appropriate tax assessor(s), the parties intend that the amended schedule of PILOT Payments (as such term is hereinafter defined) set forth in this Agreement shall become effective for Year 7 of the term of the Existing PILOT Agreement as set forth Schedule B hereto, meaning that the parties intend that the amended schedule of PILOT Payments shall be deemed to take effect on January 1, 2025 for the General Tax portion of the PILOT Obligations and as of July 1, 2024 for the School Tax portion of the PILOT Obligations (such date, the "Amended Abatement 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, after demand by the Company, 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 taxes, assessments, service charges or other governmental charges become payable by the Company, the Overlandlord 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, the Overlandlord 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 Obligors 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 Obligors 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 and Existing PILOT Payments. Prior to the PILOT Commencement Date (as defined in the Existing PILOT Agreement), 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 Obligors 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.

Prior to the Amended Abatement Commencement Date, the applicable payments in lieu of real property taxes and assessments set forth in the Existing PILOT Agreement shall be payable by the Obligors in accordance with the terms of the Existing PILOT Agreement.

B. PILOT Payments. (1) From the PILOT Commencement Date through and including the last day of the twentieth (20th) fiscal tax year thereafter (such date, the “Abatement Expiration Date”), the Obligors shall make payments in lieu of real property taxes and assessments levied and/or assessed by the Taxing Entities against the Facility (collectively, the “PILOT Payments”) as set forth on Schedule B hereto, subject to the provisions of Section 2(B)(3) and (4) 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 Obligors shall make PILOT Payments (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 or the Overlandlord and the Agency were not otherwise involved in the Project.

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

(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 Amended Abatement 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 Obligors 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 Obligors to receive such bill shall in no event affect the Obligor’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 Obligors shall not be entitled to (a) take such SA Credit against any further payments hereunder or against real property taxes assessed against the Facility, or (b) an extension of the term of this Agreement.

(4) **QEZE Provision.** Notwithstanding any provision of this Agreement to the contrary, the final sentence of Section 1.A.(1) of this Agreement shall be deemed amended by adding the following clause (iv) immediately preceding the defined term “PILOT Commencement Date” therein: “and (iv) December 31, 2016.” For purposes of clarity, the effect of the foregoing shall mean that (a) the PILOT Payments schedule set forth in Schedule B of this Agreement shall not take effect until January 1, 2017, (b) prior to such date the Obligors shall pay one hundred percent (100%) of the amount of real property taxes and assessments levied and/or assessed against or with respect to the Facility, and (c) the first (1st) effective year of the PILOT Payments (i.e., the fiscal year beginning January 1, 2017) under this Agreement shall be Year 4 of the PILOT Payments schedule set forth in Schedule B.

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 Obligors 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 allocated to each Taxing Entity as required by Section 859-a(6) of the General Municipal Law.

D. **Due Dates; Interest; and Penalties.** (1) The Obligors 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 Obligors shall pay all such interest and penalties when due.

(3) Anything contained in this subparagraph to the contrary notwithstanding, the Obligors shall have the obligation to make all payments of PILOT

Obligations (other than payments of penalties, if any) in 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 and April 1 and October 1 for the School 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 from time to time during the term of the Lease Agreement.

(4) Overlandlord agrees, in addition to any other rights the Company may have under the Overlease, to provide the Company with a rent credit to be applied against all rent obligations due from the Company under the Overlease, equal to any amounts paid by the Company hereunder.

E. Partial Sale; Transferee's Obligation; Apportionment of Reduction to Local Taxing Entities. During the term of this Agreement, in the event that the Facility, or any portion thereof or interest therein, is sold, transferred, assigned or otherwise disposed of by the Agency, the transferees thereof will thereafter pay the real property taxes and assessments on such Land and the Building and any Additional Facilities (as hereinafter defined) located on the Land, or on such portion of the Land, that was sold, transferred, assigned or otherwise disposed of, as may be required by applicable law.

F. Sale; Company's Obligation. In the event that the Agency sells, transfers, assigns or otherwise disposes of its interest in the Facility to any party other than the Company, the Company's obligation for PILOT Obligations shall be prorated to the date of the closing of the transaction and thereupon all obligations of the Company for payment of PILOT Obligations shall cease, but the Agency shall take such steps with the transferee or assignee other than the Company to assure that each of the Taxing Entities shall suffer no loss of revenue until the Facility can be placed back on the tax rolls as fully taxable real property and taxes levied and billed therefor.

Section 3. Effective Date: Duration of Agreement. This Agreement shall become effective as set forth in Section 1 above 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 Assignment 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 Obligors to make any payment specified herein and the continuance of such failure for a period of fifteen (15) days after receipt by the Obligors of written notice from the Agency, the County and/or any Taxing Entity.

B. Failure by the Obligors 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 Obligors of written notice thereof from the Agency.

C. An Event of Default under the Assignment, the Lease Agreement or any other agreement between the Agency and the Company.

D. A default or Event of Default under the PILOT Mortgage.

If the Obligors fail to make any payments pursuant to this Agreement when due, the amount or amounts so in default shall continue as an obligation of the Obligors until fully paid.

Upon the occurrence and during the continuance of an Event of Default hereunder, the Obligors shall be required to make PILOT Payments as if the Facility were owned by the Company (or the Overlandlord) 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 Obligors, 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 Assignment and the Lease Agreement at any time, and the Company shall accept such termination and any tender of reconveyance from the Agency of its interest in the Facility.

The Agency, in enforcing payment by the Obligors 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 Obligors make 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 payments.

The Agency, the Overlandlord 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 Obligors any payments of PILOT Obligations in default hereunder and/or to exercise its rights and remedies under the PILOT Mortgage. The Obligors 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 an interest in the Facility is conveyed by the Company or title to the Facility is conveyed by the Overlandlord to any other party prior to expiration of the term of the Lease Agreement, 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 Obligors 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 Obligors shall not be construed to be a waiver of any subsequent Event of Default by the Obligors 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 the initial changes contemplated as part of the Project), or if any additional buildings or improvements shall be constructed on the Land (other than the initial renovations contemplated as part of the Project) (such change of use, structural additions, buildings and improvements being referred to hereinafter as "Additional Facilities"), the Obligors agree 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 Obligors hereunder shall, to such extent, be null and void. If any Obligor has

already paid any amounts under this Agreement for any period that the Obligors are required to pay taxes or assessments because of such amendment, legislative or final judgment (collectively, "Prior Payments"), then the Obligors 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 Obligors look to the Agency for a refund of the Prior Payments.

Section 7. Waiver of Tax Exemption. The Obligors, in recognition of the benefits provided under this Agreement, and for so long as the Lease Agreement is in effect, hereby expressly waive any rights they may have for any exemption under Section 485-b of the RPTL or any other exemption 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 Obligors, in recognition of the benefits provided under this Agreement and the Lease Agreement, hereby expressly waive the right to institute judicial or other review of an assessment of the real property with respect to the Facility, 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, with respect to any fiscal tax year from and after the PILOT Commencement Date until the termination and expiration of the PILOT.

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 Obligors 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 Obligors' 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 Obligors' 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 Obligors 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, Suite 390
Garden City, NY 11530
Attention: Paul V. O'Brien, Esq.

To the Company:

P & L Development, LLC
200 Hicks Street
Westbury, NY 11590
Attention: Chief Financial Officer

With a courtesy copy to:

Harris Beach PLLC
333 Earle Ovington Boulevard, Suite 901
Uniondale, NY 11553
Attention: Andrew Komaromi, Esq.

To the Overlandlord:

Marvin L. Lindner Associates LLC
1161 Meadowbrook Road
North Merrick, NY 11566

With a courtesy copy to:

Goetz Fitzpatrick LLP
One Penn Plaza, Suite 3100
New York, NY 10119
Attention: Aaron Boyajian, Esq.

Section 12. Change of Address. The Agency, the Overlandlord 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 respective successors and permitted assigns of the Obligors but no assignment shall be effective to relieve the Obligors of any of its obligations hereunder unless expressly authorized and approved in writing by the Agency. The rights and obligations of the Obligors herein may not be assigned except in connection with a permitted assignment of the Company's interest in and to the Lease Agreement. Notwithstanding the foregoing, the Overlandlord shall have the right to sell the Facility on prior written notice to the Agency, provided that the purchaser thereof shall simultaneously execute and deliver to the Agency an assumption of the obligations of the Overlandlord hereunder and under the PILOT Mortgage, all in form and substance satisfactory to the Agency in its reasonable discretion.

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 Overlandlord and the Company.

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 other than the Existing PILOT Agreement.

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 Obligors represent that they are subject to service of process in the State of New York and covenant that they 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, Andrew Komaromi, Esq., Harris Beach PLLC, 333 Earle Ovington Boulevard, Suite 901, Uniondale, NY 11553, 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. If for any reason the Overlandlord should cease to be so subject to service of process in the State of New York, the Overlandlord hereby designates and appoints, without power of revocation, Gerald H. Morganstern, Esq., Hofheimer Gartlir & Gross, LLP, 530 5th Avenue, 9th floor, New York, NY 10036, 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 Overlandlord upon whom may be served all process, pleadings, notices or other papers which may be served upon the Overlandlord 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 Overlandlord's obligations hereunder.

B. The Obligors irrevocably and unconditionally (1) agree 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) consent to the jurisdiction of each such court in any such suit, action or proceeding; and (3) waive 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 Obligors' agents designated above shall accept and acknowledge in the Obligors' behalf service of any and all process in any such suit, action or proceeding brought in any such court. The Obligors agree and consent that any such service of process upon such agents and written notice of such service to the Obligors in the manner set forth in Section 11 hereof shall be taken and held to be valid personal service upon the Obligors whether or not the Obligors 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 Obligors according to the laws governing the validity and requirements of such service in the State of New York, and waive 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 Obligors or to conduct the defense of any such suit, action or any other legal proceeding except as expressly authorized by an Obligor.

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.

The obligations of the Obligors 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 Obligors in performing their obligations hereunder or any expense incurred hereunder, including, without limitation, any expenses of the Agency and attorneys' fees and expenses.

Section 24. Existing PILOT Agreement. This Agreement is given in renewal, amendment and restatement of, and not in extinguishment, termination or replacement of, the Existing PILOT Agreement. The Obligors represent and warrant to the Agency that the Obligors have no right of set-off, defense, claim or counterclaim with respect to their obligations under the Existing PILOT Agreement. The Obligors represent, warrant, acknowledge and agree that this Agreement is secured by the PILOT Mortgage and that the PILOT Mortgage is and remains a first mortgage lien on the Facility.

[Remainder of this page intentionally left blank]

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

P & L DEVELOPMENT, LLC

By


Name: Evan Singer
Title: President

MARVIN L. LINDNER ASSOCIATES
LLC

By: RDR Goldberg Associates L.P., its
Manager

By:


Robert M. Goldberg
General Partner

[Signature Page to Amended & Restated PILOT Agreement (200 Hicks)]

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

P & L DEVELOPMENT, LLC

By _____
Name: Evan Singer
Title: President

MARVIN L. LINDNER ASSOCIATES
LLC

By: RDR Goldberg Associates L.P., its
Manager



By: _____
Robert M. Goldberg
General Partner

[Signature Page to Amended & Restated PILOT Agreement (200 Hicks)]

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

On the 25th day of November, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual executed the instrument.



Notary Public

STATE OF New York)
 : ss.:
COUNTY OF Nassau)

Paul V O'Brien
Notary Public State of New York
No. 020B6235944
Qualified in Nassau County
Commission Expires February 14, 2027

On the 14 day of November, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Evan Singer, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual executed the instrument.



Notary Public

STATE OF)
 : ss.:
COUNTY OF)

MELISSA A VALUKIS
Notary Public, State of New York
No. 01VA6189328
Qualified in Nassau County
Commission Expires June 23, 2028

On the ____ day of November, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert M. Goldberg, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual executed the instrument.

Notary Public

[Acknowledgment Page to Amended & Restated PILOT Agreement (200 Hicks)]

SCHEDULE A

DESCRIPTION OF THE LAND

PARCEL I

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT WESTBURY IN THE TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS AND BY LOTS NUMBERED 3 TO 6, BOTH INCLUSIVE, ON A CERTAIN MAP ENTITLED, "MAP OF NEW WESTBURY PROPERTY OF CHARLES LEVI, SITUATE IN THE TOWN OF NORTH HEMPSTEAD", SURVEYED MARCH 19, 1873 BY W.E. HAUXHURST, SURVEYOR AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MAY 9, 1873 AS MAP NO. 708, AND SUBSEQUENTLY FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU AS MAP NO. 180, CASE NO. 1533, TOGETHER WITH A DESCRIPTIVE PARCEL, WHICH SAID LOTS AND SAID DESCRIPTIVE PARCEL WHEN TAKEN TOGETHER AS ONE PARCEL, ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF HICKS STREET DISTANT 165 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF HICKS STREET WITH THE SOUTHEASTERLY SIDE OF UNION AVENUE;

RUNNING THENCE NORTH 48° 32' 00" EAST ALONG THE SOUTH LINE OF LOT 2 OF ABOVE MENTIONED MAP 132 FEET TO A POINT;

THENCE SOUTH 28° 50' 00" EAST ALONG THE LAND FORMERLY LEVI 0.21 OF A FOOT;

THENCE NORTH 48° 16' 00" EAST ALONG THE SOUTH LINE OF SAID LAND FORMERLY OF LEVI 123.34 FEET;

THENCE SOUTH 41° 44' 00" EAST PART OF THE DISTANCE THROUGH A PARTY WALL 298.52 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF WALTER LEVI;

THENCE ALONG SAID LAST MENTIONED LAND SOUTH 48° 16' 40" WEST 191.67 FEET TO THE EASTERLY LINE OF LOT 6 ON THE ABOVE MENTIONED MAP;

THENCE SOUTH 28° 50' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 6, 23.63 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6;

THENCE SOUTH 48° 32' 00" WEST ALONG THE SAID SOUTHEASTERLY LINE OF LOT 6, 132 FEET TO THE EASTERLY SIDE OF HICKS STREET; AND

THENCE NORTH 28° 50' 00" WEST ALONG THE EASTERLY SIDE OF HICKS STREET 330 FEET, TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING SO MUCH FROM THE BEGINNING POINT DESCRIBED ABOVE AS WAS TAKEN FOR THE WIDENING OF UNION AVENUE.

PARCEL II

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, WHICH PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF GRAND BOULEVARD WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN THE LAND FORMERLY OF LEVI AND THE PREMISES HEREIN DESCRIBED, FORMERLY THE LAND OF LYDIA A. CARMAN, WHICH SAID POINT OF BEGINNING IS DISTANT 161.05 FEET SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF GRAND BOULEVARD WITH THE SOUTHEASTERLY SIDE OF UNION AVENUE;

RUNNING THENCE SOUTH 40° 55' 00" EAST ALONG THE SOUTHWESTERLY SIDE OF GRAND BOULEVARD 298.65 FEET TO THE LAND NOW OR FORMERLY OF WALTER LEVI;

THENCE SOUTH 48° 16' 40" WEST ALONG SAID LAND NOW OR FORMERLY OF WALTER LEVI, 493.97 FEET;

THENCE NORTH 41° 44' 00" WEST, 298.52 FEET, PART OF THE DISTANCE THROUGH A PARTY WALL;

THENCE NORTH 48° 16' 00" EAST, 498.23 FEET TO THE SOUTHWESTERLY SIDE OF GRAND BOULEVARD, AT THE POINT OR PLACE OF BEGINNING.

EXCEPTING SO MUCH FROM THE BEGINNING POINT DESCRIBED ABOVE AS WAS TAKEN FOR THE WIDENING OF UNION AVENUE.

SCHEDULE B

PILOT PAYMENT SCHEDULE

Term:

| <u>Tax Year</u> | <u>Total PILOT Payment</u> |
|--|----------------------------|
| Year 1: 2015 General / 2014/15 School | \$426,572 (no change) |
| Year 2: 2016 General / 2015/16 School | \$426,572 (no change) |
| Year 3: 2017 General / 2016/17 School | \$426,572 (no change) |
| Year 4: 2018 General / 2017/18 School | \$426,572 (no change) |
| Year 5: 2019 General / 2018/19 School | \$426,572 (no change) |
| Year 6: 2020 General / 2019/20 School | \$426,572 (no change) |
| Year 7: 2021 General / 2020/21 School | \$426,572 (no change) |
| Year 8: 2022 General / 2021/22 School | \$426,572 (no change) |
| Year 9: 2023 General / 2022/23 School | \$426,572 (no change) |
| Year 10: 2024 General / 2023/24 School | \$426,572 (no change) |
| Year 11: 2025 General / 2024/25 School | \$428,944 |
| Year 12: 2026 General / 2025/26 School | \$437,523 |
| Year 13: 2027 General / 2026/27 School | \$446,273 |
| Year 14: 2028 General / 2027/28 School | \$455,199 |
| Year 15: 2029 General / 2028/29 School | \$464,303 |
| Year 16: 2030 General / 2029/30 School | \$473,589 |
| Year 17: 2031 General / 2030/31 School | \$483,061 |
| Year 18: 2032 General / 2031/32 School | \$492,722 |
| Year 19: 2033 General / 2032/33 School | \$502,576 |
| Year 20: 2034 General / 2033/34 School | \$512,628 |