

AGREEMENT FOR PAYMENT IN LIEU  
OF REAL ESTATE TAXES

This is an agreement dated as of May 1, 2023, between the WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") and SUNRISE COURTS, LLC (the "Company") for the making by the Company of certain payments in lieu of real estate taxes, as required by the Agency Lease Agreement between the parties, entered into as of May 1, 2023, by which the Agency has leased certain premises to the Company (the "Lease Agreement"). The Agency and the Company each accept and agree to the following statements or terms. This Agreement will be referred to herein as the "PILOT Agreement".

Section 1. Definitions. Unless otherwise defined herein, the terms used in this PILOT Agreement shall have the meanings specified in the Lease Agreement.

Section 2. Agency Tax Exemption. Subject to the completion and filing of an Application for Tax Exemption by the Taxable Status Date and the approval of the Application for Tax Exemption by the Assessor, the Project shall be exempt from Real Estate Taxes commencing with the 2024 - 2025 tax fiscal year of the School District, the 2025 tax fiscal year of the Town and the 2025 tax fiscal year for the County. The Company shall provide the Agency with all information required to complete the Application for Tax Exemption and shall provide such additional information and take such actions as are required by the Assessor in order to process and approve the Application. In the event the exemption from Real Estate Taxes is denied for any reason, the Company agrees to pay all Real Estate Taxes levied upon the Project as they become due. To the extent permitted by law, the Company shall have the right to protest such denial subject, however, to the conditions set forth in Section 8.1 of the Lease Agreement. 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 the denial of an exemption from Real Estate Taxes.

Section 3. Obligation of the Company to Make Payments in Lieu of Taxes. Subject to the

approval of the Application for Tax Exemption, the Agency shall require and the Company agrees to make payments in lieu of real estate taxes to the appropriate taxing authorities pursuant to the terms of this PILOT Agreement.

Section 4. Taxing Authorities and Amounts.

(1) Until the commencement of the tax fiscal years set forth in subparagraph (a) hereof, the Company shall continue to pay all appropriate taxing authorities all taxes due as if the Agency did not have an interest in the Project. As set forth below, the total payments in lieu of taxes required under this PILOT Agreement are allocated among the affected tax jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each affected tax jurisdiction had the Project not been tax exempt due to the status of the Agency. Thereafter, the Company shall make payments in lieu of taxes to all appropriate taxing authorities on the land and buildings constituting the Project (SBL #74.-1-50), as more particularly described on Schedule "A" attached hereto and made a part hereof, in accordance with this section. For each taxing authority, such payments in lieu of taxes shall have: (i) a component which shall be based upon the then current tax rate for the then current tax fiscal year applied against the pre-Project assessed value of all tax parcels comprising the Project, which pre-Project assessed value is \$140,000 (as such amount may be adjusted upward to reflect any increases in overall assessments to a full value basis) (the "Pre-Project Assessment"); and (ii) a variable component which shall be based upon the then current tax rate applied against the difference between the then current assessed valuation of all tax parcels comprising the Project (the "Full Assessed Value") and the Pre-Project Assessment.

For the periods of time indicated below, the Company shall make the indicated payments in lieu of taxes to the indicated taxing authorities:

(a) Payments in lieu of general levy real estate taxes to the County of Wyoming (the "County") for tax fiscal year 2025, to the Town of Warsaw (the "Town") for fiscal year 2025 and to the Warsaw Central School District (the "School District") for fiscal year 2024 – 2025 shall be in an amount equal to the Real Estate Taxes that would have been due if the Agency did not have an interest in the Project.

(b) Payments in lieu of general levy real estate taxes to the County for each of the tax fiscal years 2025 through and 2034, to the Town for each of the tax fiscal years 2025 through 2034 and to the School District for each of the tax fiscal years 2024 – 2025 through 2033 – 2034, or until termination of the Lease Agreement, whichever occurs first, shall be in an amount equal to the following:

(i) an amount equal to the tax rate then in effect for the applicable taxing jurisdiction for such tax fiscal year applied against the Pre-Project Assessment;

PLUS

(ii) an amount equal to the tax rate in effect for the applicable taxing jurisdiction for such tax fiscal year, applied to the product of (A) the difference between the Full Assessed Value and the Pre-Project Assessment, and (B) the percentage applicable to such tax fiscal year as shown on Schedule "B" attached hereto and made a part hereof.

Payments for each County and Town fiscal year must be made by January 31 of that year and payments for the School District tax fiscal year must be made by September 30 (or such later date as may be permitted by the tax jurisdiction) or such payment shall be considered delinquent.

(c) In addition to the foregoing, the Company shall pay all special assessments and charges that are levied against the Project as if the Agency did not have an interest in the Project.

(2) The payments required under Paragraph (1) of this section shall in no event be more than

would be otherwise payable as taxes if the Agency did not have an interest in the Project.

(3) Each of the foregoing payments shall be made on or before the date specified herein.

(4) Upon the termination of the periods shown in Paragraph (1) of this section, for the respective taxing authorities, the Company shall make full payment in lieu of all taxes on the Project as if the Agency did not have an interest in the Project.

Section 5. Proration.

During the last year of the term of the Lease Agreement the Company may prorate any of its payments in lieu of taxes on the basis of the actual period during which the Agency has an interest in the Project so that there shall exist no period of time for which the Company is obliged to make payments in lieu of taxes in addition to the actual tax payments to which the Project is subject, under current law, at the time the Agency's interest in the Project is terminated.

Section 6. Obligations and Rights of the Company Relating to Tax Assessments and Levies.

(1) Subject to the provisions of the Lease Agreement, the Company in cooperation with the Agency shall:

(a) cause the appropriate real estate tax assessment and tax levy officers to assess the Project and apply tax rates to the respective assessments as if the Agency did not have an interest in the Project.

(b) cause the appropriate real estate tax officers to submit to the Company, when the respective types of taxes are levied on privately owned property, statements specifying the respective amounts and due dates of taxes involved in this PILOT Agreement which the appropriate taxing authorities would receive if the Agency did not have an interest in such property; and

(c) file any accounts or tax returns required with the appropriate officer or officers.

(2) The payments the Company is required to make under this PILOT Agreement are subject to

the Company's rights, hereby granted, (a) to obtain reductions in the assessed valuation of the Project or to obtain exemptions and discounts, if any, which are afforded to the Company as a private owner of the Project (excluding, however, any, discount or reduction afforded by Section 485-b of the New York Real Property Tax Law), and (b) to seek to obtain refunds of any such payments made including payments made pursuant to this PILOT Agreement. The Agency shall join in any procedure for obtaining relief under this paragraph to the extent that the Agency's consent is required for the Company to undertake such procedure; provided, however, that the Company shall continue to make the payments in lieu of taxes required by this PILOT Agreement adjusted for any reduction as provided above so long as the Lease Agreement shall remain in effect.

Section 7. Default in Payment in Lieu of Taxes. In the event the Company fails to make any such payments in lieu of taxes when due, whether for a full tax fiscal year or years or for a portion of a tax fiscal year pursuant to Sections 4 or 5 hereof, the amount or amounts so in default shall continue as an obligation of the Company until fully paid. In addition, if any payment is not received by the affected taxing jurisdiction or jurisdictions when due, the Company shall pay (i) a late payment penalty equal to five (5%) percent of the delinquent amount, and (ii) for each month, or part thereof, that the payment is delinquent beyond the first month, interest on the total amount due plus the late payment penalty, equal to one (1%) percent per month until the payment is made. The Agency and the Company hereby acknowledge the right of the Town, the County and the School District to recover directly from the Company any amounts so in default pursuant to General Municipal Law §874(6). The Company shall promptly notify the Agency of any action brought, or other measure taken, by a taxing authority to recover such amounts. It is understood that the right of any taxing authority herein acknowledged is in addition to, and shall not impair, the Agency's own rights arising from a breach of this PILOT Agreement. Should the Agency or the Town, the County or the School District commence any action to recover directly from the

Company any amounts so in default, such parties shall be entitled to recover from the Company the amount due, the late payment penalty, interest, expenses, costs and disbursements, together with the reasonable attorneys' fees necessary to prosecute such action or proceeding.

Section 8. Effect of Fulfillment of the Requirement. Once having paid the amounts required by this PILOT Agreement, the Company shall not be required to pay any real estate taxes for which payments in lieu of taxes have been made.

Section 9. Effect of Events of Default.

(1) The following shall constitute "Event(s) of Default" hereunder:

(a) The Company fails to make any payments in lieu of taxes required hereunder, or fails to perform any other obligation imposed on the Company hereunder following receipt of written notice and a reasonable opportunity to cure. Notwithstanding the foregoing, to the extent that the Company is contesting in good faith any related property assessment or tax, the non-payment of such amounts shall not constitute a default.

(b) The occurrence and continuance of any other Event of Default as defined in the Lease Agreement.

(2) If the Project is not being used in accordance with the Act or the Lease Agreement, or if an Event of Default occurs, the Company shall make payments in lieu of taxes on the Project in such amounts as would be payable as real estate taxes levied on the Project if the Agency did not have an interest in the Project. The applicable tax assessment and tax levy rates shall be those in effect in the records of the appropriate taxing authorities.

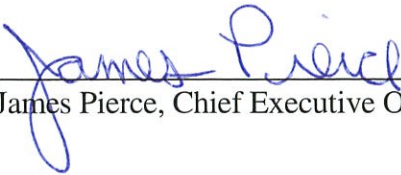
(3) The period for the payments required by Paragraph (2) of this section shall commence on the date the Agency determines that an Event of Default has occurred and is continuing.

Section 10. Survival of the Company's Obligations. The obligations of the Company under this

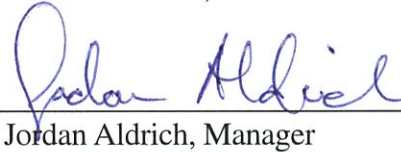
PILOT Agreement shall survive the termination or expiration of the Lease Agreement, for whatever reason terminated or expired.

IN WITNESS WHEREOF, the Agency and the Company have caused this PILOT Agreement to be executed by their Authorized Representatives, all as of the date first above written.

WYOMING COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
James Pierce, Chief Executive Officer

SUNRISE COURTS, LLC

By:   
Jordan Aldrich, Manager

[Signature page – PILOT Agreement]

STATE OF NEW YORK     )  
   ) SS.:  
 COUNTY OF WYOMING    )


On the 12<sup>th</sup> day of May, in the year 2023 before me, the undersigned, personally appeared James Pierce, 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 this instrument.

  
 Notary Public

Robin L. Marschilok  
 Notary Public, State of New York  
 Steuben County, #01MA6230381  
 Commission Expires 11 — 01 — 26

STATE OF NEW YORK     )  
   ) SS.:  
 COUNTY OF WYOMING    )

On the 12<sup>th</sup> day of May, in the year 2023, before me, the undersigned, personally appeared Jordan Aldrich, 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 this instrument.

  
 Notary Public





SCHEDULE "A"

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Warsaw, County of Wyoming and state of New York, being situate on Lot No. 21, Township 9, Range 1 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the intersection of the center line of N.Y.S. Route 20A (Warsaw-Perry State Highway) with the center line of Merchant Road; thence

1. South 88°00' East along the center line of N.Y.S. Route 20A, a distance of 275.0 feet; thence

2. South 01°45' West, parallel to the center line of Merchant Road, a distance of 598.48 feet to a point to the north line of lands conveyed to Earl Clark by deed recorded in the

Wyoming County Clerk's Office in Liber 242 of Deeds at page 321; thence

3. South 89°36" West for a distance of 275.19 feet to the center line of Merchant Road; thence

4. North 01°45" East, along the center line of Merchant Road for a distance of 610.0 feet to the center line of N.Y.S. Route 20A the point of beginning.

EXCEPTING premises conveyed to the County of Wyoming in Liber 222 of Deeds at page 133 on April 6, 1939.

Being and intending to describe the same premises conveyed by Brian Heywood to Warsaw Property Management, LLC by deed dated December 31, 2020 and recorded in the Wyoming County Clerk's Office on January 27, 2021 in Liber 801 of Deeds at page 901.

SUBJECT TO easements, restrictions, covenants, and rights of way of record, if any, affecting the above described premises.

ALSO SUBJECT TO the public in and to any streets and roads abutting the above described premises.

SCHEDULE "B"

| <u>TAX FISCAL YEAR</u> |               |               | <u>APPLICABLE PERCENTAGE</u>      |
|------------------------|---------------|---------------|-----------------------------------|
| <u>Town</u>            | <u>County</u> | <u>School</u> |                                   |
| 2024                   | 2024          | 2023-24       | Pay an amount equal to full taxes |
| 2025                   | 2025          | 2024-25       | 0%                                |
| 2026                   | 2026          | 2025-26       | 0%                                |
| 2027                   | 2027          | 2026-27       | 0%                                |
| 2028                   | 2028          | 2027-28       | 0%                                |
| 2029                   | 2029          | 2028-29       | 0%                                |
| 2030                   | 2030          | 2029-30       | 20%                               |
| 2031                   | 2031          | 2030-31       | 40%                               |
| 2032                   | 2032          | 2031-32       | 60%                               |
| 2033                   | 2033          | 2032-33       | 80%                               |
| 2034                   | 2034          | 2033-34       | 90%                               |
| 2035                   | 2035          | 2034-35       | 100%                              |

Lease Expiration Date: May 31, 2034