

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
d/b/a  
GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER**

**AND**

**MEGA PROPERTIES, INC.**

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**AMENDED AND RESTATED TAX AGREEMENT**

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**Project Address:  
4330 Commerce Drive  
Town of Batavia  
Genesee County, New York**

**Tax Map Nos.  
8-1-63.112  
8.-1-63.112/.P2**

**Affected Tax Jurisdictions:  
Genesee County  
Town of Batavia  
Batavia City School District**

**Dated as of May 1, 2017**

## AMENDED AND RESTATED TAX AGREEMENT

THIS AMENDED AND RESTATED TAX AGREEMENT, dated as of May 1, 2017 (hereinafter, the "Tax Agreement"), is by and between the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER**, a public benefit corporation duly existing under the laws of the State of New York, with its offices located at 99 MedTech Drive, Suite 106, Batavia, New York 14020 (the "Agency") and **MEGA PROPERTIES, INC.**, a Delaware corporation duly authorized to conduct business in the State of New York, having offices at 4330 Commerce Drive, Batavia, New York 14020 (the "Company").

### WITNESSETH:

WHEREAS, the Agency was created by Chapter 565 of the Laws of 1970 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Company and the Agency entered into that certain payment-in-lieu-of-tax agreement, dated as of June 1, 2014 (the "Original Tax Agreement") in connection with a certain project (the "2014 Project") undertaken by the Company, as agent of the Agency, consisting of: (i) the acquisition by the Agency a leasehold interest in an approximately four (4) acre parcel of land located at 4330 Commerce Drive, in the Town of Batavia, Genesee County, New York, as more particularly described on Schedule A attached hereto (the "Land"), (ii) the acquisition, renovation and/or retrofitting of the approximately 25,600 square-foot building located on the Land (the "2014 Existing Building"), and the construction and equipping of an approximately 20,000 square-foot addition to the 2014 Existing Building, and related improvements and infrastructure improvements thereto (collectively, the "2014 Improvements"), and (iii) the acquisition in and around the Land and the 2014 Improvements of certain items of equipment and other tangible personal property (the "2014 Equipment"; and collectively with the Land and the 2014 Improvements, the "2014 Facility"), all in furtherance of the Company's distribution operations; and

WHEREAS, pursuant to the terms of the Original Tax Agreement the Company agreed to make payments in lieu of real property taxes to the Agency for the benefit of Genesee County (the "County"), the Town of Batavia (the "Town") and the Batavia City School District (the "School District" and; collectively with the County and the Town, the "Affected Tax Jurisdictions); and

WHEREAS, the Company has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain Project (the "Project"), consisting of (A) the retention by the Agency of its leasehold interest in the Land and the existing improvements located thereon, consisting principally of the 2014 Improvements (being an existing approximately 45,000 square-foot building, of which approximately 35,000 square feet is used by the Company for its commercial distribution services business and approximately 10,000 square feet is leased by the Company to tenant Exide Batteries) (the "2017 Existing

Improvements"), (B) the construction and equipping on the Land of an approximately 25,000 square-foot addition to the 2017 Existing Improvements for use by the Company (the "2017 Improvements"), and (C) the acquisition by the Company in and around the 2017 Existing Improvements and 2017 Improvements of certain items of machinery, equipment and other tangible personal property (the "2017 Equipment"; and collectively with the Land, the 2017 Existing Improvements and the 2017 Improvements, the "2017 Facility"); and

WHEREAS, the 2014 Facility and the 2017 Facility shall hereinafter be referred to as the "Facility"; and

WHEREAS, in order to induce the Company to acquire, construct and equip the Facility, the Agency is willing to tax or retain a leasehold interest in the Facility pursuant to a certain Amended and Restated Lease Agreement, dated as of May 1, 2017 (the "Amended and Restated Lease Agreement"), and lease its interest in the Facility back to the Company pursuant to the terms and conditions of a certain Amended and Restated Leaseback Agreement, dated as of May 1, 2017 (the "Amended and Restated Leaseback Agreement"); and

WHEREAS, pursuant to Section 874(1) of the Act, the Agency is exempt from the payment of taxes imposed upon real property and improvements owned by it or under its jurisdiction, control or supervision, other than special ad valorem levies, special assessments and service charges against real property which are or may be imposed for special improvements or special district improvements; and

WHEREAS, the Agency and the Company deem it necessary and proper to enter into an agreement making provisions for payments-in-lieu-of-taxes by the Company for the benefit of the Affected Taxing Jurisdictions.

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed that the Original Tax Agreement is hereby amended, restated and replaced in its entirety by this Tax Agreement as follows:

Section I - Payment in lieu of Ad Valorem Taxes:

Section 1.1 A. On July 1, 2014, the Agency filed with the Town of Batavia Assessor and the Affected Taxing Jurisdictions a New York State Form RP-412-a, "Application For Real Property Tax Exemption" (the "2014 Exemption Application") with respect to the 2014 Facility under Section 412-a of the New York State Real Property Tax Law .

Subject to the completion and filing by the Agency by taxable status date March 1, 2018 (the "Taxable Status Date") of an New York State Form RP-412-a, "Application For Real Property Tax Exemption" with respect to the 2017 Facility (the "Exemption Application") under Section 412-a of the New York State Real Property Tax Law and Section 874 of the Act and the approval of the Exemption Application by the appropriate assessors or Board of Assessment Review, the 2017 Facility shall be exempt from Real Estate Taxes (as hereinafter defined) commencing with the 2018-19 School District tax year and the 2019 County and Town tax year. For purposes of the foregoing "Real Estate Taxes" means all general levy real estate taxes levied

against the Facility by the County, the Town and the School District. The Company shall provide to the Agency with the information necessary for the completion and filing of the Exemption Application and shall provide such additional information and take such actions as are required by the appropriate assessors or Board of Assessment Review to process and approve the Exemption Application. Notwithstanding anything contained herein or in the Amended and Restated Leaseback Agreement to the contrary, in the event the exemption from Real Estate Taxes is denied for any reason, the Company shall pay (and hereby agrees to pay) all Real Estate Taxes levied upon the Facility as they become due. After giving written notice to the Agency, the Company may in good faith contest the denial of the Exemption Application, provided that (i) the overall operating efficiency of the Facility is not impaired and the Facility continues to qualify as a "project" under the Act; (ii) neither the Facility nor any part of or interest in it would be in any danger of being sold, forfeited or lost; or (iii) neither the Company nor the Agency, as a result of such contest, shall be in any danger of any civil or criminal liability. 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 except to the extent that such denial results solely from the failure of the Agency to file the Exemption Application with the appropriate assessors or Board of Assessment Review by the Taxable Status Date.

B. Agreement to Make Payments. As long as the Facility is owned by or leased to the Agency, the Company agrees to pay annually to the Affected Tax Jurisdictions as a payment in lieu of taxes, on or before on or before October 1 of each year for School District taxes and on or before January 1 of each year for County and Town taxes (collectively, the "Payment Date"), commencing on October 1, 2018, and January 1, 2019, respectively, an amount equal to the "Total Tax Payment", as described in Schedule B-1 (with respect to the 2014 Facility) and as described in Schedule B-2 (with respect to the 2017 Facility) attached hereto. The Company shall make all such Total Tax Payment in the amounts and on the dates specified above, whether or not any such Total Tax Payment is billed by the Agency, the Affected Tax Jurisdictions, or any other party.

The parties agree and acknowledge that payments made hereunder are to obtain revenues for public purposes, and to provide a revenue source that the Affected Tax Jurisdictions would otherwise lose because the subject parcels are not on the tax rolls.

1.2 Allocation. The Agency shall remit to the Affected Tax Jurisdictions amounts received hereunder, *if any*, within thirty (30) days of receipt of said payment and shall allocate said payments among the Affected Tax Jurisdictions in the same proportion as ad valorem taxes would have been allocated but for the Agency's involvement, unless the Affected Tax Jurisdictions have consented in writing to a specific allocation.

1.3 Tax Rates. For purposes of determining the allocation of the Total Tax Payment among the Affected Tax Jurisdictions, the Agency shall use the last tax rate utilized for levy of taxes by each such jurisdiction. For County and Town and special district purposes, the tax rates used to determine the allocation of the Total Tax Payment shall be the tax rates relating to the calendar year which includes the Tax payment due date. For School District purposes, the tax rates used to determine the Tax payment shall be the rate relating to the School District year which includes the Tax payment due date.

1.4 Valuation of Future Additions to the Facility: If there shall be a future addition to the Facility constructed or added in any manner after the date of this Tax Agreement, the Company shall notify the Agency of such future addition ("Future Addition"). The notice to the Agency shall contain a copy of the application for a building permit, plans and specifications, and any other relevant information that the Agency may thereafter request. Upon the earlier of substantial completion, or the issuance of a certificate of occupancy for any such Future Addition to the Facility, the Company shall become liable for payment of an increase in the Total Tax Payment. The Agency shall notify the Company of any proposed increase in the Total Tax Payment related to such Future Addition. If the Company shall disagree with the determination of assessed value for any Future Additions made by the Agency, then and in that event that valuation shall be fixed by a court of competent jurisdiction. Notwithstanding any disagreement between the Company and the Agency, the Company shall pay the increased Tax payment until a different Total Tax Payment shall be established. If a lesser Total Annual Payment is determined in any proceeding or by subsequent agreement of the parties, the Total Tax Payment shall be re-computed and any excess payment shall be refunded to the Company or, in the Agency's sole discretion, such excess payment shall be applied as a credit against the next succeeding Tax payment(s).

1.5 Period of Benefits. The tax benefits provided for herein should be deemed to include:

With respect to the 2014 Facility, and as more fully set out on Schedule B-1: (i) the 2015-16 School District tax year through the 2024-25 School District tax year and (ii) the 2016 County and Town tax year through the 2025 County and Town tax year; *provided, however*, the Company shall pay (i) the 2025-26 School District tax bill and (ii) the 2026 County and Town tax bill on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years.

With respect to the 2017 Facility, and as more fully set out on Schedule B-2: (i) the 2018-19 School District tax year through the 2027-28 School District tax year and (ii) the 2019 County and Town tax year through the 2028 County and Town tax year; *provided, however*, the Company shall pay (i) the 2028-27 School District tax bill and (ii) the 2029 County and Town tax bills on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years.

This Tax Agreement shall expire on December 31, 2028. In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Tax Agreement executed by both parties after any applicable public hearings. The Company agrees that it will not seek any tax exemption for the Facility while this Tax Agreement is in effect, which could provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided for herein, to the extent actually received (based on the number of lease years elapsed), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Affected Tax

Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

Section II - Special District Charges, Special Assessments and other charges.

2.1 Special district charges, special assessments, and special ad valorem levies (specifically including but not limited to fire district charges), and pure water charges and sewer charges are to be paid in full in accordance with normal billing practices.

Section III - Transfer of Facility.

3.1 In the event that the Facility is transferred from the Agency to the Company (the lease/leaseback agreements are terminated), and the Company is ineligible for a continued tax exemption under some other tax incentive program, or the exemption results in a payment to the Affected Tax Jurisdictions in excess of the payment described in Section I herein, or this Tax Agreement terminates and the property is not timely transferred back to the Company, the Company agrees to pay no later than the next tax lien date (plus any applicable grace period), to each of the Affected Tax Jurisdictions, an amount equal to the taxes and assessments which would have been levied on the Facility if the Facility had been classified as fully taxable as of the date of transfer or loss of eligibility of all or a portion of the exemption described herein or date of termination.

Section IV - Assessment Challenges.

4.1 The Company shall have all of the rights and remedies of a taxpayer as if and to the same extent as if the Company were the owner of the Facility, with respect to any proposed assessment or change in assessment with respect to the Facility by any of the Affected Tax Jurisdictions and likewise shall be entitled to protest before and be heard by the appropriate assessors or Board of Assessment Review, and shall be entitled to take any and all appropriate appeals or initiate any proceedings to review the validity or amount of any assessment or the validity or amount of any tax equivalent provided for herein.

4.2 The Company shall have all of the rights and remedies of a taxpayer with respect to any tax, service charge, special benefit, ad valorem levy, assessment, or special assessment or service charge in lieu of which the Company is obligated to make a payment pursuant to this Tax Agreement, as if and to the same extent as if the Company were the owner of the Facility.

4.3 The Company shall (i) cause the appropriate real estate tax assessment office and tax levy officers to assess the Facility and apply tax rates to the respective assessments as if the Facility were owned by the Company, (ii) file any accounts or tax returns required by the appropriate real estate tax assessment office and tax levy officers.

Section V - Changes in Law.

5.1 To the extent the Facility is declared to be subject to taxation or assessment by an amendment to the Act, other legislative change, or by final judgment of a Court of competent

jurisdiction, the obligations of the Company hereunder shall, to such extent, be null and void.

#### Section VI - Events of Default.

6.1 The following shall constitute "Events of Default" hereunder. The failure by the Company to: (i) make the payments described in Section I within thirty (30) days of the Payment Date (the "Delinquency Date"); (ii) make any other payments described herein on or before the last day of any applicable cure period within which said payment can be made without penalty; or (iii) the occurrence and continuance of any events of default under the Leaseback Agreement after any applicable cure periods. Upon the occurrence of any Event of Default hereunder, in addition to any other right or remedy the Agency and/or the Affected Tax Jurisdictions may have at law or in equity, the Agency and/or Affected Tax Jurisdictions may, immediately and without further notice to the Company (but with notice to the Agency with respect to actions maintained by the Affected Tax Jurisdictions) pursue any action in the courts to enforce payment or to otherwise recover directly from the Company any amounts so in default. The Agency and the Company hereby acknowledge the right of the Affected Tax Jurisdictions to recover directly from the Company any amounts so in default pursuant to Section 874(6) of the General Municipal Law and the Company shall immediately notify the Agency of any action brought, or other measure taken, by any Affected Tax Jurisdiction to recover any such amount.

6.2 If payments pursuant to Section I herein are not made by the Delinquency Dates, or if any other payment required to be made hereunder is not made by the last day of any applicable cure period within which said payment can be made without penalty, the Company shall pay penalties and interest as follows. With respect to payments to be made pursuant to Section I herein, if said payment is not received by the Delinquency Date defined in Section 6.1 herein, the Company shall pay, in addition to said payment, (i) a late payment penalty equal to five percent (5%) of the amount due and (ii) for each month, or any part thereof, that any such payment is delinquent beyond the first month, interest on the total amount due plus the late payment penalty, in an amount equal to one percent (1%) per month. With respect to all other payments due hereunder, if said payment is not paid within any applicable cure period, Company shall pay, in addition to said payment, the greater of the applicable penalties and interest or penalties and interest which would have been incurred had payments made hereunder been tax payments to the Affected Tax Jurisdictions.

#### Section VII - Assignment.

7.1 No portion of any interest in this Tax Agreement may be assigned by the Company, nor shall any person other than the Company be entitled to succeed to or otherwise obtain any benefits of the Company hereunder without the prior written consent of the Agency, which shall not be unreasonably withheld or delayed.

#### Section VIII - Miscellaneous.

8.1 This Tax Agreement may be executed in any number of counterparts each of which shall be deemed an original but all of which together shall constitute a single instrument.

8.2 All notices, claims and other communications hereunder shall be in writing and shall be deemed to be duly given if personally delivered or mailed first class, postage prepaid, as follows:

To the Agency: Genesee County Industrial Development Agency  
d/b/a Genesee County Economic Development Center  
99 MedTech Drive, Suite 106  
Batavia, New York 14020-3141  
Attn.: President/CEO

With a Copy to: Harris Beach PLLC  
99 Garnsey Road  
Pittsford, New York 14534  
Attn.: Russell E. Gaenzle, Esq.

To The Company: Mega Properties, Inc.  
4330 Commerce Drive  
Batavia, New York 14021  
Attn.: Arun Kulkarni

With Copy to: Underberg & Kessler LLP  
300 Bausch & Lomb Place  
Rochester, New York 14604  
Attn.: Helen A. Zamboni, Esq.

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this Section.

8.3 This Tax Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State of New York applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in Genesee County, New York.

8.4 Notwithstanding any other term or condition contained herein, all obligations of the Agency hereunder shall constitute a special obligation payable solely from the revenues and other monies, if any, derived from the Facility and paid to the Agency by the Company. No member of the Agency nor any person executing this Tax Agreement on its behalf shall be liable personally under this Tax Agreement. No recourse shall be had for the payment of the principal or interest on amounts due hereunder or for any claim based upon or in respect of any modification of or supplement hereto against any past, present or future member, officer, agent, servant, or employee, as such, of the Agency, or of any successor or political subdivision, either directly or through the Agency or any such successor, all such liability of such members, officer, agents, servants and employees being, to the extent permitted by law, expressly waived and




released by the acceptance hereof and as part of the consideration for the execution of this Tax Agreement.

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**[Signature Page to Amended and Restated Tax Agreement]**

IN WITNESS WHEREOF, the parties hereto have executed this Tax Agreement as of the day and year first above written.

**GENESEE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY, d/b/a  
GENESEE COUNTY ECONOMIC  
DEVELOPMENT CENTER**

By:   
Mark A. Masse  
Senior Vice President of Operations

**MEGA PROPERTIES, INC.**

By:   
Arun Kulkarni  
President

SCHEDULE A

Land

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 6, Section 3, Township 12, Range 2 of the Holland Purchase; and being further distinguished as part of Lot 2 of the Batavia Gateway Corporate Park Subdivision, as shown on a map filed in the Genesee County Clerk's Office in Map Cabinet No. 2, Slide 32, Map No. 1295; said property being further described as follows:

Commencing at a point marking the intersection of the centerline of Federal Road with the center line of Commerce Drive; thence south along the centerline of Commerce Drive, for a distance of 247.25 feet to a point; thence southeast continuing along said centerline and along a curve to the left having a radius of 220.00 feet for an arc distance of 351.50' to a point; thence east continuing along said centerline, for a distance of 212.06 feet to a point; thence south, for a distance of 33.00 feet to a point on the south highway boundary of Commerce Drive, said point marking the true point and place of beginning; (1) thence South  $01^{\circ} 07' 59''$  East, a distance of 335.00 feet to a point on the north bounds of the New York State Thruway; (2) thence South  $88^{\circ} 52' 01''$  West along said north bounds, for a distance of 520.00 feet to a point; thence (3) North  $01^{\circ} 07' 59''$  West, for a distance of 335.00 feet to a point on the south highway boundary of said Commerce Drive; (4) thence South  $88^{\circ} 52' 01''$  West along said south highway boundary for a distance of 520.00 feet to the point of beginning.

SBL: #8.-1-63.112 and 8.-1-63.112/P2

Property Address: 4330 Commerce Drive, Town of Batavia, New York

Mailing Address: 4330 Commerce Drive, Batavia, New York 14021

SCHEDULE B-1

(2014 Facility)

to

Amended and Restated Tax Agreement dated as of May 1, 2017  
by and between the Genesee County Industrial Development Agency d/b/a  
Genesee County Economic Development Center and  
Mega Properties, Inc.

"Total Tax Payment" shall mean an amount equal to:

<u>Tax Agreement Year</u>	<u>School Tax Year</u>	<u>County and Town Tax Year</u>	<u>Total Taxable Valuation</u>
Year 1	2015-16	2016	Base Valuation, plus (Added Value of Improvements x .00)
Year 2	2016-17	2017	Base Valuation, plus (Added Value of Improvements x .00)
Year 3	2017-18	2018	Base Valuation, plus (Added Value of Improvements x .20)
Year 4	2018-19	2019	Base Valuation, plus (Added Value of Improvements x .20)
Year 5	2019-20	2020	Base Valuation, plus (Added Value of Improvements x .40)
Year 6	2020-21	2021	Base Valuation, plus (Added Value of Improvements x .40)
Year 7	2021-22	2022	Base Valuation, plus (Added Value of Improvements x .60)
Year 8	2022-23	2023	Base Valuation, plus (Added Value of Improvements x .60)
Year 9	2023-24	2024	Base Valuation, plus (Added Value of Improvements x .80)
Year 10	2024-25	2025	Base Valuation, plus (Added Value of Improvements x .80)
Year 11	2025-26	2026	Full Taxes
Year 12	2026-27	2027	Full Taxes
Year 13	2027-28	2028	Full Taxes

For the term of this Tax Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any 2014 Existing Improvements located on Land as of the date of the Original Tax Agreement prior to the completion of any 2014 Project Improvements (the "Valuation"). During the term of this Tax Agreement, the Valuation of the Land shall be increased from time to time by the percentage increase in the assessed valuation in all taxable real property in the Town of Batavia, Genesee County, New York, as of the respective tax status date for the tax year for which the recalculation is being made. The Total Taxable Valuation shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the 2014 Improvements made to the 2014 Facility by the Company, as an agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value of the 2014 Improvements in Tax Agreement Years 1 and 2, with such exemption thereafter being eliminated in 20% increments on an every-other-year basis.

Once the Total Taxable Valuation of the 2014 Facility is established using the Abatement Factor, the Total Tax Payment for the 2014 Facility shall be determined by multiplying the Total Taxable Valuation of the 2014 Facility by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate). After the tenth (10<sup>th</sup>) Tax

Agreement Year, the 2014 Facility shall be subject to full taxation by the Affected Taxing Jurisdictions.

Total Taxable Valuation = Valuation + (Added Value of 2014 Improvements x Abatement Factor)

Total Tax Payment = Total Taxable Valuation of the 2014 Facility (after equalization) x Tax Rate.

SCHEDULE B-2  
(2017 Facility)

to

Amended and Restated Tax Agreement dated as of May 1, 2017  
by and between the Genesee County Industrial Development Agency d/b/a  
Genesee County Economic Development Center and  
Mega Properties, Inc.

"Total Tax Payment" shall mean an amount equal to:

<u>Tax Agreement Year</u>	<u>School District Tax Year</u>	<u>County and Town Tax Year</u>	<u>Total Taxable Valuation</u>
1	2018-19	2019	Base Valuation, plus (Added Value of Improvements x .00)
2	2019-20	2020	Base Valuation, plus (Added Value of Improvements x .00)
3	2020-21	2021	Base Valuation, plus (Added Value of Improvements x .20)
4	2021-22	2022	Base Valuation, plus (Added Value of Improvements x .20)
5	2022-23	2023	Base Valuation, plus (Added Value of Improvements x .40)
6	2023-24	2024	Base Valuation, plus (Added Value of Improvements x .40)
7	2024-25	2025	Base Valuation, plus (Added Value of Improvements x .60)
8	2025-26	2026	Base Valuation, plus (Added Value of Improvements x .60)
9	2026-27	2027	Base Valuation, plus (Added Value of Improvements x .80)
10	2027-28	2028	Base Valuation, plus (Added Value of Improvements x .80)

For the term of this Tax Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any 2017 Existing Improvements located on Land as of the date of this Tax Agreement prior to the completion of any 2017 Project Improvements (the "Valuation"). During the term of this Tax Agreement, the Valuation of the Land shall be increased from time to time by the percentage increase in the assessed valuation in all taxable real property in the Town of Batavia, Genesee County, New York, as of the respective tax status date for the tax year for which the recalculation is being made. The Total Taxable Valuation shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the 2017 Improvements made to the 2017 Facility by the Company, as an agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value of the Improvements in Tax Agreement Years 1 and 2, with such exemption thereafter being eliminated in 20% increments on an every-other-year basis.

Once the Total Taxable Valuation of the 2017 Facility is established using the Abatement Factor, the Total Tax Payment for the 2017 Facility shall be determined by multiplying the Total Taxable Valuation of the 2017 Facility by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate). After the tenth (10<sup>th</sup>) Tax Agreement Year, the 2017 Facility shall be subject to full taxation by the Affected Taxing Jurisdictions.

Total Taxable Valuation = Valuation + (Added Value of Improvements x Abatement Factor)

Total Tax Payment = Total Taxable Valuation of the Facility (after equalization) x Tax Rate.