

CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY

and

TRENTON ROAD, LLC

LEASEBACK AGREEMENT

Dated as of July 1, 2007

City of Utica Industrial Development Agency
2007 Lease/Leaseback Transaction
(Trenton Road, LLC Facility)

THIS LEASEBACK AGREEMENT, dated as of the 1st day of July 2007 by and between **TRENTON ROAD, LLC**, a limited liability company duly organized and validly existing under the laws of the State of New York with offices at 400 Jordan Road, Troy, New York 12180 (the "Company") and **CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices at One Kennedy Plaza, Utica, New York 13502 (the "Agency").

WITNESSETH:

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (the "State"); and

WHEREAS, the Enabling Act authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, renovate, refurbish, equip, lease, maintain, sell and dispose of land and any building or other improvement, and all real and personal properties, including but not limited to, machinery and equipment deemed necessary in connection therewith, whether now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Enabling Act further authorizes each such agency to lease any or all of its facilities at such rentals and on such other terms and conditions as it deems advisable; and

WHEREAS, pursuant to and in accordance with the provisions of the Enabling Act, Chapter 710 of the Laws of 1981 of the State of New York (hereinafter collectively, the "Act") created the Agency, which is empowered under the Act to undertake the leasing of the facility described below; and

WHEREAS, the Company desires to (i) construct and renovate a 58.81± acre parcel of land located on Trenton Road in the City of Utica, commonly known as the Weaver Property (the "Land"); (ii) construct on the Land a new mixed-use residential development project consisting of one hundred forty-four (144) senior rental apartments in three (3) three-story buildings and a one-story community building (collectively, the "Senior Development"); ten (10) townhouse buildings consisting of four (4) units each with attached garages, seventy (70) single-family homes (each townhouse or single-family home being a "Unit") with attached garages (collectively, "Single Family Development"), together with all planned infrastructure (the "Infrastructure") (the Senior Development, the Family Development and the Infrastructure referred to collectively as the "Improvements"); and (iii) acquire and install machinery and equipment in the Improvements (the "Equipment"), all for the purpose of developing an intergenerational community know as Colonial Square Subdivision (the Land, the Improvements, and the Equipment referred to collectively as the "Facility"); and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to accept a leasehold interest in the land, improvements and personal property constituting the Facility and lease said land, improvements and personal property back to the Company pursuant to the terms and conditions contained herein; and

WHEREAS, in 1994 the legislature of the State designated the cohesive area including all or parts of the counties of Oneida, Herkimer, Montgomery, Fulton, Schenectady, Schoharie, Saratoga, and Albany associated with and revealing the natural features and historic development including Native

American settlement, the colonial period and industrialization of the region commonly known as the Mohawk Valley Region (the "Mohawk Valley"); and

WHEREAS, in 1994 the legislature of the state of the State included the Mohawk Valley within a statewide system of designated heritage areas pursuant to Section 35.03 (o) of Title G of the Parks, Recreation and Historic Preservation Law of the State ("PRHPL"); and

WHEREAS, the Mohawk Valley Heritage Corridor Commission (the "Commission") adopted a management plan (the "Plan") pursuant to Section 35.05 of the PRHPL in June 1997 and the Plan was effective April 1998; and

WHEREAS, the Facility will be located within the boundaries of the Corridor; and

WHEREAS, the Agency has determined that providing the Facility will accomplish, in part, its public purposes; and

WHEREAS, the Company has agreed with the Agency, on behalf of the Agency and as the Agency's agent, to construct and equip the Facility in accordance with the Plans and Specifications presented to the Agency members (the "Project"); and

WHEREAS, by resolution duly adopted on June 28, 2007 the Commission found and determined that the Project will (1) develop new housing within the City, (2) improve vacant land within the City with residential structures that help re-establish the historically tightly knit urban nature of the area, and (3) bring to the City additional residents with relatively high disposable income which will benefit the City's economy, including its downtown commercial district and, more broadly, help retain retail and service establishments throughout the City all in accordance with the Plan; and

WHEREAS, the Agency proposes to lease the Facility to the Company, and the Company desires to rent the Facility from the Agency, upon the terms and conditions hereinafter set forth in this Leaseback Agreement.

AGREEMENT

NOW THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereby formally covenant, agree and bind themselves as follows:

Section 1.1 Representations and Covenants of Agency.

The Agency makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Agency is duly established and validly existing under the provisions of the Act and has full legal right, power and authority to execute, deliver, and perform each of the Agency Documents and the other documents contemplated thereby. Each of the Agency Documents and the other documents contemplated thereby has been duly authorized, executed and delivered by the Agency.

(b) The Agency will accept transfer of a leasehold interest in the Facility, lease the Facility back to the Company pursuant to this Leaseback Agreement and designate the Company as its agent for purposes of the Project, all for the purpose of promoting the industry, health, welfare, convenience and prosperity of the inhabitants of the State and the County of Oneida and improving their standard of living.

(c) By resolution adopted on February 27, 2007, the Agency determined that, based upon the recommendation of the City of Utica Planning Board on November 1, 2006, and based upon the review by the Agency of the materials submitted and the representation made by the Company relating to the Facility, the Facility would not have a "significant impact" or "significant effect" on the environment within the meaning of the SEQR Act.

(d) Neither the execution and delivery of any of the Agency Documents and the other documents contemplated thereby nor the consummation of the transactions contemplated thereby nor the fulfillment of or compliance with the provisions of any of the Agency Documents and the other documents contemplated thereby, will conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of the Act, any other law or ordinance of the State or any political subdivision thereof or of the Agency's Certificate of Establishment or Bylaws, as amended, or of any corporate restriction or any agreement or instrument to which the Agency is a party or by which it is bound, or result in the creation or imposition of any Lien of any nature upon any of the Property of the Agency under the terms of the Act or any such law, ordinance, Certificate of Establishment, Bylaws, restriction, agreement or instrument.

(e) Each of the Agency Documents and the other documents contemplated thereby constitutes a legal, valid and binding obligation of the Agency enforceable against the Agency in accordance with its terms.

(f) The Agency has been induced to enter into this Leaseback Agreement by the undertaking of the Company to construct, equip, maintain and repair the Facility and related jobs in the City of Utica, New York.

Section 1.2 Representations and Covenants of Company.

The Company makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Company is a limited liability company duly organized and validly existing under the laws of the State of New York and authorized to conduct business in the State of New York, and has full legal right, power and authority to execute, deliver and perform each of the Company Documents and the other documents contemplated thereby. Each of the Company Documents and the other documents contemplated thereby has been duly authorized, executed and delivered by the Company and each constitutes a legal, valid and binding obligation of the Company enforceable against the Company in accordance with its respective terms.

(b) Neither the execution and delivery of any of the Company Documents and the other documents contemplated thereby nor the consummation of the transactions contemplated thereby nor the fulfillment of or compliance with the provisions of any of the Company Documents and the other documents contemplated thereby, will conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of the article of organization of the Company, the operating agreement of the Company, any law or ordinance of the State or any political subdivision thereof, or any restriction or any agreement or instrument to which the Company is a party or by which it is bound, or result in the creation or imposition of any Lien of any nature upon any of the Property of the Company under the terms of any such law, ordinance, restriction, agreement or instrument.

(c) The providing of the Facility by the Agency and the leasing thereof by the Agency to the Company will not result in the removal of an industrial or manufacturing plant, facility or other commercial activity of the Company from one area of the State to another area of the State nor result in the abandonment of one or more commercial or manufacturing plants or facilities of the Company located within the State; and the Agency has found that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

(d) The Facility and the design, construction, equipping and operation thereof will conform with all applicable zoning, planning, building and environmental laws, ordinances, rules and regulations of governmental authorities having jurisdiction over the Facility. The Company shall defend, indemnify and hold harmless the Agency for expenses, including reasonable attorneys' fees, resulting from any failure of the Company to comply with the provisions of this subsection (d).

(e) The Company has caused to be transferred to the Agency a leasehold interest in all those properties and assets contemplated by this Leaseback Agreement.

(f) To the best of the Company's knowledge, there is no action, litigation, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending, or, to the knowledge of the Company, threatened against or affecting the Company, to which the Company is a party, and in which an adverse result would in any way diminish or adversely impact on the Company's ability to fulfill its obligations under this Leaseback Agreement or any of Company Documents or the transactions contemplated therein.

(g) The Company covenants that the Facility will comply in all respects with all environmental laws and regulations and, except in compliance with environmental laws and regulations,

(i) that no pollutants, contaminants, solid wastes, or toxic or hazardous substances will be stored, treated, generated, disposed of, or allowed to exist on the Facility except in compliance with all material applicable laws, (ii) the Company will take all reasonable and prudent steps to prevent an unlawful release of hazardous substances onto the Facility or onto any other property, (iii) that no asbestos will be incorporated into or disposed of on the Facility, (iv) subsequent to the date hereof that no underground storage tanks not previously located at the Facility will be located on the Facility, and (v) that no investigation, order, agreement, notice, demand or settlement with respect to any of the above is threatened, anticipated or in existence. The Company upon receiving any information or notice contrary to the representations contained in this Section shall immediately notify the Agency in writing with full details regarding the same. The Company hereby releases the Agency from liability with respect to, and agrees to defend, indemnify, and hold harmless the Agency, its executive director, directors, members, officers, employees, agents (except the Company), representatives, successors and assigns from and against any and all claims, demands, damages, costs, orders, liabilities, penalties and expenses (including reasonable attorneys' fees) related in any way to any violation of the covenants or failure to be accurate of the representations contained in this Section. In the event the Agency in its reasonable discretion deems it necessary to perform due diligence with respect to any of the above, or to have an environmental audit performed with respect to the Facility, the Company agrees to pay the expenses of same to the Agency upon demand, and agrees that upon failure to do so, its obligation for such expense shall be deemed to be additional rent.

ARTICLE II

DEMISING CLAUSES AND RENTAL PROVISIONS

Section 2.1 Agreement to Convey to Agency.

The Company has transferred to the Agency a leasehold interest in the real property, including any buildings, structures or improvements thereon, described in Exhibit A attached hereto and the Company has or will convey all of the interest in the equipment described in Exhibit B (the "Equipment"). The Company agrees that the Agency's interest in the Facility resulting from said conveyances will be sufficient for the purposes intended by this Leaseback Agreement and agrees that it will defend, indemnify and hold the Agency harmless from any expense or liability arising out of a defect in title or a lien adversely affecting the Facility and will pay all reasonable expenses incurred by the Agency in defending any action with respect to title to or a lien affecting the Facility.

Section 2.2 Constructing and Equipping of the Facility.

The Company, as agent for the Agency, will undertake the Project. The Company hereby covenants and agrees to annually file with the Department of Taxation and Finance the statement required by General Municipal Law Section 874(8) concerning the value of sales tax exemptions claimed.

Section 2.3 Demise of Facility.

The Agency hereby demises and leases the Facility to the Company and the Company hereby rents and leases the Facility from the Agency upon the terms and conditions of this Leaseback Agreement.

Section 2.3A Execution of Unit Lease and PILOT Agreement

- (1) Within 10 Business Days after the issuance of a Certificate of Occupancy for a Unit, the Company will notify the Agency in writing of the completion of a Unit and submit to the Agency a Unit Lease and PILOT Agreement between the Agency and the Owner with respect to the individual Unit. Each Unit Lease and PILOT Agreement will be in substantially in the form of **Exhibit F** attached to this Leaseback Agreement. Unless an Event of Default has occurred and is continuing, the Agency will execute and acknowledge the Unit Lease and PILOT Agreement and return it to the Company within five Business Days after its receipt by the Agency.
- (2) Upon execution of the Unit Lease and PILOT Agreement, this Leaseback Agreement will be deemed to have been modified to exclude the Unit that is the subject of the Unit Lease and PILOT Agreement from the description of the Premises subject to this Leaseback Agreement. At the written request of the Company, the Agency will execute and acknowledge, at the time the Unit Lease and PILOT Agreement is entered into, a modification to the Memorandum of Leaseback Agreement reflecting the modification of the description of the Premises to exclude the Unit from the description of the Premises.
- (3) Simultaneously with the execution and delivery of each Unit Lease and PILOT Agreement, the Agency and the Company will enter into a Unit Lease to Agency as provided in the Lease to Agency.

- (4) Each Unit Lease and PILOT Agreement will terminate on the earlier (i) of the tenth anniversary of the date on which the Certificate of Occupancy was issued and (ii) _____, [2025].
- (5) Each Unit Lease and PILOT Agreement will provide for the payment of payments in lieu of taxes ("PILOT Payments") based on an escalating percentage of the real property taxes that would be payable if the Project were not exempt from real property taxes, according to the tables set forth in Exhibit G.

Section 2.4 Remedies to be Pursued Against Contractors, Subcontractors, Materialmen and their Sureties.

In the event of a default by any contractor, subcontractor, materialman or other person under any contract made by it in connection with the Facility or in the event of a breach of warranty or other liability with respect to any materials, workmanship, or performance guaranty, the Company at its expense, either separately or in conjunction with others, may pursue any and all remedies available to it and the Agency, as appropriate, against the contractor, subcontractor, materialman or other Person so in default and against any surety for the performance of such contract. The Company, in its own name or in the name of the Agency, may prosecute or defend any action or proceeding or take any other action involving any such contractor, subcontractor, materialman or surety or other person which the Company deems reasonably necessary, and in such event the Agency, at the Company's expense, hereby agrees to cooperate fully with the Company and to take all action necessary to effect the substitution of the Company for the Agency in any such action or proceeding. The Company shall advise the Agency of any actions or proceedings taken hereunder. The Agency may but shall not be obligated to prosecute or defend any action or proceeding or take any other action involving any such contractor, subcontractor, materialman or surety or other person which the Agency deems reasonably necessary, at the Company's expense.

Section 2.5 Duration of Lease Term; Quiet Enjoyment.

(a) The Agency shall deliver to the Company sole and exclusive possession of the Facility (subject to Sections 5.3 and 7.1 hereof) and the leasehold estate created hereby shall commence on the Closing Date and the Company shall accept possession of the Facility on the Closing Date.

(b) Except as provided in Section 7.1 hereof, the leasehold estate created hereby (i) with respect to the Senior Development, shall terminate at 11:59 p.m. on July 31, 2035 or on such earlier date as may be permitted by Section 8.1 hereof, and (ii) with respect to the Single Family Development, shall terminate at 11:59 p.m. on [July 31], [2025] or on such earlier date as may be permitted by Section 8.1 hereof.

(c) The period commencing on the date described in Section 2.5(a) herein through the date described in Section 2.5(b) herein shall be herein defined as the Lease Term.

(d) Except as provided in Sections 5.3 and 7.1 hereof, the Agency shall neither take nor suffer or permit any action to prevent the Company during the Lease Term from having quiet and peaceable possession and enjoyment of the Facility and will, at the request of the Company and at the Company's cost, cooperate with the Company in order that the Company may have quiet and peaceable possession and enjoyment of the Facility as hereinabove provided.

Section 2.6 Rents and Other Amounts Payable.

(a) The Company shall pay basic rent for the Facility as follows: One Dollar (\$1.00) per year commencing on the Closing Date and on the First Business Day of each and every April thereafter during the term of this Leaseback Agreement.

(b) In addition to the payments of rent pursuant to Section 2.6(a) hereof, throughout the Lease Term, the Company shall pay to the Agency as additional rent, within ten (10) days of receipt of demand therefore, the expenses of the Agency and the members thereof incurred (i) by reason of the Agency's ownership or leasing of the Facility or (ii) in connection with the carrying out of the Agency's duties and obligations under the Agency Documents, the payment of which is not otherwise provided for under this Leaseback Agreement. The foregoing shall not be deemed to include any annual or continuing administrative or management fee beyond any initial administrative fee or fee for services rendered by the Agency.

(c) The Company shall pay an annual administrative fee for the Facility as follows: Five Thousand Dollars (\$5,000.00) per year commencing on the Closing Date and on the First Business Day of each and every July thereafter during the term of this Leaseback Agreement.

(d) The Company, under the provisions of this Section 2.6, agrees to make the above-mentioned payments in immediately available funds and without any further notice in lawful money of the United States of America. In the event the Company shall fail to timely make any payment required in Section 2.6(a), 2.6(b) or 2.6(c), the Company shall pay the same together with interest on such payment at a rate equal to two percent (2%) plus the prime rate as established by Bank of America, but in no event at a rate higher than the maximum lawful prevailing rate, from the date on which such payment was due until the date on which such payment is made.

Section 2.7 Obligations of Company Hereunder Unconditional. The obligations of the Company to make the payments required in Section 2.6 hereof, and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be general obligations of the Company, and shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it may otherwise have against the Agency or any other Person. The Company agrees it will not (i) suspend, discontinue or abate any payment required hereunder, (ii) fail to observe any of its other covenants or agreement in this Leaseback Agreement or (iii) terminate this Leaseback Agreement for any cause whatsoever except as otherwise herein provided.

Subject to the foregoing provisions, nothing contained in this Section 2.7 shall be construed to release the Agency from the performance of any of the agreements on its part contained in this Leaseback Agreement or to affect the right of the Company to seek reimbursement, and in the event the Agency should fail to perform any such agreement, the Company may institute such separate action against the Agency as the Company may deem necessary to compel performance or recover damages for non-performance, and the Agency covenants that it will not, subject to the provisions of Section 5.2 hereof, take, suffer or permit any action which will adversely affect, or create any defect in its title to the Facility or which will otherwise adversely affect the rights or estate of the Company hereunder, except upon written consent of the Company.

Section 2.8 Special Obligation.

(a) The obligations of the Agency under the Agency Documents constitute a special obligation of the Agency, and all charges payable pursuant to or expenses or liabilities incurred

thereunder shall be payable solely out of the revenues and other moneys of the Agency derived and to be derived from the leasing of the Facility, any sale or other disposition of the Equipment and as otherwise provided in the Authorizing Resolution, the Lease Agreement, this Leaseback Agreement and the PILOT Agreement. Neither the members, officers, agents (except the Company) or employees of the Agency, nor any person executing the Agency Documents, shall be liable personally or be subject to any personal liability or accountability by reason of the leasing, construction, equipping or operation of the Facility. The obligations of the Agency under the Agency Documents are not and shall not be an obligation of the State or any municipality of the State and neither the State nor any such municipality (including, without limitation, the City of Utica) shall be liable thereon.

(b) All payments made by the Agency or on behalf of the Company pursuant to the Agency Documents shall, to the extent of the sum or sums so paid, satisfy and discharge the liability of the Agency for moneys payable pursuant to the Agency Documents.

ARTICLE III

MAINTENANCE, MODIFICATIONS, TAXES AND INSURANCE

Section 3.1 Maintenance and Modifications of Facility by Company.

(a) The Company shall not abandon the Facility or cause or permit any waste to the Improvements. During the Lease Term, the Company shall not remove any material part of the Facility outside of the jurisdiction of the Agency and shall (i) keep the Facility in as reasonably safe condition as its operation shall permit; (ii) make all necessary repairs and replacements to the Facility (whether ordinary or extraordinary, structural or nonstructural, foreseen or unforeseen); and (iii) operate the Facility in a sound and economic manner.

(b) With the written consent of the Agency, which shall not be unreasonably withheld, the Company at its own expense from time to time may make any structural additions, modification or improvements to the Facility or any part hereof, provided such actions do not adversely affect the structural integrity of the Facility. All such additions, modifications or improvements made by the Company shall become a part of the Facility and the Property of the Agency; provided, however, the Company shall not be qualified for a sales and use tax exemption when making said additions, modifications or improvements except to the extent (i) the Company is acting as agent for the Agency under an Agent Agreement between the Agency and the Company that contemplates said additions, modifications or improvements or (ii) as otherwise provided by law. The Company agrees to deliver to the Agency all documents that may be necessary or appropriate to convey to the Agency title to or a leasehold interest in such Property.

Section 3.2 Installation of Additional Equipment.

The Company or any permitted sublessee of the Company from time to time may install additional machinery, equipment or other personal property in the Facility (which may be attached or affixed to the Facility), and such machinery, equipment or other personal property shall not become, or be deemed to become, a part of the Facility. The Company from time to time may remove or permit the removal of such machinery, equipment and other personal property from the Facility, provided that any such removal of such machinery, equipment or other personal property shall not occur (i) if any Event of Default which has not been cured has occurred; or (ii) if any such removal shall adversely affect the structural integrity of the Facility or impair the overall operating efficiency of the Facility for the purposes for which it is intended, and provided further, that if any damage is occasioned to the Facility by such

removal, the Company agrees to promptly repair such damage at its own expense; or (iii) if any such removal results in the Facility to not constitute a "Project" as such term is defined in the Act.

Section 3.3 Taxes, Assessments and Utility Charges.

(a) The Company agrees to pay, as the same become due and before any fine, penalty, interest (except interest which is payable in connection with legally permissible installment payments) or other cost may be added thereto or become due or be imposed by operation of law for the non-payment thereof, (i) all taxes, payments in lieu of taxes and governmental charges of any kind whatsoever which may at anytime be lawfully assessed or levied against or with respect to the Facility and any machinery, equipment or other Property installed or brought by the Company therein or thereon, including, without limiting the generality of the foregoing, any sales or use taxes imposed with respect to the Facility or any part or component thereof, or the rental or sale of the Facility or any part thereof and any taxes levied upon or with respect to the income or revenues of the Agency from the Facility; (ii) all utility and other charges, including service charges, incurred or imposed for or with respect to the operation, maintenance, use, occupancy, upkeep and improvement of the Facility; (iii) all assessments and charges of any kind whatsoever lawfully made by any governmental body for public improvements; and (iv) all payments under the PILOT Agreement; provided that, with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Company shall be obligated under this Leaseback Agreement to pay only such installments as are required to be paid during the Lease Term.

(b) The Company, at its own expense and in its own name and on behalf of or in the name of the Agency but with notice to the Agency, may in good faith contest any such taxes, assessments and other charges. In the event of any such proceedings, the Company may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such proceedings and any appeal therefrom, provided, however, that (i) neither the Facility nor any part thereof or interest therein would be in any immediate danger of being sold, forfeited or lost by reason of such proceedings and (ii) the Company shall have set aside on its books adequate reserves with respect thereto and shall have furnished such security, if any, as may be required in such proceedings or requested by the Agency.

(c) The Agency agrees that if it or the Company contests any taxes, assessments or other charges provided for in paragraph (b) hereof, all sums returned, as a result thereof, will be promptly transmitted by the Agency to the Company and that the Company shall be entitled to retain all such amounts.

(d) Within thirty (30) days of receipt of written request therefor, the Company shall deliver to the Agency official receipts of the appropriate taxing authorities or other proof reasonably satisfactory to the Agency evidencing payment of any tax.

Section 3.4 Insurance Required.

At all times throughout the Lease Term, including, when indicated herein, during the Construction Period, the Company shall, at its sole cost and expense, maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by businesses of like size and type and shall pay, as the same become due and payable, all premiums with respect thereto, including, but not necessarily limited to:

(a) Insurance against loss or damage by fire, lightning and other casualties customarily insured against, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the completed Improvements, exclusive of

footings and foundations, as determined by a recognized appraiser or insurer selected by the Company. During the Construction Period, such policy shall be written in the so-called "Builder's Risk Completed Value Non-Reporting Form" and shall contain a provision granting the insured permission to complete and/or occupy.

(b) Workers' compensation insurance, disability benefits insurance and each other form of insurance that the Company or any permitted sublessee is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Company or any permitted sublessee who are located at or assigned to the Facility. This coverage shall be in effect from and after the Completion Date or on such earlier date as any employees of the Company, any permitted sublessee, any contractor or subcontractor first occupy the Facility.

(c) Insurance protecting the Agency and the Company against loss or losses from liability imposed by law or assumed in any written contract (including the contractual liability assumed by the Company under Section 5.2 hereof) and arising from personal injury, including bodily injury or death, or damage to the property of others, caused by an accident or occurrence with a limit of liability of not less than \$3,000,000 (combined single limit for personal injury, including bodily injury or death, and property damage), comprehensive automobile liability including all owned, non-owned and hired autos with a limit of liability of not less than \$3,000,000 (combined single limit or equivalent for personal injury, including bodily injury or death, and property damage) protecting the Agency and the Company against any loss or liability or damage for personal injury, including bodily injury or death, or property damage. This coverage shall also be in effect during the Construction Period.

(d) During the Construction Period (and for at least one year thereafter in the case of Products and Completed Operations as set forth below), the Company shall cause the general contractor to carry liability insurance of the type and providing the minimum limits set forth below:

(i) Workers' compensation and employer's liability with limits in accordance with applicable law.

(ii) Comprehensive general liability providing coverage for:
Premises and Operations
Products and Completed Operations
Owners Protective
Contractors Protective
Contractual Liability
Personal Injury Liability
Broad Form Property Damage
(including completed operations)
Explosion Hazard
Collapse Hazard
Underground Property Damage Hazard

Such insurance shall have a limit of liability of not less than \$3,000,000 (combined single limit for personal injury, including bodily injury or death, and property damage).

(iii) Comprehensive auto liability, including all owned, non-owned and hired autos, with a limit of liability of not less than \$3,000,000 (combined single limit for personal injury, including bodily injury or death, and property damage).

(e) A policy or policies of flood insurance in the maximum amount of flood insurance available with respect to the Facility under the Flood Disaster Protection Act of 1973, as amended, whichever is less. This requirement will be waived upon presentation of evidence satisfactory to the Agency that no portion of the Land is located within an area identified by the U.S. Department of Housing and Urban Development as having special flood hazards.

Section 3.5 Additional Provisions Respecting Insurance.

(a) All insurance required by Section 3.4 hereof shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the entity required to procure the same and authorized to write such insurance in the State. Such insurance may be written with deductible amounts comparable to those on similar policies carried by other companies engaged in businesses similar in size, character and other respects to those in which the procuring entity is engaged. All policies evidencing the insurance required by Section 3.4 hereof shall provide for at least thirty (30) day's prior written notice of the restriction, cancellation or modification thereof to the Agency. The policy evidencing the insurance required by Section 3.4(c) hereof shall name the Agency as an additional named insured. All policies evidencing the insurance required by Sections 3.4(d)(ii) and (iii) shall name the Agency and the Company as additional named insureds. The policies under Section 3.4(a) shall contain appropriate waivers of subrogation.

(b) All policies or certificates (or binders) of insurance required by Sections 3.4 hereof shall be submitted to the Agency on or before the Closing Date. The Company shall deliver to the Agency before the renewal date of each policy a certificate dated not earlier than the immediately preceding month reciting that there is in full force and effect, with a term covering at least the next succeeding calendar year, insurance of the types and in the amounts required by Section 3.4 hereof and complying with the additional requirements of Section 3.5(a) hereof. Prior to the expiration of each such policy, the Company shall furnish the Agency with evidence that such policy has been renewed or replaced or is no longer required by this Leaseback Agreement. The Company shall provide such further information with respect to the insurance coverage required by this Leaseback Agreement as the Agency may from time to time reasonably require.

Section 3.6 Application of Net Proceeds of Insurance. The net proceeds of the insurance carried pursuant to the provisions of Section 3.4 hereof shall be applied as set forth in the mortgage, if any, and in any event shall continue to protect the Agency from any liability whatsoever. Once the mortgage has been released, the net proceeds shall be applied as follows: (i) the net proceeds of the insurance required by Sections 3.4(a) and (e) hereof shall be applied as provided in Section 4.1 hereof, and (ii) the net proceeds of the insurance required by Sections 3.4(b), (c), and (d) hereof shall be applied toward extinguishment or satisfaction of the liability with respect to which such insurance proceeds may be paid.

Section 3.7 Right of Agency to Pay Taxes, Insurance Premiums and Other Charges.

If the Company fails (i) to pay any tax, together with any fine, penalty, interest or cost which may have been added thereto or become due or been imposed by operation of law for nonpayment thereof, or payments-in-lieu-of-taxes pursuant to the PILOT Agreement, assessment or other governmental charge required to be paid by Section 3.3 hereof, (ii) to maintain any insurance required to be maintained by Section 3.4 hereof, (iii) to pay any amount required to be paid by any law or ordinance relating to the use or occupancy of the Facility or by any requirement, order or notice of violation thereof issued by any governmental person, (iv) to pay any mechanic's Lien which is recorded or filed against the Facility or any part thereof (unless contested in accordance with the provision of Section 5.9(b) hereof), (v) to pay any real property transfer gains tax, together with any interest and penalties thereon, which is

due and payable by reason of a conveyance of the leasehold estate in and to the Facility pursuant to a judicial sale in any foreclosure action or by deed and/or assignment in lieu of foreclosure or (vi) to pay any other amount or perform any act hereunder required to be paid or performed by the Company hereunder, the Agency may but shall not be obligated to pay or cause to be paid such tax or payments-in-lieu-of-tax pursuant to the PILOT Agreement, assessment or other governmental charge or the premium for such insurance or any such other payment or may perform any such act. No such payment shall be made or act performed by the Agency until at least ten (10) days shall have elapsed since notice shall have been given by the Agency to the Company, and in the case of any tax, assessment or governmental charge or the amounts specified in paragraphs (iii), (v) and (vi) hereof, no such payment shall be made in any event if the Company is contesting the same in good faith to the extent and as permitted by this Leaseback Agreement unless an Event of Default hereunder shall have occurred and be continuing. Notwithstanding the provisions of this Section 3.7, if, because of the Company's failure to make payments as described in this Section 3.7, either the Agency, or any of its respective members, directors, officers, agents (except the Company), or employees, shall be threatened with a fine, liability, expense or imprisonment, then the Agency may immediately make payment on behalf of the Company in avoidance thereof. No such payment by the Agency shall affect or impair any rights of the Agency hereunder arising in consequence of such failure by the Company. The Company shall, on demand, reimburse the Agency for any amount so paid or for expenses or costs incurred in the performance of any such act by the Agency pursuant to this Section (which shall include all legal fees and disbursements), together with interest thereon from the date of payment of such amount, expense or cost by the Agency at one percent above the prime rate as established by Bank of America, but in no event more than to the extent permitted by law.

ARTICLE IV

DAMAGE, DESTRUCTION AND CONDEMNATION

Section 4.1 Damage or Destruction of the Facility.

(a) If the Facility or any part or component shall be damaged or destroyed (in whole or in part) at any time during the Lease Term:

(i) the Agency shall have no obligation to replace, repair, rebuild, restore or relocate the Facility; and

(ii) there shall be no abatement or reduction in the amounts payable by the Company under this Leaseback Agreement (whether or not the Facility is replaced, repaired, rebuilt, restored or relocated); and

(iii) upon the occurrence of such damage or destruction, the Net Proceeds derived from the insurance shall be paid in accordance with the terms of the mortgage, if any, so long as the mortgage is in effect. After the release of the mortgage, the Net Proceeds derived from the insurance shall be paid to the Company, except as otherwise provided in Section 8.1 and subsection (d) hereof.

(b) Any replacements, repairs, rebuilding, restorations or relocations of the Facility by the Company after the occurrence of such damages or destruction shall be subject to the following conditions:

(i) the Facility shall be in substantially the same condition and value as an operating entity as existed prior to the damage or destruction;

(ii) the Facility shall continue to constitute a "project" as such term is defined in the Act; and

(iii) the Facility will be subject to no Liens, other than Permitted Encumbrances.

(c) All such repair, replacement, rebuilding, restoration or relocation of the Facility shall be effected with due diligence in a good and workmanlike manner in compliance with all applicable legal requirements, shall be promptly and fully paid for by the Company in accordance with the terms of the applicable contracts, and shall automatically become a part of the Facility as if the same were specifically provided herein.

(d) If the Company shall exercise its option to terminate this Leaseback Agreement pursuant to Section 8.1 hereof such Net Proceeds shall be applied to the payment of the amounts required to be paid by Section 8.2 hereof. If an Event of Default hereunder shall have occurred and the Agency shall have exercised its remedies under Section 7.2 hereof such Net Proceeds shall be applied to the payment of the amounts required to be paid by Section 7.2 and Section 7.4 hereof.

Section 4.2 Condemnation.

(a) If title to or use of the Facility shall be taken by Condemnation (in whole or in part) at any time during the Lease Term:

(i) the Agency shall have no obligation to replace, repair, rebuild, restore or relocate the Facility or acquire, by construction or otherwise, facilities of substantially the same nature as the Facility ("Substitute Facilities"); and

(ii) there shall be no abatement or reduction in the amounts payable by the Company under this Leaseback Agreement (whether or not the Facility is replaced, repaired, rebuilt, restored or relocated or Substitute Facilities acquired); and

(iii) upon the occurrence of such Condemnation, the Net Proceeds derived therefrom shall be paid in accordance with the terms of the mortgage, if any, so long as the mortgage is in effect. After the release of the mortgage, the Net Proceeds derived therefrom shall be paid to the Company except as otherwise provided in Section 8.1 and subsection (d) hereof.

(b) Any replacements, repairs, rebuilding, restorations, relocations of the Facility by the Company after the occurrence of such Condemnation or acquisitions by the Company of Substitute Facilities shall be subject to the following conditions:

(i) the Facility or the Substitute Facilities shall be in substantially the same condition and value as an operating entity as existed prior to the Condemnation;

(ii) the Facility or the Substitute Facilities shall continue to constitute a "project" as such term is defined in the Act; and

(iii) the Facility or the Substitute Facilities will be subject to no Liens, other than Permitted Encumbrances.

(c) All such repair, replacement, rebuilding, restoration or relocation of the Facility shall be effected with due diligence in a good and workmanlike manner in compliance with all applicable legal requirements, shall be promptly and fully paid for by the Company in accordance with the terms of the applicable contracts, and shall automatically become a part of the Facility as if the same were specifically described herein.

(d) If the Company shall exercise their option to terminate this Leaseback Agreement pursuant to Section 8.1 hereof such Net Proceeds shall be applied to the Payment of the amounts required to be paid by Section 8.2 hereof. If any Event of Default hereunder shall have occurred and the Agency shall have exercised its remedies under Section 7.2 hereof such Net Proceeds shall be applied to the payment of the amounts required to be paid by Section 7.2 and Section 7.4 hereof.

Section 7.3 Condemnation of Company-Owned Property. The Company shall be entitled to the proceeds of any Condemnation award or portion thereof made for damage to or taking of any Property, which, at the time of such damage or taking, is not part of the Facility.

ARTICLE V

SPECIAL COVENANTS

Section 5.1 No Warranty of Condition or Suitability by Agency.

THE AGENCY MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION, TITLE, DESIGN, OPERATION, MERCHANTABILITY OR FITNESS OF THE FACILITY OR THAT IT IS OR WILL BE SUITABLE FOR THE COMPANY'S PURPOSES OR NEEDS.

Section 5.2 Hold Harmless Provisions.

(a) The Company agrees that the Agency, its directors, members, officers, agents (except the Company) and employees shall not be liable for and agree to defend, indemnify, release and hold the Agency, its directors, members, officers, agents (except the Company) and employees harmless from and against any and all (i) liability for loss or damage to Property or injury to or death of any and all Persons that may be occasioned by, directly or indirectly, any cause whatsoever pertaining to the Facility or arising by reason of or in connection with the occupation or the use thereof or the presence of any Person or Property on, in or about the Facility or the Land or (ii) liability arising from or expense incurred by the Agency's financing, acquiring, constructing, renovating, equipping, owning and leasing of the Facility, including without limiting the generality of the foregoing, all claims arising from the breach by the Company of any of its covenants contained herein, and all causes of action and attorneys' fees and any other expenses incurred in defending any claims, suits or actions which may arise as a result of any of the foregoing, provided that any such losses, damages, liabilities or expenses of the Agency are not incurred or do not result from the gross negligence or intentional or willful wrongdoing of the Agency, or any of its directors, members, agents (except the Company) or employees. The foregoing indemnities shall apply notwithstanding the fault or negligence in part of the Agency or any of its members, directors, officers, agents or employees and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability.

(b) Notwithstanding any other provisions of this Leaseback Agreement, the obligations of the Company pursuant to this Section 5.2 shall remain in full force and effect after the termination of this Leaseback Agreement until the expiration of the period stated in the applicable statute of limitations during which a claim, cause of action or prosecution relating to the matters herein described may be brought and payment in full or the satisfaction of such claim, cause of action or prosecution relating to the matters herein described and the payment of all expenses and charges incurred by the Agency, or its respective members, directors, officers, agents and employees, relating to the enforcement of the provisions herein specified.

(c) In the event of any claim against the Agency or its members, directors, officers, agents or employees by any employee or contractor of the Company or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the obligation of the Company hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, disability benefits or other employee benefit acts.

Section 5.3 Right to Inspect Facility.

The Agency and the duly authorized agents of the Agency shall have the right at all reasonable times to inspect the Facility. The Agency shall honor and comply with any restricted access policy of the Company relating to the Facility.

Section 5.4 Company to Maintain Its Existence.

The Company agrees that during the Lease Term it will maintain its existence, will not dissolve, liquidate or otherwise dispose of substantially all of its assets and will not consolidate with or merge into another corporation or permit one or more corporations to consolidate with or merge into it, except as otherwise provided for in this Leaseback Agreement.

Section 5.5 Qualification in State.

The Company throughout the Lease Term shall continue to be duly authorized to do business in the State.

Section 5.6 Agreement to File Annual Statements and Provide Information.

The Company shall file with the New York State Department of Taxation and Finance an annual statement of the value of all sales and use tax exemptions claimed in connection with the Facility in compliance with Section 874(8) of the New York State General Municipal Law. The Company further agrees whenever requested by the Agency to provide and certify or cause to be provided and certified such information concerning the Company, their finances, their operations and their affairs necessary to enable the Agency to make any report required by law, governmental regulation or any of the Agency Documents.

Section 5.7 Books of Record and Account; Financial Statements.

The Company at all times agrees to maintain proper accounts, records and book in which full and correct entries shall be made, in accordance with generally accepted accounting principles, of all transactions and events relating to the business and affairs of the Company.

Section 5.8 Compliance With Orders, Ordinances, Etc.

(a) The Company, throughout the Lease Term, agrees that it will promptly comply, and cause any sublessee or occupant of the Facility to comply, with all statutes, codes, laws, acts, ordinances, orders, judgments, authorizations, directions and requirements, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Facility or any part thereof or to the acquisition, construction, renovation and equipping thereof, or to any use, manner of use or condition of the Facility or any part thereof, of all federal, state, county, municipal and other governments, departments, commissions, boards, courts, authorities, officials and officers and companies or associations insuring the premises having jurisdiction of the Facility or any part thereof, or to the acquisition, construction, renovation and equipping thereof, or to any use, manner of use or condition of the Facility or any part thereof.

(b) The Company shall construct, equip, use, operate and manage the Facility, in accordance with all applicable Environmental Laws and Environmental Permits (as such terms are defined in the Environmental Compliance and Indemnification Agreement), and shall cause all operators, tenants, subtenants, licensees and occupants of the Facility to construct, equip, use, operate and manage the Facility in accordance with any applicable Environmental Laws and Environmental Permits, and shall not cause, allow or permit the Facility or any part thereof to be operated or used for the storage, treatment, generation, transportation, processing, handling, production, management or disposal of any Hazardous Substances other than in accordance with all applicable Environmental Laws and Environmental Permits. The Company shall obtain and comply with, and shall cause all contractors, subcontractors, operators, tenants, subtenants, licensees and occupants of the Facility to obtain and comply with, all Environmental Permits. The Company shall not cause or permit any change to be made in the present or intended construction, renovation, equipping, use or operation of the Facility which would (i) involve the storage, treatment, generation, transportation, processing, handling, management, production or disposal of any Hazardous Substance other than in accordance with any applicable Environmental Law, or the construction, equipping, use or operation of the Facility as a landfill or waste management or disposal site or for manufacturing or industrial purposes or for the storage of petroleum or petroleum based products other than in accordance with any applicable Environmental Law, (ii) violate any applicable Environmental Laws, (iii) constitute a violation or non-compliance with any Environmental Permit or (iv) increase the risk of a Release of any Hazardous Substance (as such terms are defined in the Environmental Compliance and Indemnification Agreement). The Company shall promptly provide the Agency with a copy of all notifications which the Company gives or receives with respect to environmental conditions at or in the vicinity of the Facility, any past or present Release or the threat of a Release of any Hazardous Substance on, at or from the Facility or any property adjacent to or within the immediate vicinity of the Facility. If the Company receives or becomes aware of any such notification that is not in writing or otherwise capable of being copied, the Company shall promptly advise the Agency of such verbal, telephonic or electronic notification and confirm such notice in writing. The Company shall undertake and complete all investigations, studies, sampling and testing and all removal or remedial actions necessary to contain, remove and clean up all Hazardous Substances that are or may become present at the Facility and are required to be removed and/or remediated in accordance with all applicable Environmental Laws and all Environmental Permits. The Company shall allow the Agency, its officers, members, employees, agents, representatives, contractors and subcontractors reasonable access to the Facility during regular business hours of the Company for the purposes of ascertaining the environmental conditions at, on or in the vicinity of the Facility, including, but not limited to, subsurface conditions. If at any time the Agency obtains any notice or information that the Company or the Facility or the construction, equipping, use or operation of the Facility may be in violation of an Environmental Law or in non-compliance with any Environmental Permit or standard, the Agency may require that a full or supplemental environmental inspection and audit report with respect to the Facility of a scope and level of detail reasonably satisfactory to the Agency be prepared by a professional environmental engineer or

other qualified environmental scientist reasonably acceptable to the Agency, at the Company's sole cost and expense. Said audit may, but is not required to or limited to, include a physical inspection of the Facility, a records search, a visual inspection of any property adjacent to or within the immediate vicinity of the Facility, personnel interviews, review of all Environmental Permits and the conduct of a scientific testing. If necessary to determine whether a violation of an Environmental Law exists, such inspection shall also include subsurface testing for the presence of Hazardous Substances in the soil, subsoil, bedrock, surface water and/or groundwater. If said audit report indicates the presence of any Hazardous Substance or a Release or Disposal (as such terms are defined in the Environmental Compliance and Indemnification Agreement) or the threat of a Release or Disposal of any Hazardous Substance on, at or from the Facility, the Company shall promptly undertake and diligently pursue to completion all necessary, appropriate investigative, containment, removal, clean up and other remedial actions required by any Environmental Law, using methods recommended by the professional engineer or other environmental scientist who prepared said audit report and acceptable to the appropriate federal, state and local agencies or authorities. For purposes of this Section, "Hazardous Materials" includes, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sections 9601, et seq.), the Superfund Amendments and Reauthorization Act of 1986 (Pub.L. No. 99-499, 100 stat. 1613 (1986)), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Sections 1801, et seq.), and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local environmental law, ordinance, rule, or regulation. The provisions of this Section shall be in addition to any and all other obligations and liabilities the Company may have to the Agency at common law or otherwise, and shall survive the transactions contemplated herein.

(c) The Company hereby covenants and agrees, at its sole cost and expense, to indemnify, protect, defend, save and hold harmless the Agency, its officers, directors, members, employees, agents and representatives acting in their official capacity, from and against any and all damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, actions, proceedings, costs, disbursements or expenses (including, without limitation, attorneys' and experts' fees, expenses and disbursements, and attorneys' fees incurred to enforce the terms, conditions and provisions of this agreement) of any kind or nature whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, its officers, members, employees, agents (except the Company), representatives, contractors and subcontractors relating to, resulting from or arising out of (i) the environmental conditions at, on or in the vicinity of the Facility, (ii) the construction, equipping, operation or use of the Facility in violation of any applicable Environmental Law for the storage, treatment, generation, transportation, processing, handling, management, production or disposal of any Hazardous Substance or as a landfill or other waste disposal site, or for military, manufacturing or industrial purposes or for the commercial storage of petroleum or petroleum based products, (iii) the presence of any Hazardous Substance or a Release or Disposal or the threat of a Release or Disposal of any Hazardous Substance or waste on, at or from the Facility, (iv) the failure to promptly undertake and diligently pursue to completion all necessary, appropriate and legally authorized investigative, containment, removal, clean up and other remedial actions with respect to a Release or the threat of a Release of any Hazardous Substance on, at or from the Facility, required by any Environmental Law, (v) human exposure to any Hazardous Substance, noises, vibrations or nuisances of whatever kind to the extent the same arise from the condition of the Facility or the construction, equipping, ownership, use, sale, operation, conveyance or operation thereof in violation of any Environmental Law, (vi) a violation of any applicable Environmental Law, (vii) non-compliance with any Environmental Permit or (viii) a material misrepresentation or inaccuracy in any representation or warranty or a material breach of or failure to perform any covenant made by the Company in the Environmental Compliance and Indemnification Agreement (collectively, the "Indemnified Matters").

(d) Notwithstanding the provisions of subsections (a), (b) and (c) hereof, the Company may in good faith contest the validity or the applicability of any requirement of the nature referred to in such subsections (a) and (b) by appropriate legal proceedings conducted in good faith and with due diligence. In such event, the Company may fail to comply with the requirement or requirements so contested during the period of such contest and any appeal therefrom, unless the Agency shall notify the Company that by failure to comply with such requirement or requirements, the Facility or any part thereof may be subject to loss, penalty or forfeiture, in which event the Company shall promptly take such action with respect thereto or provide such security as shall be satisfactory to the Agency. If at any time the then existing use or occupancy of the Facility shall, pursuant to any zoning or other law, ordinance or regulation, be permitted only so long as such use or occupancy shall continue, the Company shall use its best efforts to not cause or permit such use or occupancy to be discontinued without the prior written consent of the Agency.

(e) Notwithstanding the provisions of this Section 5.8, if, because of a breach or violation of the provisions of subsections (a), (b) or (c) hereof (without giving effect to subsection (d) hereof), the Agency or any of its members, directors, officers, agents, or employees, shall be threatened with a fine, liability, expense or imprisonment, then, upon notice from the Agency, the Company shall immediately provide legal protection and/or pay amounts necessary in the opinion of the Agency and its members, directors, officers, agents and employees deem sufficient, to the extent permitted by applicable law, to remove the threat of such fine, liability, expense or imprisonment.

(f) Notwithstanding any provisions of this Section, the Agency retains the right to defend itself in any action or actions which are based upon or in any way related to such Hazardous Materials and Hazardous Substances. In any such defense of itself, the Agency shall select its own counsel, and any and all costs of such defense, including, without limitation, attorney and consultant fees, investigation and laboratory fees, court costs, and litigation expenses, shall be paid by the Company.

Section 5.9 Discharge of Liens and Encumbrances.

(a) The Company, throughout the Lease Term, shall not permit or create or suffer to be permitted or created any Lien, except for Permitted Encumbrances, upon the Facility or any part thereof by reason of any labor, services or materials rendered or supplied or claimed to be rendered or supplied with respect to the Facility or any part thereof.

(b) Notwithstanding the provisions of subsection (a) hereof, the Company may in good faith contest any such Lien. In such event, the Company may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, unless the Agency shall notify the Company that by nonpayment of any such item or items, the Facility or any part thereof may be subject to loss or forfeiture, in which event the Company shall promptly secure payment of all such unpaid items by filing a bond, in form and substance satisfactory to the Agency, thereby causing such Lien to be removed or by taking such other actions as may be satisfactory to the Agency to protect their respective interests. Mechanics' Liens shall be discharged or bonded within thirty (30) days of the filing or perfection thereof.

Section 5.10 Depreciation Deductions and Investment Tax Credit.

The parties agree that, as between them, the Company shall be entitled to all depreciation deductions with respect to any depreciable property comprising a part of the Facility and to any investment credit with respect to any part of the Facility.

Section 5.11 Employment Opportunities, Notice of Jobs.

The Company covenants and agrees that, in consideration of the participation of the Agency in the transactions contemplated herein, it will, except as otherwise provided by collective bargaining contracts or agreements to which it is a party, cause any new employment opportunities created in connection with the Facility to be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the Facility is located (collectively the "Referral Agencies"). The Company also agrees that it will, except as otherwise provided by collective bargaining contracts or agreements to which it is a party, first consider for such new employment opportunities persons eligible to participate in federal job training partnership (PL 97-300) programs who shall be referred by the Referral Agencies.

Section 5.12 Limitation of Liability of the Agency.

The liability of the Agency to the Company under this Leaseback Agreement shall be enforceable only out of the Agency's interest under this Leaseback Agreement, and there shall be no other recourse against the Agency, its officers, members, agents and employees, past, present or future, or any of the property now or hereafter owned by it or them.

ARTICLE VI

RELEASE OF CERTAIN LAND; ASSIGNMENTS AND SUBLEASING;
PLEDGE OF INTERESTS

Section 6.1 Restriction on Sale of Facility; Release of Certain Land.

(a) Except as otherwise specifically provided in this Article VI and in Article VII hereof, the Agency shall not sell, convey, transfer, encumber or otherwise dispose of the Facility or any part thereof or any of its rights under this Leaseback Agreement, without the prior written consent of the Company.

(b) The Agency and the Company from time to time may release from the provisions of this Leaseback Agreement and the leasehold estate created hereby any part of, or interest in, the Land which is not necessary, desirable or useful for the Facility. In such event, the Agency, at the Company's sole cost and expense, shall execute and deliver, any and all instruments necessary or appropriate to so release such part of, or interest in, the Land and convey such title thereto or interest therein to the Company or such other Person as the Company may designate.

(c) No conveyance of any part of, or interest in the Land affected under the provisions of this Section 6.1 shall entitle the Company to any abatement or diminution of the rents payable by it under this Leaseback Agreement.

Section 6.2 Removal of Equipment.

(a) The Agency shall not be under any obligation to remove, repair or replace any inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary item of Equipment. In any

instance where the Company determines that any item of Equipment (except for the fixtures) has become inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary, the Company with the prior written consent of the Agency (which consent may not be unreasonably withheld but may be subject to such conditions as the Agency may deem appropriate), may remove such items from the Facility and may sell, trade-in, exchange or otherwise dispose of the same, as a whole or in part, provided that such removal will not materially impair the operation of the Facility for the purpose for which it is intended or change the nature of the Facility so that it does not constitute a "project" under the Act.

(b) The Agency shall execute and deliver to the Company all instruments necessary or appropriate to enable the Company to sell or otherwise dispose of any such item of Equipment. The Company shall pay any costs (including counsel fees) incurred in transferring title to any item of Equipment removed pursuant to this Section 6.2.

(c) The removal of any item of Equipment pursuant to this Section shall not entitle the Company to any abatement or diminution of the rents payable by it under this Leaseback Agreement.

Section 6.3 Assignment and Subleasing.

(a) This Leaseback Agreement may not be assigned, in whole or in part, and the Facility may not be subleased, in whole or in part, except to a "Related Person" of the Company (as such quoted term is defined in subparagraph (c) of paragraph three of subsection (b) at Section four-hundred sixty-five of the Internal Revenue Code of 1986, as amended, without the prior written consent of the Agency in each instance. A transfer in excess of 50% of the equity voting interests of the Company except to a Related Person shall be deemed an assignment and require the prior written consent of the Agency. Any assignment or sublease shall be on the following conditions, as of the time of such assignment or sublease:

(i) no assignment or sublease shall relieve the Company from primary liability for any of its obligations hereunder;

(ii) the assignee or sublessee shall assume the obligations of the Company hereunder to the extent of the interest assigned or subleased;

(iii) the Company shall, within (10) days after the delivery thereof, furnish or cause to be furnished to the Agency a true and complete copy of such assignment or sublease and the instrument of assumption;

(iv) neither the validity nor the enforceability of the Leaseback Agreement shall be adversely affected thereby; and

(v) the Facility shall continue to constitute a "project" as such quoted term is defined in the Act.

(b) If the Agency shall so request, as of the purported effective date of any assignment or sublease pursuant to subsection (a) of this Section 6.3, the Company at its cost shall furnish the Agency, with an opinion, in form and substance satisfactory to the Agency, (i) of Transaction Counsel as to item (v) above, and (ii) of Independent Counsel as to item (iv) above.

Section 6.4 Pledge of Agency's Interests to Bank.

The Agency may be requested to pledge and assign its rights to and interest in this Leaseback Agreement and in all amounts payable by the Company pursuant to Section 2.6 hereof and all other provisions of this Leaseback Agreement (other than Unassigned Rights), to a lending institution. The Agency shall not unreasonably withhold its consent to such mortgage, pledge and assignment by the Agency. Notwithstanding the foregoing, all indemnities herein contained shall subsequent to such pledge and assignment continue to run to the Agency for its benefit.

Section 6.6 Merger of Agency.

(a) Nothing contained in this Leaseback Agreement shall prevent the consolidation of the Agency with, or merger of the Agency into, or assignment of leasehold interest in the entire Facility to any other public benefit corporation or political subdivision which has the legal authority to own and lease the Facility, provided that upon any such consolidation, merger or transfer, the due and punctual performance and observance of all the agreements and conditions of this Leaseback Agreement to be kept and performed by the Agency shall be expressly assumed in writing by the public benefit corporation or political subdivision resulting from such consolidation or surviving such merger or to which the Facility shall be transferred.

(b) Within thirty (30) days after the consummation of any such consolidation, merger or assignment, the Agency shall give notice thereof in reasonable detail to the Company and shall furnish to the Company, at the sole cost and expense of the Company, a favorable opinion of Independent Counsel as to compliance with the provisions of Section 6.6(a) hereof. The Agency promptly shall furnish such additional information with respect to any such transaction as the Company may reasonably request.

ARTICLE VII

EVENTS OF DEFAULTS AND REMEDIES

Section 7.1 Events of Default Defined.

(a) The following shall be "Events of Default" under this Leaseback Agreement:

(i) the failure by the Company to pay or cause to be paid on the date due, the amount specified to be paid pursuant to Section 2.6(a) and (b) hereof and upon failure to cure such default within five (5) days of receipt of notice as herein provided;

(ii) the failure by the Company to observe and perform any covenant contained in Sections 5.6 and 6.3 hereof;

(iii) any representation or warranty of the Company herein or in any of the Company's Documents shall prove to have been false or misleading in any material respect;

(iv) the failure by the Company to observe and perform any covenant, condition or agreement hereunder on their part to be observed or performed (except obligations referred to in 7.1(a)(i), (ii), and (iii)) for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, given to the Company by the Agency;

(v) the failure by the Company to release, stay, discharge, lift or bond within thirty (30) days any execution, garnishment, judgment or attachment of such consequence as may impair its ability to carry on its operations; or the failure by the Company generally to pay its debts as they become due; or an assignment by the Company for the benefit of creditors; the commencement by the Company (as the debtor) of a case in Bankruptcy or any proceeding under any other insolvency law; or the commencement of a case in Bankruptcy or any proceeding under any other insolvency law against the Company (as the debtor) and a court having jurisdiction in the premises enters a decree or order for relief against the Company as the debtor in such case or proceeding, or such case or proceeding is consented to by the Company or remains undismitted for forty (40) days, or the Company consents to or admits the material allegations against it in any such case or proceeding; or a trustee, receiver or agent (however named) is appointed or authorized to take charge of substantially all of the property of the Company for the purpose of enforcing a lien against such Property or for the purpose of general administration of such Property for the benefit of creditors;

(vi) the invalidity, illegality or unenforceability of the PILOT Agreement or the failure of the Company to make payments thereunder when due;

(vii) a breach of any covenant or representation contained in Section 5.8 hereof with respect to environmental matters; or

(viii) failure to maintain insurance as provided for in Section 3.4 and Section 3.5 herein.

(b) Notwithstanding the provisions of Section 7.1(a), if by reason of force majeure any party hereto shall be unable in whole or in part to carry out its obligations under Sections 2.2 and 3.1 of this Leaseback Agreement and if such party shall give notice and full particulars of such force majeure in writing to the other party, within a reasonable time after the occurrence of the event or cause relied upon, such obligations under this Leaseback Agreement of the party giving such notice (and only such obligations), so far as they are affected by such force majeure, shall be suspended during continuance of the inability, which shall include a reasonable time for the removal of the effect thereof. The term "force majeure" as used herein shall include, without limitation, acts of God, strikes, lockouts or other industrial disturbances, acts of public enemies, acts, priorities or orders of any kind of the government of the United States of America or of the State or any of their departments, agencies, governmental subdivisions, or officials, any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fire, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accident to machinery, transmission pipes or canals, shortages of labor or materials or delays of carriers, partial or entire failure of utilities, shortage of energy or any other cause or event not reasonably within the control of the party claiming such inability and not due to its fault. The party claiming such inability shall remove the cause for the same with all reasonable promptness. It is agreed that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the party having difficulty, and the party having difficulty shall not be required to settle any strike, lockout and other industrial disturbances by acceding to the demands of the opposing party or parties.

Section 7.2 Remedies on Default.

(a) Whenever any Event of Default shall have occurred, the Agency may take, to the extent permitted by law, any one or more of the following remedial steps:

(i) declare, by written notice to the Company, to be immediately due and payable, whereupon the same shall become immediately due and payable: (A) all unpaid installments of rent payable pursuant to Section 2.6(a) and (b) hereof and (B) all other payments due under this Leaseback Agreement; provided, however, that if an Event of Default specified in Section 7.1(a)(v) hereof shall have occurred, such installments of rent and other payments due under this Leaseback Agreement shall become immediately due and payable without notice to the Company or the taking of any other action by the Agency;

(ii) [intentionally omitted];

(iii) terminate, on ten (10) days written notice to the Company the Lease Term and all rights of the Company under this Leaseback Agreement holding the Company liable for the amount, if any, by which the aggregate of the rents and other amounts payable by the Company hereunder exceeds the aggregate of the rents and other amounts received from such other Person under the new lease;

(iv) enter upon the Facility and complete the construction of the Facility in accordance with the Plans and Specifications and in connection therewith (a) engage architects, contractors, materialmen, laborers and suppliers and others, (b) employ watchmen to protect and preserve the Facility, (c) assume any contract relating to the Facility and take over and use all labor, materials, supplies and equipment, whether or not previously incorporated into the Facility, (d) pay, settle or compromise all bills or claims, and (e) discontinue any work or change any course of action already undertaken with respect to the Facility;

(v) terminate the Agency's leasehold interest in the Facility and terminate the PILOT Agreement. The Agency shall have the right to execute an appropriate termination of leaseback agreement with respect to the Facility and to place the same on record in the Oneida County Clerk's Office, at the expense of the Company, and in such event the Company waives delivery and acceptance of such termination of the Leaseback Agreement. The Company does hereby appoint the Agency as its true and lawful agent to execute such instruments and documents as may be necessary and appropriate to effectuate such termination as aforesaid. Such appointment of the Agency as the agent of the Company shall be deemed to be an agency coupled with an interest and such appointment shall be irrevocable;

(vi) take any other action at law or in equity which may appear necessary or desirable to collect the payments then due or thereafter to become due hereunder, to secure possession of the Facility, and to enforce the obligations, agreements or covenants of the Company under this Leaseback Agreement.

(b) [intentionally omitted].

(d) No action taken pursuant to this Section 7.2 shall relieve the Company from its obligation to make all payments required hereunder.

(e) After an Event of Default shall have occurred, the Company shall have the right upon notice to the Agency to enter the Facility with agents or representatives of the Agency to remove any equipment or other personalty owned by the Company if such equipment or personalty is not part of the Facility.

Section 7.3 Remedies Cumulative.

No remedy herein conferred upon or reserved to the Agency is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and in addition to every other remedy given under this Leaseback Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Agency to exercise any remedy reserved to it in this Article VII, it shall not be necessary to give any notice, other than such notice as may be herein expressly required in this Leaseback Agreement.

Section 7.4 Agreement to Pay Attorneys' Fees and Expenses.

In the event the Company should default under any of the provisions of this Leaseback Agreement and the Agency should employ attorneys or incur other expenses for the collection of amounts payable hereunder or the enforcement of performance or observance of any obligations or agreements on the part of the Company herein contained, the Company shall, on demand therefor, pay to the Agency the fees of such attorneys and such other expenses so incurred.

Section 7.5 No Additional Waiver Implied by One Waiver.

In the event any agreement contained herein should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 7.6 Recapture.

(a) If the Company shifts its activities to a facility outside of the City of Utica and, as a result, fails to achieve the economic benefits projected, then the Agency will declare this Leaseback Agreement to be in default and require the value of the incentives utilized to date to be repaid, with interest (determined as the New York State legal interest rate).

(b) If it is determined that the economic benefits projected by the Company have not been achieved for reasons other than described above, then the Agency will afford the Company a hearing where the Company will have the opportunity to present its case as to relevant issues. The following criteria will be used to determine if a valid exemption exists for failure to achieve the economic benefits projected by the Company:

(i) Natural Disaster: if a natural disaster such as fire, flood or tornado disrupts the business.

(ii) Industry Trends: an evaluation of industry trends will be made relevant to the Company, and a determination reached as to whether the Company is in a market that is declining. International and national data will be used in the evaluation. An industry is considered in decline when,

measure by the appropriate SIC code, it experiences employment or revenue declines – beyond its control – of 10% or more over 3 years.

(iii) Loss of Major Supplier or Customer: if the loss of a customer or supplier represents 15% or more of the sales of the Company.

(iv) Productivity Improvements: if new technology, equipment or general productivity improvements result in the need for less than projected employees or investment.

(v) Unfair Competition: if an international competitor utilizes an unfair competitive advantage to acquire market share.

(c) If the Agency, based on criteria outlined in paragraphs (a) and (b) above, then determines that the Company's reasons for failing to meet the economic benefit projections are invalid, the Agency may declare this Leaseback Agreement to be in default and require the value of the incentives utilized to date to be repaid, with interest.

(d) The Agency in granting benefits retains all rights to impose, delay or waive penalties and the right to deviate from these recapture provisions.

(e) No violation of these provisions in Section 7.6 will, in and of itself, constitute a default of any financing debt instrument.

ARTICLE VIII

EARLY TERMINATION OF LEASEBACK AGREEMENT; OPTION IN FAVOR OF COMPANY

Section 8.1 Early Termination of Leaseback Agreement.

(a) The Company shall have the option to terminate this Leaseback Agreement at any time upon filing with the Agency a certificate signed by an Authorized Representative of the Company stating the Company's intention to do so pursuant to this Section and the date upon which such payments required by Section 8.2 hereof shall be made (which date shall not be less than 45 nor more than 90 days from the date such certificate is filed) and upon compliance with the requirements set forth in Section 8.2 hereof.

(b) The Agency shall have the option at any time to terminate this Leaseback Agreement and to demand immediate payment in full of the rental reserved and unpaid as described in Section 2.6 hereof upon written notice to the Company of the occurrence of an Event of Default hereunder.

Section 8.2 Conditions to Early Termination of Leaseback Agreement.

In the event the Company exercises its option to terminate this Leaseback Agreement in accordance with the provisions of Section 8.1 hereof, the Company shall make the following payments:

(a) To the Agency or the Taxing Authorities (as such term is defined in the PILOT Agreement), as appropriate pursuant to the terms of the PILOT Agreement: all amounts due and payable under the PILOT Agreement as of the date of the conveyance described in Section 8.3 hereof.

(b) To the Agency: an amount certified by the Agency sufficient to pay all unpaid fees and expenses of the Agency incurred under the Agency Documents.

Section 8.3 Termination of Leaseback Agreement. Upon termination or expiration of the Lease Term, in accordance with Sections 2.5 or 8.1 hereof, this Leaseback Agreement and the Lease Agreement shall be terminated automatically, such termination to be evidenced by the Company or the Agency giving written notice (which may be contained in the certificate attached hereto as Exhibit E) (i) declaring the Company's or the Agency's election to terminate and (ii) fixing the date of closing such termination, which shall be the date on which the Lease Agreement and this Leaseback Agreement are to be terminated or terminate.

Section 8.4 Condition of Facility at Termination.

Upon termination pursuant to Section 8.3 hereof, the Agency shall deliver to the Company all necessary documents (i) to terminate the Agency's leasehold interest in and to the Land, as such Land exists, subject only to the following: (A) any Liens to which title to such Land was subject when conveyed to the Agency, (B) any Liens created at the request of the Company, to the creation of which the Company consented or in the creation of which the Company acquiesced, (C) any Permitted Encumbrances and (D) any Liens resulting from the failure of the Company to perform or observe any of the agreements on its part contained in this Leaseback Agreement or arising out of an Event of Default hereunder, and (ii) to release and convey to the Company all of the Agency's rights and interest in and to any rights of action or any Net Proceeds of insurance or Condemnation awards with respect to the Facility (but not including any Unassigned Rights). Upon the termination of the Agency's leasehold interest pursuant to this Article VIII, all Agency documents shall terminate.

ARTICLE IX

MISCELLANEOUS

Section 9.1 Notices.

All notices, certificates and other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered and, if delivered by mail, shall be sent by certified mail, postage prepaid, addressed as follows:

To the Agency: City of Utica Industrial Development Agency
One Kennedy Plaza
Utica, New York 13502
Attn.: Joseph H. Hobika, Jr., Executive Director

With a Copy To: Callanen, Foley & Hobika
1417 Genesee Street
Utica, New York 13501
Attn.: Andrew Hobika, Esq.

To the Company: Trenton Road, LLC
400 Jordan Road
Troy, New York 12108
Attn.: Walter F. Uccellini, Managing Member

With a Copy To: Roemer Wallens & Mineaux LLP
 13 Columbia Circle
 Albany, New York 12203
 Attn.: John R. Mineaux, 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.

Section 9.2 Binding Effect.

This Leaseback Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

Section 9.3 Severability.

In the event any provision of this Leaseback Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 9.4 Amendments, Changes and Modifications.

This Leaseback Agreement may not be amended, changed, modified, altered or terminated except in a writing executed by the parties hereto.

Section 9.5 Execution of Counterparts.

This Leaseback 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. Only possession of the counterpart marked "Secured Party's Original" shall be effective to perfect the rights of any holder of the Leaseback Agreement as counterparts shall be marked "Duplicate" and no security interest therein can be created except by possession of the "Secured Party's Original" counterpart.

Section 9.6 Applicable Law.

This Leaseback Agreement shall be governed exclusively by the applicable laws of the State without regard or reference to its conflict of laws principles.

Section 9.7 List of Additional Equipment; Further Assurances.

(a) Upon the Completion Date with respect to the Facility and the installation of all of the Equipment therein, the Company shall prepare and deliver to the Agency a schedule listing all of the Equipment not previously described in this Leaseback Agreement. If requested by the Agency, the Company shall thereafter furnish to the Agency within sixty (60) days after the end of each calendar year, a schedule listing all of the Equipment not theretofore previously described herein or in the aforesaid schedule.

(b) The Agency and the Company shall execute and deliver all instruments and shall furnish all information necessary or appropriate to perfect or protect any security interest created or contemplated by this Leaseback Agreement.

Section 9.8 Survival of Obligations.

This Leaseback Agreement shall survive the performance of the obligations of the Company to make payments hereunder and all indemnities shall survive the foregoing and any termination or expiration of this Leaseback Agreement.

Section 9.9 Table of Contents and Section Headings not Controlling.

The Table of Contents and the headings of the several Sections in this Leaseback Agreement have been prepared for convenience of reference only and shall not control or affect the meaning of or be taken as an interpretation of any provision of this Leaseback Agreement.

Section 9.10 No Broker.

Agency and Company represent and warrant to the other that neither Agency nor Company has dealt with any broker or finder entitled to any commission, fee, or other compensation by reason of the execution of this Leaseback Agreement, and each party agrees to indemnify and hold the other harmless from any charge, liability or expense (including attorneys' fees) the other may suffer, sustain, or incur with respect to any claim for a commission, fee or other compensation by a broker or finder claiming by, through or under the other party.

Section 9.11 Recording and Filing.

This Leaseback Agreement or a memorandum thereof, shall be recorded or filed, as the case may be, in the Office of the Clerk of Oneida County, New York, or in such other office as may at the time be provided by law as the property place for the recordation or filing thereof.

Section 9.12 Definitions.

All capitalized terms used in this Leaseback Agreement and not otherwise defined shall have the meanings assigned thereto in the Schedule of Definitions attached hereto as Schedule A.

IN WITNESS WHEREOF, the Company and the Agency have caused this **Leaseback Agreement** to be executed in their respective names, all as of the date first above written.

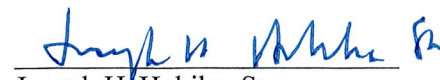
TRENTON ROAD, LLC

By:


Erik A. Steffensen
Assistant Manager

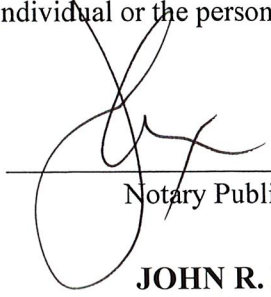
CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By:


Joseph H. Hobika, Sr.
Chairman

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

On the 28 day of July 2007 before me, the undersigned a notary public in and for said state, personally appeared **Eric A. Steffensen**, Assistant Manager of Trenton Road, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

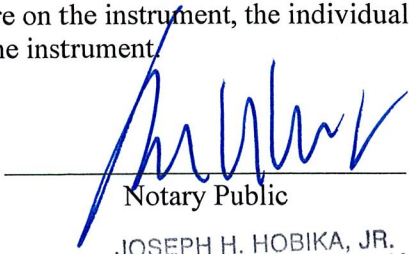


Notary Public

JOHN R. MINEAUX
Notary Public, State of New York
No. 02MI4829537
Qualified in Albany County
Commission Expires March 30, 2011

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

On the 30 day of July 2007 before me, the undersigned a notary public in and for said state, personally appeared **Joseph H. Hobika, Sr.**, Chairman of the City of Utica Industrial Development Agency, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOSEPH H. HOBIKA, JR.
Notary Public, State of New York
Reg. No 02HO6100395
Appointed in Oneida County
My Commission Expires 10/20/20 07

EXHIBIT A

ALL that tract or parcel of land, situate in the City of Utica, County of Oneida and State of New York, bounded and described as follows:

BEGINNING at an iron rod on the westerly highway boundary of Trenton Road, said iron rod standing at the intersection of the westerly highway boundary of Trenton Road with the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit (now or formerly), as described in a Deed dated July 14, 2000 and filed in the Oneida County Clerks Office in Liber 2926 of Deeds at Page 312; said point of beginning being further described as standing therein distant S 11° 40' 29" E 430.00 feet as measured along the westerly highway boundary of Trenton Road from the intersection of the westerly highway boundary of Trenton Road with the northerly line of the City of Utica and the southerly line of the Town of Deerfield; thence S 11° 40' 29" E 47.97 feet along the westerly highway boundary of Trenton Road to a point standing on the northerly highway boundary of Lamplighter Circle (proposed) and on a curve to the left; thence southwesterly and then southerly 216.94 feet along said aforementioned curve to the left and on the northerly and then westerly highway boundary of Lamplighter Circle (proposed) with a radius of 153.00 feet and a delta angle of 81° 14' 30" to a point; thence S 00° 48' 44" E 241.01 feet continuing along the westerly highway boundary of Lamplighter Circle (proposed) to a point standing on a curve to the right; thence southerly 306.35 feet along said aforementioned curve to the right with a radius of 435.00 feet and a delta angle of 40° 21' 02" to a point; thence S 39° 32' 18" W 47.47 feet to a point standing on a curve to the left; thence southwesterly 23.22 feet along said aforementioned curve to the left and still along the westerly highway boundary of Lamplighter Circle (proposed) with a radius of 130.00 feet and a delta angle of 10° 14' 01" to a point; thence N 39° 49' 21" W 151.82 feet to a point; thence S 66° 22' 49" W 80.88 feet to a point standing on the northeasterly highway boundary of Centennial Circle (proposed); thence N 38° 14' 16" W 198.14 feet along the northeasterly highway boundary of Centennial Circle (proposed) to a point standing on a curve to the left; thence northwesterly 122.96 feet along said aforementioned curve to the left continuing along the northeasterly highway boundary of Centennial Circle (proposed) with a radius of 180.00 feet and a delta angle of 39° 08' 23" to a point standing on the northerly highway boundary of Centennial Circle (proposed); thence N 77° 22' 39" W 191.96 feet still along the northerly highway boundary of Centennial Circle (proposed) to a point; thence N 44° 36' 14" W 170.36 feet to a point standing on the easterly boundary of Thomas D. Mayer (now or formerly); thence N 30° 14' 09" E 614.72 feet along the easterly boundary of Thomas D. Mayer, the easterly boundary of Eugene Saraka (now or formerly), the easterly boundary of Richard Ching (now or formerly), the easterly boundary of Roger W. Roy (now or formerly), the easterly boundary of Ronald C. Stevens (now or formerly), the easterly boundary of Elizabeth Mackey (now or formerly), the easterly boundary of Sharon E. Migliaccio (now or formerly), the easterly boundary of Vyacheslav Shilo (now or formerly) and then along the easterly boundary of David E. Goss, Jr. and Donna M. Goss (now or formerly) to an iron rod standing on the southwesterly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit; thence S 57° 23' 30" E 518.66 feet along the southwesterly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit to an iron rod standing on the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit; thence N 68° 34' 31" E 214.77 feet along the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit to the point and place of beginning. The above described parcel containing 11.040 acres (480,895.8 sq. ft.) of land, more or less.

EXHIBIT B

DESCRIPTION OF EQUIPMENT

All articles of personal property and all appurtenances by Trenton Road LLC (the "Company") pursuant to the leaseback agreement dated as of July 1, 2007 (the "Leaseback Agreement") by and between the City of Utica Industrial Development Agency and the Company and now or hereafter attached to, contained in or used in connection with the Land (as defined in the Leaseback Agreement) or placed on any part thereof, though not attached thereto, including, but not limited to, pipes, screens, fixtures, heating, lighting, plumbing, ventilation, air conditioning, compacting and elevator plants, call systems, stoves, ranges, refrigerators, rugs, movable partitions, cleaning equipment, maintenance equipment, shelving, flagpoles, signs, waste containers, outdoor benches, drapes, blinds and accessories, sprinkler systems and other fire prevention and extinguishing apparatus and materials, motors, machinery; and together with any and all products of any of the above, all substitutions, replacements, additions or accessions therefore, and any and all cash proceeds or non-cash proceeds realized from the sale, transfer or conversion of any of the above.

EXHIBIT C

FORM OF ASSIGNMENT TO COMPANY

THIS ASSIGNMENT TO COMPANY (the "Assignment to Company") dated as of _____, 2007 by and between CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation organized under the laws of the State of New York, having an office for transaction of business located at One Kennedy Plaza, Utica, New York 13502 (the "Agency") and Trenton Road LLC, a limited liability company organized and existing under the law of the State of New York having an office for the transaction of business located at 400 Jordan Road, Troy, New York 12180 (the "Company").

In consideration of the sum of Ten Dollars (\$10.00), receipt and sufficiency of which is acknowledged, the Agency hereby sells, assigns and convey to the Company all of the Agency's right, title and interest in and to a certain lease to agency dated as of July 1, 2007 (the "Lease") by and between the Company, as landlord, and the Agency, as tenant, whereby the Company granted to the Agency a leasehold interest in the parcel of the land more particularly described in Exhibit A attached thereto (the "Land") and in and to all those buildings, improvements, structures and other related facilities affixed or attached to Land now or in the future.

The Company hereby agrees to indemnify the Agency as to any claims that have arisen heretofore or shall arise hereafter under the Lease and this Assignment to the Company.

IN WITNESS WHEREOF, the Agency and the Company, for the purposes above set forth, have caused this Assignment to Company to be executed and delivered by their duly authorized officers, all as of the day and year first above written.

CITY OF UTICA
INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
(Vice) Chairman

TRENTON ROAD, LLC

By: _____
Walter F. Uccellini
Managing Member

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

On the _____ day of _____ in the year _____ before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

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

On the _____ day of _____ in the year _____ before me, the undersigned, a notary public in and for the State of New York, personally appeared Walter F. Uccellini, 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 the which the individual acted, executed the instrument.

Notary Public

EXHIBIT D

FORM OF BILL OF SALE TO COMPANY

CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York having an office for the transaction of business located at One Kennedy Plaza, Utica, New York 13502 (the "Grantor"), for the consideration of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration received by the Grantor from TRENTON ROAD LLC, a limited liability company organized and existing under the law of the State of New York having an office for the transaction of business located at 400 Jordan Road, Troy, New York 12180 (the "Grantee"), the receipt of which is hereby acknowledged by the Grantor, hereby sells, transfers and delivers unto the Grantee, and its successors and assigns, all those materials, machinery, equipment, fixtures or furnishings which are described in Exhibit B attached hereto (the "Equipment") now owned or hereafter acquired by the Grantor, which Equipment is located or intended to be located on (i) 58.81± acre parcel of land located on Trenton Road in the City of Utica, commonly known as the Weaver Property (the "Land"), which is more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto the Grantee, and its successors and assigns, forever.

THE GRANTOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION, TITLE, DESIGN, OPERATION, MERCHANTABILITY OR FITNESS OF THE EQUIPMENT OR ANY PART THEREOF OR AS TO THE SUITABILITY OF THE EQUIPMENT OR ANY PART THEREOF FOR THE GRANTEE'S PURPOSES OR NEEDS. THE GRANTEE SHALL ACCEPT TITLE TO THE EQUIPMENT "AS IS", WITHOUT RECOURSE OF ANY NATURE AGAINST THE GRANTOR FOR ANY CONDITION NOW OR HEREAFTER EXISTING. NO WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY IS MADE. IN THE EVENT OF ANY DEFECT OR DEFICIENCY OF ANY NATURE, WHETHER PATENT OR LATENT, THE GRANTOR SHALL HAVE NO RESPONSIBILITY OR LIABILITY WITH RESPECT THERETO.

IN WITNESS WHEREOF, the Grantor has caused this bill of sale to be executed in its name by the officer described below and dated as of the ____ day of July, 2007.

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
(Vice) Chairman

STATE OF NEW YORK)
) SS.:

COUNTY OF ONEIDA)

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

EXHIBIT E

FORM OF TERMINATION OF LEASEBACK AGREEMENT

WHEREAS, Trenton Road, LLC (the "Company"), as tenant, and City of Utica Industrial Development Agency (the "Agency"), as landlord, entered in to a leaseback agreement date as of July 1, 2007 (the "Leaseback Agreement") pursuant to which, among other things, the Agency lease the Project (as defined in the Leaseback Agreement) to the Company; and

WHEREAS, pursuant to the Leaseback Agreement, the Company and the Agency agreed to the issuance of a lease relating to Senior Development for a term of twenty-eight (28) years, issuance of a lease relating to the Single Family Development for a term of ten (10) years, exemptions from mortgage recording taxes and sales taxes, abatement of real property taxes relating to the Senior Development for a period of twenty-eight (28) years and abatement of real property taxes relating to the Single Family Development for a period of ten (10) years; and

WHEREAS, the Company and the Agency now desires to evidence the termination of the Leaseback Agreement;

NOW, THEREFORE, it is hereby agreed that the Leaseback Agreement has terminated as of the dated date hereof; provided, however, that, upon termination or expiration of the Lease Term, in accordance with Sections 2.5 or 8.1 hereof, the Leaseback Agreement and the Lease Agreement (as defined in the Leaseback Agreement) shall be terminated automatically, such termination to be evidenced by the Company or the Agency giving written notice (which may be contained in the certificate referred to in Section 11.1 hereof) (i) declaring the Company's or the Agency's election to terminate and (ii) fixing the date of closing such termination, which shall be the date on which the Lease Agreement and the Leaseback Agreement are to be terminated or terminate.

IN WITNESS WHEREOF, the Company and the Agency have signed this termination of lease agreement and caused to be dated as of the _____ day of _____, _____.

TRENTON ROAD LLC

By: _____

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

(Vice) Chairman

STATE OF NEW YORK)
) SS.:

COUNTY OF ONEIDA)

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) SS.:

COUNTY OF ONEIDA)

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

EXHIBIT F

FORM OF UNIT LEASE AND PILOT AGREEMENT

UNIT LEASE AND PILOT AGREEMENT, dated as of July 1, 2007 (the "Agency Lease"), by and between the **City of Utica Industrial Development Agency**, a public instrumentality of the State of New York, located at One Kennedy Plaza, Utica, New York 13502 (the "Agency"), and **Trenton Road, LLC**, a New York limited liability company, having an address at 400 Jordan Road, Troy, New York 12180 (together with its successors and assigns, the "Owner").

Background

The owner is the owner of the real property more particularly described in Schedule A to this Agreement (the "Unit").

The Unit was created by the filing of the [subdivision map filed with the Oneida County Clerk on _____ for the development of the Colonial Square project] (the "Single Family Development").

The Single Family Development (including the Unit) was placed under the jurisdiction and control of the Agency by the execution and delivery of an Underlying Lease Agreement to Agency dated as of July 1, 2007 between the Owner and the Agency (the "Lease Agreement"), a memorandum of which was recorded in the office of the Oneida County Clerk on _____, 2007.

The Single Family Development is also subject to a Leaseback Agreement dated as of July 1, 2007, between the Agency and the Company (the "Leaseback Agreement"), a memorandum of which was recorded in the office of the Oneida County Clerk on _____, 2007, under which the Company was granted leasehold interest in the Single Family Development, including the Unit.

The Lease Agreement provides that on the issuance of a Certificate of Occupancy for each unit of the Single Family Development, the Agency and the Owner will enter into a separate Unit Lease to Agency applicable only to such unit.

The Lease Agreement was entered into for the purpose of enabling the Agency to provide the Owner with various forms of financial assistance, including exemption from real property taxes under Section 874 of the General Municipal Law.

Section 1 Grant of Leasehold Interest to Owner

The Agency grants to the Owner a sub-leasehold interest in the Unit for the term set forth in Section 3. During the term of this Unit Lease and PILOT Agreement, the Owner will have the exclusive right to occupancy and possession of the Unit.

Section 2 Term of Lease

The term of this Agreement begins on the date of this Lease and ends on the earlier of the tenth anniversary of the date of this Lease and _____, [2025] (the "Expiration Date").

Section 3 Special Assessments and other Non-Exempt Taxes

The Owner will pay to Oneida County, the City of Utica, Utica City School District and appropriate special districts in which any part of the Single Family Development is located (each of which is referred to in this Unit Lease as a "Taxing Authority") all special assessments and any other ad valorem taxes from which the Single Family Development is not exempt by reason of the Agency's interest in the Single Family Development that become due and payable during the term of the Leaseback Agreement, no later than the last day during which such payments may be made without penalty.

Section 4 PILOT Payments

(a) Agreement to Make PILOT Payments

In each year during the term of this Unit Lease, the Owner will pay to each Taxing Authority payments in lieu of taxes ("PILOT Payments") as provided in this section.

(a) Valuation of the Unit.

(i) Assessments

The value of the Unit for purposes of determining PILOT Payments due hereunder will be determined by the appropriate Assessor[s]. The Assessor will determine an assessed value of the Unit based on an appraisal of the Unit in the same manner as similar properties in the general area of the Unit, equalized if necessary by using the appropriate equalization rates applied in the assessment and levy of real property taxes. The Assessor will notify the Owner of the initial determination of the Assessed Value and of any change in the Assessed Value.

(ii) Disputes as to Assessment

If the Owner is dissatisfied with the amount of the Assessed Value of the Unit as initially established or as changed, the Owner will be entitled to protest the Assessment and be heard by the appropriate Assessor and the Agency, *if* the Owner has given written notice of such dissatisfaction to the appropriate Assessor and the Agency within 30 days after receipt by the Owner of written notice of the initial establishment of such Assessed Value, or of a change in such Assessed Value. If the Agency, the Owner and any Assessor fail to reach agreement as to the proper Assessed Value of the Unit for purposes of determining PILOT Payments due under this Agreement, the Assessor, the Owner and the Agency will each select one arbitrator in accordance with the rules of the American Arbitration Association, each of whom must be a qualified real estate appraiser, experienced in valuation for the purposes of tax assessment in the general area of the Unit, and the arbitrators will, at the sole cost and expense of the Owner, determine whether the Assessed Value has been properly established by the Assessor. The arbitrators may confirm the Assessed Value or to determine a higher or lower Assessed Value. The Owner does not have the right to withhold PILOT Payments due under to Section 5(a) hereof pending determination of the Assessed value by the Arbitrators.

(c) Amount of PILOT Payments

The PILOT Payments to be paid by the Owner to the Receivers of Taxes annually on behalf of each Taxing Authority pursuant to the terms of this Payment in Lieu of Tax Agreement will be an amount equal to the Assessed Value of the Land determined pursuant to Subsection 5(b) of this Section 5, multiplied by:

- (1) the tax rate or rates of such Taxing Authority that would be applicable to the Unit if the Unit were owned by the Owner and the Agency did not have an interest therein; and
- (2) the applicable percentage for each tax year for the applicable Taxing Authority beginning after the execution and delivery of the Unit Lease and PILOT Agreement (a "PILOT Term Year") as shown in the table below:

[Insert applicable table from Exhibit G]

(d) Statements

Pursuant to Section 858(15) of the Act, the Agency will give each Taxing Authority a copy of this Payment in Lieu of Tax Agreement within 15 days after the execution and delivery hereof, together with a request that a copy hereof be given to the appropriate officer or officers of the Taxing Authorities responsible for preparing the tax rolls for said Tax Entities and a request that the billing officers of each Taxing Authority submit to the Owner and to the appropriate Receiver of Taxes periodic statements specifying the amount and due date or dates of the payments due each Taxing Authority hereunder, such periodic statements to be submitted to the Owner at approximately the times that tax bills are mailed by such Taxing Entities.

(e) Time of Payments

The Owner will pay the amounts due hereunder to the appropriate officer or officers of the respective Taxing Entities charged with receiving payments of taxes for such Taxing Entities within the period that such Taxing Authority allows payment of taxes levied in such fiscal tax year without penalty.

Section 5 Early Termination

This Agreement may be terminated before the Expiration Date at the option of the Agency if there has been a default by the Owner in making PILOT payments under this Agreement.

The Owner may, by giving written notice to the Agency of its election to do so, terminate this Agreement at any time prior to the Expiration Date.

Section 6 Effect of Termination

After the Expiration Date or earlier termination under Section 5, the Owner will hold fee title to the Unit free and clear of any interest of the Agency created under this Agreement.

Any exemption from real property taxes based on the Agency's interest in the Unit will terminate on the Expiration Date or on the day of any earlier termination. After the Expiration Date or earlier termination, the assessor for a taxing jurisdiction having the power to assess taxes on the Unit may list the Unit as subject to real property taxes on the applicable tax rolls.

Section 7 Insurance

The Owner will obtain and maintain in force for the term of this Agreement liability insurance insuring the Owner as named insured and the Agency as an additional insured covering legal liability for personal injury and property damage arising out of the ownership, maintenance and use of the Unit. The

limit of liability for such insurance must be at least \$100,000 per occurrence. The Owner will, at the request of the Agency, provide the Agency with a certificate of insurance indicating that such insurance is in force.

Section 8 Successor Owners

The Owner may sell fee title to the Unit and assign to the purchaser the Owner's sub-leasehold interest in the Unit under this Agreement provided that the purchaser executes and delivers to the Agency an instrument by which the purchaser assumes the obligations of the Owner under this Agreement. The purchaser of the Unit will acquire title to the Unit subject to the terms of this Agreement and will be treated as the "Owner" for all purposes of this Agreement.

Section 9 Indemnity and Hold Harmless

Owner agrees that the Agency, its directors, members, officers, agents (except the Owner) and employees shall not be liable for and Owner agree to defend, indemnify, release and hold the Agency, its directors, members, officers, agents (except the Owner) and employees harmless from and against any and all (i) liability for loss or damage to Property or injury to or death of any and all Persons that may be occasioned by, directly or indirectly, any cause whatsoever pertaining to the Single Family Development or arising by reason of or in connection with the occupation or the use thereof or the presence of any Person or Property on, in or about the Single Family Development or the Land or (ii) liability arising from or expense incurred by the Agency's financing, acquiring, constructing, renovating, equipping, owning and leasing of the Single Family Development, including without limiting the generality of the foregoing, all claims arising from the breach by the Owner of any of their respective covenants contained herein and all causes of action and attorneys' fees and any other expenses incurred in defending any claims, suits or actions which may arise as a result of any of the foregoing, provided that any such losses, damages, liabilities or expenses of the Agency are not incurred or do not result from the gross negligence or intentional or willful wrongdoing of the Agency, or any of its directors, members, agents (except the Owner) or employees. The foregoing indemnities shall apply notwithstanding the fault or negligence in part of the Agency or any of its members, directors, officers, agents or employees and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability.

IN WITNESS WHEREOF, the Owner and the Agency have signed this Unit Lease Agreement.

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
(Vice) Chairman

TRENTON ROAD, LLC

By: _____

STATE OF NEW YORK)
) SS.:

COUNTY OF ONEIDA)

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) SS.:

COUNTY OF ONEIDA)

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for the State of New York, personally appeared _____, 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 the which the individual acted, executed the instrument.

Notary Public

SCHEDULE A
(UNIT LEASE AND PILOT AGREEMENT)

DESCRIPTION OF UNIT

SCHEDULE B
(UNIT LEASE AND PILOT AGREEMENT)

FORM OF ASSUMPTION BY PURCHASER

Assumption of Unit Lease and PILOT Agreement

_____, purchaser[s] of _____
_____, purchaser[s] of _____ [insert address of unit], assume[s]
the obligations of _____ [insert name of Company or later seller]
under the Unit Lease and PILOT Agreement dated _____ between the City of Utica
Industrial Development Agency and Trenton Road, LLC, including the obligation to make
payments in lieu of taxes ("PILOT Payments") as provided in Section 4 of the Unit Lease and
PILOT Agreement.

Notices of assessments and statements of the amount of PILOT Payments due should be
sent to the following:

This Assumption of Unit Lease and PILOT Agreement was signed by the purchasers on
_____.

[Name of purchaser]

[Name of purchaser]

EXHIBIT G

TABLES OF PILOT BENEFITS TO BE INSERTED IN UNIT LEASE AND PILOT AGREEMENTS

For Unit Lease and PILOT Agreements entered into on or before December 31, 2015, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

PILOT Term Years 1 through 5	20%
Year 6	33%
Year 7	46.6%
Year 8	66%
Year 9	73.3%
Year 10	86.6%
Year 11 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2016, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

PILOT Term Years 1 through 4	20%
Year 5	33%
Year 6	46.6%
Year 7	66%
Year 8	73.3%
Year 9	86.6%
Year 10 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2017, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

PILOT Term Years 1 through 3	20%
Year 4	33%
Year 5	46.6%
Year 6	66%
Year 7	73.3%
Year 8	86.6%
Year 9 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2018, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

PILOT Term Years 1 and 2	20%
Year 3	33%
Year 5	46.6%
Year 5	66%
Year 6	73.3%
Year 7	86.6%
Year 8 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2019, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

PILOT Term Year 1	20%
Year 2	33%
Year 3	46.6%
Year 4	66%
Year 5	73.3%
Year 6	86.6%
Year 7 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2020, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

Year 1	33%
Year 2	46.6%
Year 3	66%
Year 4	73.3%
Year 5	86.6%
Year 6 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2021, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

Year 1	46.6%
Year 2	66%
Year 3	73.3%
Year 4	86.6%
Year 5 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2022, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

Year 1	66%
Year 2	73.3%
Year 3	86.6%
Year 4 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2023, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

Year 1	73.3%
Year 2	86.6%
Year 3 and thereafter	100%

For Unit Lease and PILOT Agreements entered into during calendar year 2024, the table to be inserted in Section 5(c)(2) of the Unit Lease and Pilot Agreement will be as follows:

Year 1	86.6%
Year 2 and thereafter	100%

SCHEDULE A

SCHEDULE OF DEFINITIONS

"Act" means, collectively, Title 1 of Article 18-A of the General Municipal Law of the State enacted into law as Chapter 1030 of the Laws of 1969 of the State, as amended together with Chapter 710 of the Laws of 1981 of the State, as amended.

"Agency" means the (i) City of Utica Industrial Development Agency, its successors and assigns, and (ii) any local governmental body resulting from or surviving any consolidation or merger to which the Agency or its successors may be a party.

"Agency Documents" means the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Mortgage.

"Authorized Representative" means, in the case of the Agency, the Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director of the Agency; in the case of the Company, the President; and in the case of both, such additional persons as, at the time, are designated to act on behalf of the Agency or the Company, as the case may be, by written certificate furnished to the Agency or Company, as the case may be, containing the specimen signature of each such person and signed on behalf of (i) the Agency by the Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director of the Agency, or (ii) the Company by the President.

"Authorizing Resolution" means the resolution adopted by the Agency on the 18th day of December 2006 authorizing the execution and delivery of the Agency Documents as such resolution may be amended and supplemented from time to time.

"Business Day" means any day other than a Saturday, a Sunday, a legal holiday or a day on which banking institutions in New York, New York are authorized by law or executive order to remain closed.

"Closing Date" means the date of delivery of the Leaseback Agreement.

"Company" means Trenton Road, LLC, a New York limited liability company with its principal offices at 400 Jordan Road, Troy, New York 12180, and its successors and assigns.

"Company Documents" means the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Mortgage.

"Completion Date" means the date of completion of the Facility.

"Condemnation" means the taking of title to, or the use of, Property under the exercise of the power of eminent domain by any governmental entity or other Person acting under governmental authority.

"Construction Period" means the period (a) beginning on the earlier of (i) the date of commencement of construction, renovation and equipping of the Facility, which date shall not be prior to October 3, 2005, or (ii) the Closing Date and (b) ending on the Completion Date.

"Equipment" means all machinery, equipment and other personal property used and to be used in connection with the constructing and equipping of the Facility as described in Exhibit B to the Leaseback Agreement.

"Event of Default" means any of the events defined as Events of Default by Section 7.1 of the Leaseback Agreement.

"Facility" means the Land, the Improvements and the Equipment leased to the Company under the Leaseback Agreement.

"Facility Services" means all services necessary for the acquisition, construction and equipping of the Facility.

"Hazardous Substance" means, without limitation, any flammable explosives, radon, radioactive materials, asbestos, urea formaldehyde foam insulation, polychlorinated biphenyls, petroleum and petroleum products, methane, hazardous materials, hazardous wastes, hazardous or toxic substances or related materials as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Section 1801, et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Sections 6901, et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. Sections 2601, et seq.), Articles 15 and 27 of the New York State Environmental Conservation Law or any other applicable Environmental Law and the regulations promulgated thereunder.

"Improvements" means all those buildings, improvements, structures and other related facilities (i) affixed or attached to the Land and (ii) not part of the Equipment, all as they may exist from time to time.

"Independent Counsel" means an attorney or attorneys or firm or firms of attorneys duly admitted to practice law before the highest court of any state of the United States of America or in the District of Columbia and not a full time employee of the Agency or the Company.

"Land" means the property leased by the Agency to the Company pursuant to the Leaseback Agreement and more particularly described in Exhibit A attached thereto.

"Lease Agreement" means the Lease Agreement dated as of July 1, 2007 by and between the Company, as lessor, and the Agency, as lessee, with respect to the Facility, as the same may be amended from time to time.

"Lease Term" means the duration of the leasehold estate created in the Leaseback Agreement as specified in Section 2.5 of the Leaseback Agreement.

"Leaseback Agreement" means the Leaseback Agreement dated as of July 1, 2007 by and between the Agency, as lessor, and the Company, as lessee, with respect to the Facility, as the same may be amended from time to time.

"Lien" means any interest in Property securing an obligation owed to a Person whether such interest is based on the common law, statute or contract, and including but not limited to, the security interest arising from a mortgage, encumbrance, pledge, conditional sale or trust receipt or a lease, consignment or bailment for security purposes. The term "Lien" includes reservation,

exceptions, encroachments, easements, rights-of-way, covenants, conditions, restrictions, leases and other similar title exceptions and encumbrances, including but not limited to mechanics', materialman's, warehousemen's, carriers' and other similar encumbrances, affecting real property. For the purposes of this definition, a Person shall be deemed to be the owner of any Property which it has acquired or holds subject to a conditional sale agreement or other arrangement pursuant to which title to the Property has been retained by or vested in some other Person for security purposes.

"Permitted Encumbrances" means (i) exceptions to title set forth in the Title Report, (ii) the Leaseback Agreement, (iii) utility, access and other easements and rights-of-way, restrictions and exceptions that do not materially impair the utility or the value of the Property affected thereby for the purposes for which it is intended, (iv) mechanics', materialmen's, warehousemen's, carriers' and other similar Liens which are approved in writing by the Agency or its Counsel, and (v) Liens for taxes not yet delinquent.

"Person" or "Persons" means an individual, partnership, corporation, trust or unincorporated organization, and a government or agency or political subdivision or branch thereof.

"PILOT Agreement" means the Payment-in-Lieu-of-Tax Agreement dated as of July 1, 2007 between the Company and the Agency, as amended from time to time.

"Plans and Specifications" means the plans and specifications for the Improvements, prepared for the Company and approved by the Agency, as revised from time to time in accordance with the Leaseback Agreement.

"Property" means any interest in any kind of property or asset, whether real, personal or mixed, or tangible or intangible.

"Public Purposes" shall mean the State's objective to create industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and to empower such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and sell land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial, recreation or industrial facilities, including industrial pollution control facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living.

"Schedule of Definitions" means the words and terms set forth in this Schedule of Definitions attached to the Leaseback Agreement, as the same may be amended from time to time.

"SEQR Act" means the State Environmental Quality Review Act and the regulations thereunder.

"State" means the State of New York.

"Substitute Facilities" means facilities of substantially the same nature as the proposed Facility.

"Transaction Counsel" means the law firm of Bond, Schoeneck & King, PLLC.

"Transaction Documents" means the Agency Documents and the Company Documents.

"Unassigned Rights" means the rights of the Agency and moneys payable pursuant to and under Sections 2.6(b), 3.4(b) and (c), 3.7, 5.2, 5.8, 7.2(a)(v), 7.4(a) and 8.2(b) of the Leaseback Agreement.

"Unit" means an individual unit in the Single Family Development.

"Unit Completion Date" means the earlier of (i) the day on which a certificate of occupancy is issued for the Unit (or, if a certificate of occupancy is not required for the Unit, the date on which substantially all the improvements on the Unit are complete), and (ii) the Unit Deemed Completion Date.

"Unit Deemed Completion Date" means June 1, 2007 with respect to Phase One Units, June 1, 2011 with respect to Phase Two Units and June 1, 2009 with respect to Phase Three Units.

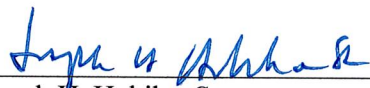
"Unit Lease and PILOT Agreement" means a lease by and between the Agency and an Owner, which may be the Company, of a Unit, pursuant to which the Owner will convey a leasehold interest in a Unit, to the Agency and the Agency will convey a sub-leasehold interest in the Unit to the Owner and the Owner will agree to make PILOT Payments to the applicable taxing jurisdictions.

Memorandum of Leaseback Agreement

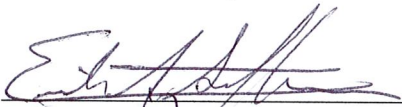
Name and Address of Lessor:	CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY One Kennedy Plaza Utica, New York 13502
Name and Address of Lessee:	TRENTON ROAD, LLC 400 Jordan Road Troy, New York 12108
Lease Agreement:	Lease Agreement made as of July 1, 2007 executed by the Lessor on July __, 2007 and by Lessee on July __, 2007.
Demised Premises:	The Facility, as defined in the Leaseback Agreement, which Facility is located on the Land more particularly described on Exhibit A annexed to this Memorandum of Leaseback Agreement.
Term of Leaseback Agreement:	Issuance of a leaseback relating to Senior Development for a term of twenty-eight (28) years, issuance of a leaseback relating to the Family Development for a term of ten (10) years, exemptions from mortgage recording taxes and sales taxes, abatement of real property taxes relating to the Senior Development for a period of twenty-eight (28) years and abatement of real property taxes relating to the Family Development for a period of ten (10) years.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this **Memorandum of Leaseback Agreement** to be executed in their respective names on July 30 2007.

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Joseph H. Hobika, Sr.
Its Chairman

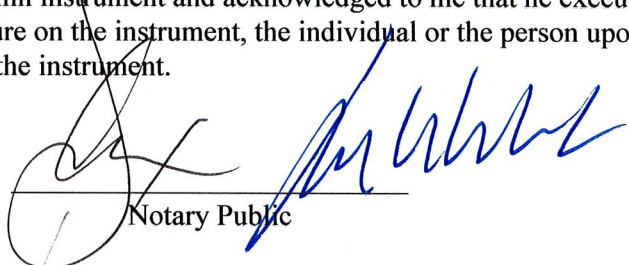
TRENTON ROAD, LLC

By: 
Erik A. Steffensen
Assistant Manager

Record and Return to:
Bond, Schoeneck & King, PLLC
501 Main Street
Utica, New York 13501

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

On the 28th 30th day of July 2007 before me, the undersigned a notary public in and for said state, personally appeared **Joseph H. Hobika, Sr.**, Chairman of the City of Utica Industrial Development Agency, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOSEPH H. HOBIKA, JR.
Notary Public, State of New York
Reg. No 02HO6100395
Appointed in Oneida County
My Commission Expires 10/20/20 07

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

On the 30th 28th day of July 2007 before me, the undersigned a notary public in and for said state, personally appeared **Erik A. Steffensen**, Assistant Manager of Trenton Road, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JOHN R. MINEAUX
Notary Public, State of New York
No. 02MI4829537
Qualified in Albany County
Commission Expires March 30, 2011

EXHIBIT A

ALL that tract or parcel of land, situate in the City of Utica, County of Oneida and State of New York, bounded and described as follows:

BEGINNING at an iron rod on the westerly highway boundary of Trenton Road, said iron rod standing at the intersection of the westerly highway boundary of Trenton Road with the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit (now or formerly), as described in a Deed dated July 14, 2000 and filed in the Oneida County Clerks Office In Liber 2926 of Deeds at Page 312; said point of beginning being further described as standing therein distant S 11° 40' 29" E 430.00 feet as measured along the westerly highway boundary of Trenton Road from the intersection of the westerly highway boundary of Trenton Road with the northerly line of the City of Utica and the southerly line of the Town of Deerfield; thence S 11° 40' 29" E 47.97 feet along the westerly highway boundary of Trenton Road to a point standing on the northerly highway boundary of Lamplighter Circle (proposed) and on a curve to the left; thence southwesterly and then southerly 216.94 feet along said aforementioned curve to the left and on the northerly and then westerly highway boundary of Lamplighter Circle (proposed) with a radius of 153.00 feet and a delta angle of 81° 14' 30" to a point; thence S 00° 48' 44" E 241.01 feet continuing along the westerly highway boundary of Lamplighter Circle (proposed) to a point standing on a curve to the right; thence southerly 306.35 feet along said aforementioned curve to the right with a radius of 435.00 feet and a delta angle of 40° 21' 02" to a point; thence S 39° 32' 18" W 47.47 feet to a point standing on a curve to the left; thence southwesterly 23.22 feet along said aforementioned curve to the left and still along the westerly highway boundary of Lamplighter Circle (proposed) with a radius of 130.00 feet and a delta angle of 10° 14' 01" to a point; thence N 39° 49' 21" W 151.82 feet to a point; thence S 66° 22' 49" W 80.88 feet to a point standing on the northeasterly highway boundary of Centennial Circle (proposed); thence N 38° 14' 16" W 198.14 feet along the northeasterly highway boundary of Centennial Circle (proposed) to a point standing on a curve to the left; thence northwesterly 122.96 feet along said aforementioned curve to the left continuing along the northeasterly highway boundary of Centennial Circle (proposed) with a radius of 180.00 feet and a delta angle of 39° 08' 23" to a point standing on the northerly highway boundary of Centennial Circle (proposed); thence N 77° 22' 39" W 191.96 feet still along the northerly highway boundary of Centennial Circle (proposed) to a point; thence N 44° 36' 14" W 170.36 feet to a point standing on the easterly boundary of Thomas D. Mayer (now or formerly); thence N 30° 14' 09" E 614.72 feet along the easterly boundary of Thomas D. Mayer, the easterly boundary of Eugene Saraka (now or formerly), the easterly boundary of Richard Ching (now or formerly), the easterly boundary of Roger W. Roy (now or formerly), the easterly boundary of Ronald C. Stevens (now or formerly), the easterly boundary of Elizabeth Mackey (now or formerly), the easterly boundary of Sharon E. Migliaccio (now or formerly), the easterly boundary of Vyacheslav Shilo (now or formerly) and then along the easterly boundary of David E. Goss, Jr. and Donna M. Goss (now or formerly) to an iron rod standing on the southwesterly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit; thence S 57° 23' 30" E 518.66 feet along the southwesterly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit to an iron rod standing on the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit; thence N 68° 34' 31" E 214.77 feet along the southerly boundary of the lands of the Utica Congregation of Jehovah's Witnesses, Central Unit to the point and place of beginning. The above described parcel containing 11.040 acres (480,895.8 sq. ft.) of land, more or less.

Exhibit B

Equipment

All fixtures, building materials and items of personal property constructed, renovated and installed and/or to be constructed, renovated and installed in connection with the completion of the Trenton Road, LLC Facility located in the City of Utica, Oneida County, New York.

Recording office time stamp

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input checked="" type="checkbox"/> Other	Name (if individual; last, first, middle initial) CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY	Social security number
	Mailing address ONE KENNEDY PLAZA	Social security number
	City State ZIP code UTICA NEW YORK 13502	Federal employer ident. number 16-1612455
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input checked="" type="checkbox"/> Other	Name (if individual; last, first, middle initial) TRENTON ROAD, LLC	Social security number
	Mailing address 400 JORDAN ROAD	Social security number
	City State ZIP code TROY NEW YORK 12180	Federal employer ident. number 20-5153019

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
			TRENTON ROAD	UTICA		ONEIDA

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="border: 1px solid black; padding: 2px;">07</td> <td style="border: 1px solid black; padding: 2px;">31</td> <td style="border: 1px solid black; padding: 2px;">2007</td> </tr> <tr> <td style="font-size: small; text-align: center;">month</td> <td style="font-size: small; text-align: center;">day</td> <td style="font-size: small; text-align: center;">year</td> </tr> </table>	07	31	2007	month	day	year
07	31	2007						
month	day	year						

Percentage of real property conveyed which is residential real property _____% (see instructions)

Condition of conveyance (check all that apply)

- | | | |
|--|--|--|
| a. <input type="checkbox"/> Conveyance of fee interest
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%)
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%)
d. <input type="checkbox"/> Conveyance to cooperative housing corporation
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F)
g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)
h. <input type="checkbox"/> Conveyance of cooperative apartment(s)
i. <input type="checkbox"/> Syndication
j. <input type="checkbox"/> Conveyance of air rights or development rights
k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender
m. <input type="checkbox"/> Leasehold assignment or surrender
n. <input checked="" type="checkbox"/> Leasehold grant
o. <input type="checkbox"/> Conveyance of an easement
p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
r. <input checked="" type="checkbox"/> Other (describe) _____ |
|--|--|--|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
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Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I — Computation of tax due

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) <input checked="" type="checkbox"/> Exemption claimed	1.	1.00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	
3	Taxable consideration (subtract line 2 from line 1)	3.	
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	
5	Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)	5.	
6	Total tax due* (subtract line 5 from line 4)	6.	

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1	Enter amount of consideration for conveyance (from Part I, line 1)	1.	
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim)..... k
- l. Other (attach explanation)..... l

Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

(we) certify that: (check the appropriate box)


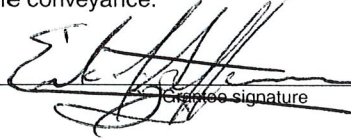
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	CHAIRMAN _____ Title	 _____ Grantee signature	MEMBER _____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	MEMBER _____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

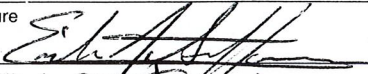

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature 	Print full name Erik Albert Steffensen	Date
Signature 	Print full name Joseph H. Hobicka Sr	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date