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CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

CPI REALTY INTERNATIONAL, LLC AND  
CORTLAND PLASTICS INTERNATIONAL, LLC

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PAYMENT IN LIEU OF TAX AGREEMENT

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DATED AS OF DECEMBER 1, 2010

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RELATING TO THE PREMISES LOCATED AT 215  
SOUTH MAIN STREET IN THE CITY OF  
CORTLAND, CORTLAND COUNTY, NEW YORK.

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## **PAYMENT IN LIEU OF TAX AGREEMENT**

THIS PAYMENT IN LIEU OF TAX AGREEMENT dated as of December 1, 2010 (the "Payment in Lieu of Tax Agreement") by and between CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation organized and existing under the laws of the State of New York having an office for the transaction of business located at 37 Church Street, Cortland, New York (the "Agency") and CPI REALTY INTERNATIONAL, LLC, a limited liability company organized and existing under the laws of the State of Delaware and duly authorized to do business in the State of New York having an office for the transaction of business located at 215 South Main Street, Cortland, New York 13045 and CORTLAND PLASTICS INTERNATIONAL, LLC, a limited liability company organized and existing under the laws of the State of Delaware and duly authorized to do business in the State of New York having an office for the transaction of business located at 215 South Main Street, Cortland, New York 13045 (collectively, the "Company");

### **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; and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State of New York (the "State") and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip 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 or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial purposes, in order to advance the job opportunities, health, general prosperity and 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 or sell any or all of its projects, to charge and collect rent or the purchase price therefore; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 77 of the Laws of 1974 of the State (collectively with the Enabling Act, the "Act") and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so advance the job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, by resolution adopted by the members of the Agency on December 8, 2009 (the "Preliminary Inducement Resolution"), the Agency made a preliminary determination to undertake a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a parcel of land consisting of approximately 4 acres located at 215 S. Main Street, in the City of Cortland, Cortland County, New York (the "Land"), (2) the construction on the Land of an addition to the existing structure to contain approximately 25,000 square feet of space (the "Facility"), and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment"), all of the foregoing to constitute a manufacturing facility to be operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including exemption from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the Preliminary Inducement Resolution adopted by the members of the Agency on December 8, 2009 the Executive Director of the Agency (A) caused notice of a public hearing of the Agency to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project (the "Public Hearing") to be mailed on December 17, 2009 to the chief executive officer of the county and of each city, town, village and school district in which the Project is to be located, (B) caused notice of the Public Hearing to be published on December 16, 2009 in the Cortland Standard, a newspaper of general circulation available to residents of the City of Cortland (C) conducted the Public Hearing on January 11, 2010 at 12:00 o'clock p.m., local time at the offices of the Cortland County Industrial Development Agency located at 37 Church Street in the City of Cortland, Cortland County, New York, and (D) prepared a report of the Public Hearing which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the members of the Agency, adopted a resolution on December 8, 2009 (the "SEQR Resolution") in which the Agency determined (A) that the Project constitutes an "Unlisted Action", (B) therefore that the coordinated review procedures outlined in the Regulations are strictly optional, (C) that the Project will not have a "significant effect on the environment" pursuant to SEQRA and, therefore that no environmental impact statement need be prepared with respect to the Project, and (D) that a negative declaration would be prepared with respect to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on December 8, 2009, (the "Limited Final Inducement Resolution"), the Agency determined to finalize

the preliminary determination made by the Agency in the Preliminary Inducement Resolution, to consent to the assignment and assumption by the Company of the remaining Financial Assistance granted to Cayuga Press of Ithaca, Inc. and Schug Realty, LLC as of July 1, 2006 and proceed with the Project, provided, however, that the Financial Assistance granted by the Agency be limited to \$100,000.00 until such time as the Agency completed the Public Hearing and made a further determination to proceed with additional Financial Assistance in relation to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on March 8, 2010 (the "Final Inducement Resolution"), the Agency determined, following a review of the Report, to proceed with granting additional Financial Assistance in relation to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on March 8, 2010 (the "Approving Resolution"), the Agency determined to enter into a lease agreement dated as of December 1, 2010 (the "Lease Agreement") between the Agency and the Company and certain other documents related thereto and to the Project (collectively with the Lease Agreement, the "Basic Documents"); and

WHEREAS, pursuant to the terms of the Lease Agreement, (A) the Company will agree (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (B) the Agency has leased the Project facility to the Company for a lease term ending on the earlier to occur of (1) January 31, 2021 or (2) the date on which the Lease Agreement is terminated pursuant to the termination provisions thereof. The Lease Agreement grants to the Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement (the "Closing"), (A) the Company will execute and deliver a certain assignment of lease dated December 1, 2010 pursuant to which the Company assigns to the Agency a certain lease dated as of December 16, 2009 (the assignment and the lease collectively referred to as the "Underlying Lease"), by and between CPI Realty International, LLC (the "Owner"), as Landlord, and the Company, as Tenant, pursuant to which the Owner leased to the Company the Land under the Facility (the "Facility Parcel") for a term ending two (2) years from its commencement date and (2) a bill of sale dated as of December 1, 2010 (the "Bill of Sale to Agency"), from the Company to the Agency, pursuant to which the Company will convey to the Agency its interest in the portion of the Project Facility constituting the Equipment, fixtures and other personal property, (B) the Company and the Agency will execute and deliver a payment in lieu of tax agreement dated as of December 1, 2010 (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Facility Parcel and the Facility, and (C) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Facility Parcel and the Facility under Section 412-a of the Real Property Tax Law) (the "Real Property Tax Exemption Form") relating

to the Facility Parcel and the Facility and the Payment in Lieu of Tax Agreement will be mailed by the Agency to the assessor and the chief executive officer of each "affected tax jurisdiction" (within the meaning of such quoted term in Section 854(16) of the Act); and

WHEREAS, pursuant to the terms set forth in the Lease Agreement, the Agency will obtain title to the Facility Parcel, which Facility Parcel is more fully described on Exhibit "A" attached hereto; and

WHEREAS, pursuant to the Lease Agreement, the Agency proposes to construct the Facility on the Facility Parcel (the Facility Parcel and the Facility being sometimes collectively referred to as the "Facility Premises"); and

WHEREAS, under the present provisions of the Act and Section 412-a of the Real Property Tax Law of the State of New York (the "Real Property Tax Law"), the Agency is required to pay no taxes or assessments upon any of the property acquired by it or under its jurisdiction or supervision or control; and

WHEREAS, pursuant to the provisions of Section 6.6 of the Lease Agreement, the Company has agreed to make payments in lieu of taxes (A) with respect to the Facility Premises in an amount equivalent to normal taxes and (B) with respect to the balance of the Project Facility in an amount equivalent to normal taxes; provided that, so long as this Payment in Lieu of Tax Agreement shall be in effect, the Company shall during the term of this Payment in Lieu of Tax Agreement make payments in lieu of taxes with respect to the Facility Premises in the amounts and in the manner provided in this Payment in Lieu of Tax Agreement, and during such period the provisions of Section 6.6 of the Lease Agreement shall not control the amounts due as payment in lieu of taxes with respect to the Facility Premises; and

WHEREAS, all things necessary to constitute this Payment in Lieu of Tax Agreement a valid and binding agreement by and between the parties hereto in accordance with the terms hereof have been done and performed, and the creation, execution and delivery of this Payment in Lieu of Tax Agreement have in all respects been duly authorized by the Agency and the Company.

NOW, THEREFORE, in consideration of the matters above recited, the parties hereto formally covenant, agree and bind themselves as follows, to wit:

## **ARTICLE I REPRESENTATIONS AND WARRANTIES**

**SECTION 1.01. REPRESENTATIONS OF AND WARRANTIES BY THE COMPANY.**  
The Company does hereby represent, warrant and covenant as follows:

(A) Power. The Company is a limited liability company duly organized and validly existing under the laws of the State of Delaware, is duly authorized to do

business in the State of New York, and has the power under the laws of the State of Delaware to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement, and by proper action of its directors (and shareholders, if necessary) has been duly authorized to execute, deliver and perform this Payment in Lieu of Tax Agreement.

(B) Authorization. The Company is authorized and has the power under its articles of organization, operating agreement and the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement. By proper action of its members, the Company has duly authorized the execution, delivery and performance of this Payment in Lieu of Tax Agreement and the consummation of the transactions herein contemplated.

(C) Conflicts. The Company is not prohibited from entering into this Payment in Lieu of Tax Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement by (and the execution, delivery and performance of this Payment in Lieu of Tax Agreement, the consummation of the transactions contemplated hereby and the fulfillment of and compliance with the provisions of this Payment in Lieu of Tax Agreement will not conflict with or violate or constitute a breach of or a default under) the terms, conditions or provisions of its certificate of articles of organization or operating agreement or any other corporate restriction, law, rule, regulation or order of any court or other agency or authority of government, or any contractual limitation, restriction or outstanding indenture, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which the Company is a party or by which the Company or any of its property is bound, and neither the Company's entering into this Payment in Lieu of Tax Agreement nor the Company's discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement will be in conflict with or result in a breach of or constitute (with due notice and/or lapse of time) a default under any of the foregoing, 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 of the foregoing, and this Payment in Lieu of Tax Agreement is the legal, valid and binding obligation of the Company enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other laws relating to or affecting creditors' rights generally and by general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law).

(D) Governmental Consents. No consent, approval or authorization of, or filing, registration or qualification with, any governmental or public authority on the part of the Company is required as a condition to the execution, delivery or performance of this Payment in Lieu of Tax Agreement by the Company or as a condition to the validity of this Payment in Lieu of Tax Agreement.



**SECTION 1.02. REPRESENTATIONS OF AND WARRANTIES BY THE AGENCY.**  
The Agency does hereby represent, warrant and covenant as follows:

(A) Power. The Agency is a public benefit corporation of the State, has been duly established under the provisions of the Act, is validly existing under the provisions of the Act and has the power under the laws of the State of New York to enter into the transactions contemplated by this Payment in Lieu of Tax Agreement and to carry out the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement hereunder.

(B) Authorization. The Agency is authorized and has the corporate power under the Act, its by-laws and the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all the covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement. By proper corporate action on the part of its members, the Agency has duly authorized the execution, delivery and performance of this Payment in Lieu of Tax Agreement and the consummation of the transactions herein contemplated.

(C) Conflicts. The Agency is not prohibited from entering into this Payment in Lieu of Tax Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement by the terms, conditions or provisions of any order, judgment, decree, law, ordinance, rule or regulation of any court or other agency or authority of government, or any agreement or instrument to which the Agency is a party or by which the Agency is bound.

**ARTICLE II**  
**COVENANTS AND AGREEMENTS**

**SECTION 2.01. TAX-EXEMPT STATUS OF THE FACILITY PREMISES.** (A) Assessment of the Facility Premises. Pursuant to Section 874 of the Act and Section 412-a of the Real Property Tax Law, the parties hereto understand that, upon acquisition of the Facility Premises by the Agency and the filing by the Agency of a New York State Board of Real Property Services Form RP-412-a with respect to the Facility Premises, and for so long thereafter as the Agency shall have an interest in the Facility Premises, the Facility Premises shall be assessed by the various taxing entities having jurisdiction over the Facility Premises, including, without limitation, any county, city, school district, town, village or other political unit or units wherein the Facility Premises is located (such taxing entities being sometimes collectively hereinafter referred to as the "Taxing Entities", and each of such Taxing Entities being sometimes individually hereinafter referred to as a "Taxing Entity") as exempt upon the assessment rolls of the respective Taxing Entities prepared subsequent to the acquisition by the Agency of the leasehold interest in the Facility Premises created by the Underlying Lease and the

filing of the Real Property Tax Exemption Form. The Company shall, promptly, following acquisition by the Agency of the leasehold interest in the Facility Premises created by the Underlying Lease, take such action as may be necessary to ensure that the Facility Premises shall be assessed as exempt upon the assessment rolls of the respective Taxing Entities prepared subsequent to such acquisition by the Agency, including ensuring that a Real Property Tax Exemption Form shall be filed with the appropriate officer or officers of each respective Taxing Entity responsible for assessing properties on behalf of each such Taxing Entity (each such officer being hereinafter referred to as an "Assessor"). For so long thereafter as the Agency shall own such leasehold interest in the Facility Premises, the Company shall take such further action as may be necessary to maintain such exempt assessment with respect to each Taxing Entity. The parties hereto understand that the Facility Premises shall not be entitled to such tax-exempt status on the tax rolls of any Taxing Entity until the first tax year of such Taxing Entity following the tax status date of such Taxing Entity occurring subsequent to the date upon which the Agency becomes the owner of record of such leasehold interest in the Facility Premises and the Real Property Tax Exemption Form is filed. Pursuant to the provisions of the Lease Agreement, the Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the Facility Premises, including taxes and assessments levied for the current tax year and all subsequent tax years until the Facility Premises shall be entitled to exempt status on the tax rolls of the respective Taxing Entities. The Agency will cooperate with the Company to obtain and preserve the tax-exempt status of the Facility Premises.

(B) Special Assessments. The parties hereto understand that the tax exemption extended to the Agency by Section 874 of the Act and Section 412-a of the Real Property Tax Law does not entitle the Agency to exemption from special assessments and special ad valorem levies. Pursuant to the Lease Agreement, the Company will be required to pay all special assessments and special ad valorem levies lawfully levied and/or assessed against the Facility Premises.

SECTION 2.02. PAYMENTS IN LIEU OF TAXES. (A) Agreement to Make Payments. The Company agrees that it shall make annual payments in lieu of property taxes in the amounts hereinafter provided to the respective Taxing Entities entitled to receive same pursuant to the provisions hereof. The Company also agrees to give the Assessors a copy of this Payment in Lieu of Tax Agreement. The payments due hereunder shall be paid by the Company to the respective appropriate officer or officers of the respective Taxing Entities charged with receiving payments of taxes for such Taxing Entities (such officers being collectively hereinafter referred to as the "Receivers of Taxes") for distribution by the Receivers of Taxes to the appropriate Taxing Entities entitled to same pursuant to the provisions hereof.

(B) Valuation of the Facility Premises.

(1) The appropriate Assessors shall create, for the assessment of real property tax purposes only, an annex tax parcel consisting of real property located wholly within the Facility Parcel and on which the Company intends to construct the

addition to the Facility and which is more fully described on Exhibit "B" attached hereto (the "Annex Tax Parcel"). The Facility Premises less the Annex Tax Parcel shall hereafter be referred to as the "Existing Facility Parcel."

(2) The value of the Existing Facility Parcel and the Annex Tax Parcel for purposes of determining payments in lieu of taxes due hereunder (hereinafter referred to as the "Assessed Value") shall be determined by the appropriate Assessors. The Company agrees to give the Assessors a copy of this Payment in Lieu of Tax Agreement. The parties hereto agree that the Assessors shall (a) appraise the Existing Facility Parcel and the Annex Tax Parcel separately but in the same manner as other similar properties in the general area of the Facility Premises, and (b) place an Assessed Value upon the Existing Facility Parcel and the Annex Tax Parcel, equalized if necessary by using the appropriate equalization rates as apply in the assessment and levy of real property taxes. The Company shall be entitled to written notice of the initial determination of the Assessed Value and of any change in the Assessed Value.

(3) If the Company is dissatisfied with the amount of the Assessed Value of the Existing Facility Parcel or the Annex Tax Parcel as initially established or as changed, and if the Company shall have given written notice of such dissatisfaction to the appropriate Assessor and the Agency within thirty (30) days of receipt by the Company of written notice of the initial establishment of such Assessed Value, or of a change in such Assessed Value, then the Company shall be entitled to protest before, and to be heard by, the appropriate Assessor and the Agency. If the Agency, the Company and any Assessor shall fail to reach agreement as to the proper Assessed Value of the Existing Facility Parcel or the Annex Tax Parcel for purposes of determining payments in lieu of taxes due under this Payment in Lieu of Tax Agreement, then such Assessor, the Company and the Agency shall each select one arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall be a qualified real estate appraiser, experienced in valuation for the purposes of tax assessment in the general area of the Facility Premises, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Assessed Value has been properly established by the Assessor. It is understood that the arbitrators are empowered to confirm the Assessed Value or to determine a higher or lower Assessed Value. Any payments in lieu of taxes due upon the Existing Facility Parcel or the Annex Tax Parcel pursuant to Section 2.02(C) hereof may not be withheld by the Company pending determination of the Assessed Value by the arbitrators.

(C) Amount of Payments in Lieu of Taxes. The payments in lieu of taxes to be paid by the Company to the Receivers of Taxes annually on behalf of each Taxing Entity pursuant to the terms of this Payment in Lieu of Tax Agreement shall be computed separately for each Taxing Entity as follows:

(1) First, determine the amount of general taxes and general assessments (hereinafter referred to as the "Normal Tax") which would be payable to each Taxing Entity if the Existing Facility Parcel and the Annex Tax Parcel were owned by the Company and not the Agency by multiplying (a) the Assessed Value of the

Existing Facility Parcel and the Annex Tax Parcel determined pursuant to Subsection (B) of this Section 2.02, by (b) the tax rate or rates of such Taxing Entity that would be applicable to the Existing Facility Parcel and the Annex Tax Parcel if the Existing Facility Parcel and the Annex Tax Parcel were owned by the Company and not the Agency.

(2) Except as provided in paragraph (3) below, in each tax year during the term of this Payment in Lieu of Tax Agreement, commencing on the first tax year following the date on which the Existing Facility Parcel and the Annex Tax Parcel shall be assessed as exempt on the assessment roll of any Taxing Entity, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax pursuant to this Payment in Lieu of Tax Agreement shall be an amount equal to the applicable percentage of the Normal Tax due each Taxing Entity with respect to the Existing Facility Parcel and the Annex Tax Parcel for such tax year, as shown in the following tables:

Annex Tax Parcel Table

Tax Year Commencing After the Tax Status Date Following the Agency's Acquisition of its Leasehold Interest	Percentage of Normal Tax
1	0%
2	0%
3	0%
4	25%
5	25%
6	50%
7	50%
8	50%
9	75%
10	75%
11 and thereafter during the term of this Payment in Lieu of Tax Agreement	100%

Existing Facility Parcel Table

Tax Year Commencing After the Tax Status Date Following the Agency's Acquisition of its Leasehold Interest	Percentage of <u>Normal Tax</u>
1	50%
2	50%
3	50%
4	75%
5	75%
6	100%
7	100%
8	100%
9	100%
10	100%
11 and thereafter during the term of this Payment in Lieu of Tax Agreement	100%

(3) The parties recognize that the purpose of the Project is to create or retain permanent private sector jobs in Cortland County. Accordingly, the parties have agreed that the amount of payments in lieu of taxes payable with respect to the Project Facility shall bear a direct relationship to the success or lack of success of the Project in achieving this goal. Therefore, on or before November 1 of each calendar year during the term of this Payment in Lieu of Tax Agreement, the Company shall file with the Agency an affidavit indicating the average number of full time equivalent employees (35 hours per week equaling one full time equivalent employee ("FTE") employed by the Company at the Project Facility during the preceding twelve (12) month period). If the Company fails to file such an affidavit with the Agency on or before November 1 of a calendar year, then the Agency shall be entitled to assume that the Company employed less than 20% of the minimum required employees during such period, the minimum required employees being: **48 in the first tax year** commencing after the tax status date following the Agency's acquisition of its leasehold interest; **63 in the second year** and **71 in the third year** and **all years thereafter for the remainder of the Term**. In each tax year during the term of this Payment in Lieu of Tax Agreement, commencing on the first tax year following the date on which the Project Facility shall be assessed as exempt on the assessment roll of any Taxing Entity, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in

lieu of property tax pursuant to this Payment in Lieu of Tax Agreement shall be an amount equal to the applicable percentage of the Normal Tax due each Taxing Entity for such calendar year that relates to the number of jobs in existence at the Project Facility during the preceding calendar year (as determined pursuant to the preceding two sentences), all as shown in the following tables:

Annex Tax Parcel Table

<u>Year of Exemption</u>	<u>If 80% or more of minimum required Jobs</u>	<u>If less than 80% but more than 60% of minimum required Jobs</u>	<u>If less than 60% but more than 40% of minimum required Jobs</u>	<u>If less than 40% but more than 20% of minimum required Jobs</u>	<u>If less than 20% of minimum required Jobs</u>
1 – 3	0%	25%	50%	75%	100%
4 – 5	25%	43.75%	62.5%	81.25%	100%
6 – 8	50%	62.5%	75%	82.5%	100%
9 – 10	75%	81.25%	87.5%	93.75%	100%
11 and thereafter during the term of the PILOT Agreement	100%	100%	100%	100%	100%

Existing Facility Parcel Table

<u>Year of Exemption</u>	If 80% or more of minimum required <u>Jobs</u>	If less than 80% but more than 60% of minimum required <u>Jobs</u>	If less than 60% but more than 40% of minimum required <u>Jobs</u>	If less than 40% but more than 20% of minimum required <u>Jobs</u>	If less than 20% of minimum required <u>Jobs</u>
1 – 3	50%	62.5%	75%	82.5%	100%
4 – 5	75%	81.25%	87.5%	93.75%	100%
6 – 10 and thereafter during the term of the PILOT Agreement	100%	100%	100%	100%	100%

(D) Additional Amounts in Lieu of Taxes. Commencing on the first tax year following the date on which any structural addition shall be made to the Facility Premises or any portion thereof or any additional building or other structure shall be constructed on the Facility Parcel, excluding the current addition to the Facility being constructed on the Annex Tax Parcel, (such structural additions and additional buildings and other structures being hereinafter referred to as "Additional Facilities") the Company agrees to make additional annual payments in lieu of property taxes (such additional payments being hereinafter collectively referred to as "Additional Payments") to the Receivers of Taxes with respect to such Additional Facilities, such Additional Payments to be computed separately for each Taxing Entity as follows:

(1) Determine the amount of general taxes and general assessments (hereinafter referred to as the "Normal Tax") which would be payable to each Taxing Entity if such Additional Facilities were owned by the Company and not the Agency as follows: (a) multiply the Additional Assessed Value (as hereinafter defined) of such Additional Facilities determined pursuant to subsection (E) of this Section 2.02 by (b) the tax rate or rates of such Taxing Entity that would be applicable to such Additional Facilities if such Additional Facilities were owned by the Company and not the Agency, and (c) reduce the amount so determined by the amounts of any tax exemptions that would be afforded to the Company by such Taxing Entity if such Additional Facilities were owned by the Company and not the Agency.

(2) In each fiscal tax year during the term of this Payment in Lieu of Tax Agreement (commencing in the fiscal tax year when such Additional Facilities

would first appear on the assessment roll of any Taxing Entity) if such Additional Facilities were owned by the Company and not the Agency, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax with respect to such Additional Facilities pursuant to this Payment in Lieu of Tax Agreement shall be an amount equal to one hundred percent (100%) of the Normal Tax due each Taxing Entity with respect to such Additional Facilities for such fiscal tax year (unless the Agency and the Company shall enter into a separate written agreement regarding payments in lieu of property taxes with respect to such Additional Facilities, in which case the provisions of such separate written agreement shall control).

(E) Valuation of Additional Facilities. (1) The value of Additional Facilities for purposes of determining payments in lieu of taxes due under Section 2.02(D) hereof shall be determined by the Assessors of each respective Taxing Entity. The parties hereto agree that the Assessors shall (a) appraise the Additional Facilities in the same manner as other similar properties in the general area of the Facility Premises, and (b) place a value for assessment purposes (hereinafter referred to as the "Additional Assessed Value") upon the Additional Facilities, equalized if necessary by using the appropriate equalization rates as apply in the assessment and levy of real property taxes. The Company shall be entitled to written notice of the initial establishment of such Additional Assessed Value and of any change in such Additional Assessed Value.

(2) If the Company is dissatisfied with the amount of the Additional Assessed Value of the Additional Facilities as initially established or as changed, and if the Company shall have given written notice of such dissatisfaction to the appropriate Assessor and the Agency within thirty (30) days of receipt by the Company of written notice of the initial establishment of such Additional Assessed Value, or of a change in such Additional Assessed Value, then the Company shall be entitled to protest before, and to be heard by, the appropriate Assessor and the Agency. If the Agency, the Company and any Assessor shall fail to reach agreement as to the proper Additional Assessed Value of the Additional Facilities for purposes of determining payments in lieu of taxes due under this Payment in Lieu of Tax Agreement, then such Assessor, the Company and the Agency shall each select one arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall be a qualified real estate appraiser, experienced in valuation for the purposes of tax assessment in the general area of the Facility Premises, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Additional Assessed Value of the Additional Facilities has been properly established by the Assessor. It is understood that the arbitrators are empowered to confirm the Additional Assessed Value or to determine a higher or lower Additional Assessed Value. Any payments in lieu of taxes due upon such Additional Facilities pursuant to Section 2.02(D) hereof may not be withheld by the Company pending determination of the Additional Assessed Value by the arbitrators.

(F) Statements. Pursuant to Section 858(15) of the Act, the Agency agrees to give each Taxing Entity a copy of this Payment in Lieu of Tax Agreement within fifteen (15) days of the execution and delivery hereof, together with a request that a copy



hereof be given to the appropriate officer or officers of the respective Taxing Entities responsible for preparing the tax rolls for said Tax Entities (each, a "Tax Billing Officer") and a request that said Tax Billing Officers submit to the Company and to the appropriate Receiver of Taxes periodic statements specifying the amount and due date or dates of the payments due each Taxing Entity hereunder, such periodic statements to be submitted to the Company at approximately the times that tax bills are mailed by such Taxing Entities.

(G) Time of Payments. The Company agrees to pay the amounts due hereunder to each particular Taxing Entity in any fiscal tax year to the appropriate Receiver of Taxes within the period that such Taxing Entity allows payment of taxes levied in such fiscal tax year without penalty. The Company shall be entitled to receive receipts for such payments.

(H) Method of Payment. All payments by the Company hereunder shall be paid to the Receivers of Taxes in lawful money of the United States of America. The Receivers of Taxes shall in turn distribute the amounts so paid to the various Taxing Entities entitled to same.

SECTION 2.03. CREDIT FOR TAXES PAID. (A) Amount of Credit. The parties hereto acknowledge and agree that the obligation of the Company to make the payments provided in Section 2.02 of this Payment in Lieu of Tax Agreement shall be in addition to any and all other taxes and governmental charges of any kind whatsoever which the Company may be required to pay under the Lease Agreement. It is understood and agreed, however, that should the Company pay in any fiscal tax year to any Taxing Entity any amounts in the nature of general property taxes, general assessments, service charges or other governmental charges of a similar nature levied and/or assessed upon the Facility Premises or the interest therein of the Company or the occupancy thereof by the Company (but not including, by way of example, (1) sales and use taxes, and (2) special assessments, special ad valorem levies or governmental charges in the nature of utility charges, including but not limited to water, solid waste, sewage treatment or sewer or other rents, rates or charges), then the Company's obligation to make payments in lieu of property taxes attributed to such fiscal tax year to such Taxing Entity hereunder shall be reduced by the amounts which the Company shall have so paid to such Taxing Entity in such fiscal tax year, but there shall be no cumulative or retroactive credit as to any payment in lieu of property taxes due to any other Taxing Entity or as to any payment in lieu of property taxes due to such Taxing Entity in any other fiscal tax year.

(B) Method of Claiming Credits. If the Company desires to claim a credit against any particular payment in lieu of tax due hereunder, the Company shall give the governing body of the affected Taxing Entity and the Agency prior written notice of its intention to claim any credit pursuant to the provision of this Section 2.03, said notice to be given by the Company at least thirty (30) days prior to the date on which such payment in lieu of tax is due pursuant to the provisions of Section 2.02(G) hereof. In the event that the governing body of the appropriate Taxing Entity desires to contest the

Company's right to claim such credit, then said governing body, the Agency and the Company shall each select an arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall meet the qualifications set forth in Section 2.02(B) hereof, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Company is entitled to claim any credit pursuant to the provisions of this Section 2.03 and, if so, the amount of the credit to which the Company is entitled. It is understood that the arbitrators are empowered to confirm the amount of the credit claimed by the Company or to determine a lower or higher credit. When the Company shall have given notice, as provided herein, that it claims a credit, the amount of any payment in lieu of property taxes due hereunder against which the credit may be claimed may be withheld (to the extent of the credit claimed by the Company, but only to the extent that such credit may be claimed against said payment in lieu of taxes pursuant to the provisions of this Section 2.03) until the decision of the arbitrators is rendered. After the decision of the arbitrators is rendered, the payment in lieu of taxes due with respect to any reduction or disallowance by the arbitrators in the amount of the credit claimed by the Company shall, to the extent withheld as aforesaid, be immediately due and payable and shall be paid by the Company within thirty (30) days of said decision.

SECTION 2.04. LATE PAYMENTS. (A) First Month. Pursuant to Section 874(5) of the Act, if the Company shall fail to make any payment required by this Payment in Lieu of Tax Agreement when due, the Company shall pay the same, together with a late payment penalty equal to five percent (5%) of the amount due.

(B) Thereafter. If the Company shall fail to make any payment required by this Payment in Lieu of Tax Agreement when due and such delinquency shall continue beyond the first month, the Company's obligation to make the payment so in default shall continue as an obligation of the Company to the affected Taxing Entity until such payment in default shall have been made in full, and the Company shall pay the same to the affected Taxing Entity together with (1) a late payment penalty of one percent (1%) per month for each month, or part thereof, that the payment due hereunder is delinquent beyond the first month, plus (2) interest thereon, to the extent permitted by law, at the greater of (a) one percent (1%) per month, or (b) the rate per annum which would be payable if such amount were delinquent taxes, until so paid in full.

### **ARTICLE III LIMITED OBLIGATION**

SECTION 3.01. NO RECOURSE; LIMITED OBLIGATION OF THE AGENCY. (A) No Recourse. All obligations, covenants, and agreements of the Agency contained in this Payment in Lieu of Tax Agreement shall be deemed to be the obligations, covenants and agreements of the Agency and not of any member, officer, agent, servant or employee of the Agency in his individual capacity, and no recourse under or upon any obligation, covenant or agreement contained in this Payment in Lieu of Tax Agreement, or otherwise based upon or in respect of this Payment in Lieu of Tax Agreement, or for any claim based thereon or otherwise in respect thereof, shall be had against any past,

present or future member, officer, agent (other than the Company), servant or employee, as such, of the Agency or any successor public benefit corporation or political subdivision or any person executing this Payment in Lieu of Tax Agreement on behalf of the Agency, either directly or through the Agency or any successor public benefit corporation or political subdivision or any person so executing this Payment in Lieu of Tax Agreement, it being expressly understood that this Payment in Lieu of Tax Agreement is a corporate obligation, and that no such personal liability whatever shall attach to, or is or shall be incurred by, any such member, officer, agent (other than the Company), servant or employee of the Agency or of any successor public benefit corporation or political subdivision or any person so executing this Payment in Lieu of Tax Agreement under or by reason of the obligations, covenants or agreements contained in this Payment in Lieu of Tax Agreement or implied therefrom; and that any and all such personal liability of, and any and all such rights and claims against, every such member, officer, agent (other than the Company), servant or employee under or by reason of the obligations, covenants or agreements contained in this Payment in Lieu of Tax Agreement or implied therefrom are, to the extent permitted by law, expressly waived and released as a condition of, and as a consideration for, the execution of this Payment in Lieu of Tax Agreement by the Agency.

(B) Limited Obligation. The obligations, covenants and agreements of the Agency contained herein shall not constitute or give rise to an obligation of the State of New York or Cortland County, New York, and neither the State of New York nor Cortland County, New York shall be liable thereon and, further, such obligations, covenants and agreements shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute limited obligations of the Agency payable solely from the revenues of the Agency derived and to be derived from the lease, sale or other disposition of the Facility Premises (except for revenues derived by the Agency with respect to the Unassigned Rights, as defined in the Lease Agreement).

(C) Further Limitation. Notwithstanding any provision of this Payment in Lieu of Tax Agreement to the contrary, the Agency shall not be obligated to take any action pursuant to any provision hereof unless (1) the Agency shall have been requested to do so in writing by the Company, and (2) if compliance with such request is reasonably expected to result in the incurrence by the Agency (or any of its members, officers, agents, servants or employees) of any liability, fees, expenses or other costs, the Agency shall have received from the Company security or indemnity and an agreement from the Company to defend and hold harmless the Agency satisfactory to the Agency for protection against all such liability, however remote, and for the reimbursement of all such fees, expenses and other costs.

#### **ARTICLE IV EVENTS OF DEFAULT**

**SECTION 4.01. EVENTS OF DEFAULT.** Any one or more of the following events shall constitute an event of default under this Payment in Lieu of Tax Agreement, and the

terms "Event of Default" or "default" shall mean, whenever they are used in this Payment in Lieu of Tax Agreement, any one or more of the following events:

(A) Failure of the Company to pay any amount due and payable by the Company pursuant to this Payment in Lieu of Tax Agreement and continuance of said failure for a period of fifteen (15) days after written notice to the Company stating that such payment is due and payable;

(B) Failure of the Company to observe and perform any other covenant, condition or agreement on its part to be observed and performed hereunder (other than as referred to in paragraph (A) above) and continuance of such failure for a period of thirty (30) days after written notice to the Company specifying the nature of such failure and requesting that it be remedied; provided that if such default cannot reasonably be cured within such thirty (30) day period and if the Company shall have commenced action to cure the breach of covenant, condition or agreement within said thirty (30) day period and thereafter diligently and expeditiously proceeds to cure the same, such thirty (30) day period shall be extended for so long as the Company shall require in the exercise of due diligence to cure such default, it being agreed that no such extension shall be for a period in excess of ninety (90) days in the aggregate from the date of default; or

(C) Any warranty, representation or other statement by or on behalf of the Company contained in this Payment in Lieu of Tax Agreement shall prove to have been false or incorrect in any material respect on the date when made or on the effective date of this Payment in Lieu of Tax Agreement and (1) shall be materially adverse to the Agency at the time when the notice referred to below shall have been given to the Company and (2) if curable, shall not have been cured within thirty (30) days after written notice of such incorrectness shall have been given to a responsible officer of the Company, provided that if such correctness cannot reasonably be cured within said thirty-day period and the Company shall have commenced action to cure the incorrectness within said thirty-day period and, thereafter, diligently and expeditiously proceeds to cure the same, such thirty-day period shall be extended for so long as the Company shall require, in the exercise of due diligence, to cure such default.

SECTION 4.02. REMEDIES ON DEFAULT. (A) General. Whenever any Event of Default shall have occurred with respect to this Payment in Lieu of Tax Agreement, the Agency (or if such Event of Default concerns a payment required to be made hereunder to any Taxing Entity, then with respect to such Event of Default such Taxing Entity) may take whatever action at law or in equity as may appear necessary or desirable to collect the amount then in default or to enforce the performance and observance of the obligations, agreements and covenants of the Company under this Payment in Lieu of Tax Agreement.

(B) Cross-Default. In addition, an Event of Default hereunder shall constitute an event of default under Article X of the Lease Agreement. Upon the occurrence of an Event of Default hereunder resulting from a failure of the Company to make any

payment required hereunder, the Agency shall have, as a remedy therefor under the Lease Agreement, among other remedies, the right to terminate the Lease Agreement and convey the Project Facility to the Company, thus subjecting the Project Facility to immediate full taxation pursuant to Section 520 of the Real Property Tax Law of the State.

(C) Separate Suits. Each such Event of Default shall give rise to a separate cause of action hereunder and separate suits may be brought hereunder as each cause of action arises.

(D) Venue. The Company irrevocably agrees that any suit, action or other legal proceeding arising out of this Payment in Lieu of Tax Agreement may be brought in the courts of record of the State, consents to the jurisdiction of each such court in any such suit, action or proceeding, and waives any objection which it may have to the laying of the venue of any such suit, action or proceeding in any of such courts.

SECTION 4.03. PAYMENT OF ATTORNEYS' FEES AND EXPENSES. Pursuant to Section 874(6) of the Act, if the Company should default in performing any of its obligations, covenants or agreements under this Payment in Lieu of Tax Agreement and the Agency or any Taxing Entity should employ attorneys or incur other expenses for the collection of any amounts payable hereunder or for the enforcement of performance or observance of any obligation, covenant or agreement on the part of the Company herein contained, the Company agrees that it will, on demand therefor, pay to the Agency or such Taxing Entity, as the case may be, not only the amounts adjudicated due hereunder, together with the late payment penalty and interest due thereon, but also the reasonable fees and disbursements of such attorneys and all other expenses, costs and disbursements so incurred, whether or not an action is commenced.

SECTION 4.04. REMEDIES; WAIVER AND NOTICE. (A) No Remedy Exclusive. No remedy herein conferred upon or reserved to the Agency or any Taxing Entity is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Payment in Lieu of Tax Agreement or now or hereafter existing at law or in equity or by statute.

(B) Delay. No delay or omission in exercising any right or Power accruing upon the occurrence of any Event of Default hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

(C) Notice Not Required. In order to entitle the Agency or any Taxing Entity to exercise any remedy reserved to it in this Payment in Lieu of Tax Agreement, it shall not be necessary to give any notice, other than such notice as may be expressly required in this Payment in Lieu of Tax Agreement.

(D) No Waiver. In the event any provision contained in this Payment in Lieu of Tax Agreement should be breached by any party and thereafter duly waived by the other party so empowered to act, such waiver shall be limited to the particular breach so waived and shall not be deemed to be a waiver of any other breach hereunder. No waiver, amendment, release or modification of this Payment in Lieu of Tax Agreement shall be established by conduct, custom or course of dealing.

## ARTICLE V MISCELLANEOUS

SECTION 5.01. TERM. (A) General. This Payment in Lieu of Tax Agreement shall become effective and the obligations of the Company shall arise absolutely and unconditionally upon the approval of this Payment in Lieu of Tax Agreement by resolution of the Agency and the execution and delivery of this Payment in Lieu of Tax Agreement by the Company and the Agency. Unless otherwise provided by amendment hereof, this Payment in Lieu of Tax Agreement shall continue to remain in effect until the earlier to occur of (1) January 31, 2021 or (2) the date on which the Facility Premises is reconveyed by the Agency to the Company pursuant to the Lease Agreement.

(B) Extended Term. In the event that (1) the Facility Premises shall be reconveyed to the Company, (2) on the date on which the Company obtains the Agency's interest in the Facility Premises, the Facility Premises shall be assessed as exempt upon the assessment roll of any one or more of the Taxing Entities, and (3) the fact of obtaining the Agency's interest in the Facility Premises shall not immediately obligate the Company to make pro-rata tax payments pursuant to legislation similar to Chapter 635 of the 1978 Laws of the State (codified as subsection 3 of Section 302 of the Real Property Tax Law and Section 520 of the Real Property Tax Law), this Payment in Lieu of Tax Agreement shall remain in full force and effect and the Company shall be obligated to make payments to the Receiver of Taxes in amounts equal to those amounts which would be due from the Company if the Facility Premises were owned by the Company and not the Agency until the first tax year in which the Company shall appear on the tax rolls of the various Taxing Entities having jurisdiction over the Facility Premises as the legal owner of record of the Project Facility.

SECTION 5.02. FORM OF PAYMENTS. The amounts payable under this Payment in Lieu of Tax Agreement shall be payable in such coin and currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts.

SECTION 5.03. COMPANY ACTS. Where the Company is required to do or accomplish any act or thing hereunder, the Company may cause the same to be done or accomplished with the same force and effect as if done or accomplished by the Company.

SECTION 5.04. AMENDMENTS. This Payment in Lieu of Tax Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the parties hereto.

SECTION 5.05. NOTICES. (A) General. All notices, certificates or other communications hereunder shall be in writing and may be personally served, telecopied or sent by courier service or United States mail and shall be sufficiently given and shall be deemed given when (1) sent to the applicable address stated below by United States registered or certified mail, postage prepaid, return receipt requested, or by such other means as shall provide the sender with documentary evidence of such delivery, or (2) delivery is refused by the addressee, as evidenced by the affidavit of the Person who attempted to effect such delivery.

(B) Notices Given by Taxing Entities. Notwithstanding the foregoing, notices of assessment or reassessment of the Project Facility and other notices given by a Taxing Entity under Article II hereof shall be sufficiently given and shall be deemed given when given by the Taxing Entity in the same manner in which similar notices are given to owners of taxable properties by such Taxing Entity.

(C) Addresses. The addresses to which notices, certificates and other communications hereunder shall be delivered are as follows:

IF TO THE COMPANY:

Cortland Plastics International, LLC  
215 South Main Street  
Cortland, New York 13045  
Attention: David S. Kievit, General Manager

WITH A COPY TO:

Harris Beach PLLC  
300 South State Street  
Syracuse, New York 13202  
Attention: Anthony P. Marshall, Esq.

IF TO THE AGENCY:

Cortland County Industrial Development Agency  
37 Church Street  
Cortland, New York 13045  
Attention: Executive Director

WITH A COPY TO:

Menter, Rudin & Trivelpiece, P.C.  
308 Maltbie Street, Suite 200  
Syracuse, New York 13208  
Attention: John P. Sidd, Esq.

(D) Copies. A copy of any notice given hereunder by the Company which affects in any way a Taxing Entity shall also be given to the chief executive officer of such Taxing Entity.

(E) Change of Address. The Agency, the Company or any Taxing Entity may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

SECTION 5.06. BINDING EFFECT. This Payment in Lieu of Tax Agreement shall inure to the benefit of, and shall be binding upon, the Agency, the Company and their respective successors and assigns. The provisions of this Payment in Lieu of Tax Agreement are intended to be for the benefit of the Agency and the respective Taxing Entities.

SECTION 5.07. SEVERABILITY. If any article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion of this Payment in Lieu of Tax Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction, such article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion so adjudged invalid, illegal or unenforceable shall be deemed separate, distinct and independent and the remainder of this Payment in Lieu of Tax Agreement shall be and remain in full force and effect and shall not be invalidated or rendered illegal or unenforceable or otherwise affected by such holding or adjudication.

SECTION 5.08. COUNTERPARTS. This Payment in Lieu of Tax Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 5.09. APPLICABLE LAW. This Payment in Lieu of Tax Agreement shall be governed by and construed in accordance with the laws of the State of New York.



IN WITNESS WHEREOF, the Agency and the Company have caused this Payment in Lieu of Tax Agreement to be executed in their respective names by duly authorized officers thereof, all being done as of the date first above written.

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By:   
Garry VanGorder, Executive Director

CORTLAND PLASTICS INTERNATIONAL, LLC


By:   
David S. Kievit, General Manager

CPI REALTY INTERNATIONAL, LLC

By:   
David S. Kievit, General Manager

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

On the 1<sup>st</sup> day of December, 2010 before me, the undersigned, a notary public in and for said State, personally appeared **Garry VanGorder**, 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 as **Executive Director of Cortland County Industrial Development Agency**, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

  
**Notary Public**  
JOHN P. SIDD  
Notary Public, State of New York  
Qualified in Cortland Co. No. 4993688  
Commission Expires March 23, 20 14

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

On the 1<sup>st</sup> day of December, 2010 before me, the undersigned, a notary public in and for said State, personally appeared **David S. Kievit**, 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 as **General Manager of of Cortland Plastics International, LLC**, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



\_\_\_\_\_  
**Notary Public**

JOHN P. SIDD  
Notary Public, State of New York  
Qualified in Onondaga Co. No. 4993688  
Commission Expires March 23, 2014

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

On the 1<sup>st</sup> day of December, 2010 before me, the undersigned, a notary public in and for said State, personally appeared **David S. Kievit**, 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 as **General Manager of CPI Realty International, LLC**, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



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**Notary Public**

JOHN P. SIDD  
Notary Public, State of New York  
Qualified in Onondaga Co. No. 4993688  
Commission Expires March 23, 2014

## EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Cortland, Cortland County, New York, being designated as "Parcel B" on a subdivision map entitled "Subdivision Plat showing Parcels A and B contained within property now or formerly of Schug Realty, LLC, City of Cortland, County of Cortland, State of New York" dated December 6, 2009, a copy of which is intended to be filed concurrently herewith, and being more particularly bounded and described in accordance with said map as follows: BEGINNING at a point located in the south street line of Noss Park Drive, at the east corner of property acquired by the City of Cortland (Instrument No. 1 028843-004); said point witnessed by a monument found 0.3 feet west and 0.2 feet north thereof; thence, South 85°-11'-00" East, in the south line of said Noss Park Drive, a distance of 239.51 feet to the POINT OF BEGINNING;

Thence South 85° 11' 00" East along the south street line of said Noss Park Drive and in the north line of Grantor's property (Instrument No. 1050746-001), a distance of 611.26 feet to a point in the northeast corner thereof;

Thence South 04° 49' 00" West in the east line of said Schug property, a distance of 284.88 feet to a point;

Thence N011h 85° 11' 33" West, a distance of 579.73 feet to a point;

Thence North 04° 48' 27" East, a distance of 29.82 feet to a point;

Thence North 85° 11' 33" West, a distance of 41.38 feet to a point in the east face of the existing building located on "Parcel A" as shown on the survey map referred to above;

Thence North 04° 50' 18" East in the east face of and through said existing building, a distance of 147.94 feet to a point in the north face of the existing building;

Thence South 85° 12' 26" East, in the north face of said existing building, a distance of 9.84 feet to a point in the west face of the building covering the loading dock;

Thence North 04° 47' 36" East, in the west face of said building covering the loading dock and extending northerly through said Schug property, a distance of 107.21 feet to the point or place of beginning.

EXCEPTING and RESERVING THEREFROM to the City of Cortland an easement 50 feet in width along the entire east boundary of the premises hereby conveyed for access by said City to Perplexity Creek for the purpose of keeping said creek free from debris and other obstruction provided, however, the mortgagor, its successors and assigns, may use such easement area for parking storage, and other lawful use related to its operations so long as access is always provided to the City for the stated purposes.

ALSO EXCEPTING and RESERVING THEREFROM a right of way, in common with the Grantee, its successor and assigns, in favor of Grantor, its successors and assigns, for vehicular and pedestrian ingress and egress by Grantor, its employees, agents, invitees, licensees and tenants, and the employees, agents, invitees, and licensees of its tenants, over the existing concrete area on the north side of the premises being

conveyed and continuing over the existing gravel/crushed stone drive east of the building on the Premises conveyed and running to and crossing the southerly line of the above described premises, all as shown on the subdivision map referred to above. Neither Grantor, nor Grantee, nor any permitted user of the easement, their respective tenants, employees, agents, invitees and licensees will park any vehicles on the right of way in such manner that obstructs its use, place any obstructions within or affecting the use of the right of way, nor take any action that would obstruct any portion of the joint driveway, or otherwise interfere with, limit the utility of or in any way diminish or impair the ability to use the right of way by either Grantor or Grantee or their respective tenants, employees, agents, invitees and licensees in any manner whatsoever. Notwithstanding the foregoing, at the option of the Grantee, the right of way may be relocated to such other location on the premises being conveyed as the Grantee may determine, and, in any event, the right of way hereunder shall not in any way affect the right of the Grantee to construct improvements on the premises in the future or limit the improvements and usable square footage for improvements in the future.

TOGETHER WITH a right of way, in common with the Grantor, its successor and assigns, for vehicular and pedestrian ingress and egress by Grantor, its employees, agents, invitees, licensees and tenants, and the employees, agents, invitees, and licensees of its tenants, over the existing gravel/crushed stone drive located on Grantor's premises southerly and easterly of the building on the Premises conveyed, all as shown on the subdivision map referred to above. Neither Grantor, nor Grantee, nor any permitted user of the easement, their respective tenants, employees, agents, invitees and licensees will park any vehicles on the right of way in such manner that obstructs its use, place any obstructions within or affecting the use of the right of way, nor take any action that would obstruct any portion of the joint driveway, or otherwise interfere with, limit the utility of or in any way diminish or impair the ability to use the right of way by either Grantor or Grantee or their respective tenants, employees, agents, invitees and licensees in any manner whatsoever. ALSO TOGETHER WITH a permanent easement to repair and maintain said gravel/crushed stone drive.

TOGETHER WITH all fixtures and improvements thereon and all attachments and fixtures to said improvements used in connection therewith, and as shown on said map, including metal stairs, tank, wood deck, and silo on concrete pad (collectively, the "CPI Accessories") and ALSO TOGETHER WITH a permanent easement to repair, maintain and replace those CPI Accessories which encroach onto the adjoining premises retained by Grantor.

TOGETHER WITH and SUBJECT TO the following provisions with respect to the premises of the Grantor and the Grantee herein, which shall run with the land and be binding upon the parties hereto, their successors and assigns:

1. Each of the Grantor and the Grantee shall have the right to enter upon the premises of the other at reasonable times and upon reasonable notice for the purpose of accessing, maintaining, repairing, constructing and/or reconstructing the improvements on their respective properties, including exterior repairs, landscaping, gardening and drainage of surface water. No such work shall result in any increase in the volume or rate of flow of the drainage surface water from the premises of either party to the adjoining premises of the other party.

2. Grantor and Grantee shall each maintain in force a policy of insurance insuring against loss or damage by fire or any other hazard in an amount sufficient to cover the full cost of repair, renovation or replacement of that owner's improvements in the event of damage or destruction from any hazard. Proof of such insurance shall be provided by the owner of each property to the other, if requested. In the event of damage to or the loss or destruction of an improvement, the owner of said improvement shall promptly take such steps as are reasonably necessary to secure the common party wall between the premises of the parties in such manner so as to prevent damage to the improvements of the adjoining owner.

3. The above premises are conveyed subject to and together with the use of a common wall dividing the two properties; said common wall shall be used under the following terms and conditions:

a. The common wall shall be used jointly by the respective owners of Parcel A and Parcel B, being hereinafter referenced to as "both parties."

b. The common wall shall be maintained for the mutual benefit of both parties.

d. Each party shall maintain the exterior of said common wall on each owner's respective side, unless said repair/maintenance is necessary to the structural repair of the interior of said common wall.

e. The structural portion of the common wall shall be kept in repair and maintained at the joint and equal expense of both parties.

f. In the event of partial or entire destruction of the wall by fire or otherwise, either party may repair or rebuild it, or cause it to be repaired or rebuilt, with materials substantially the same as those with which said common wall is now constructed or is to be constructed, and each party shall pay one-half of the cost of such repair or rebuilding that is not otherwise paid for by available insurance proceeds.

g. Each party shall have the right to enter upon the premises of the other at reasonable times and upon reasonable notice for the purpose of maintaining, repairing, constructing and/or reconstructing improvements to said common wall.

h. Neither party shall do anything detrimental to the structural integrity of the common wall or to the exterior of the other parties' portion of the common wall.

4. In the event that the Grantor or Grantee, or its employees, agents, licensees, or contractors enters upon the premises of the other for the purpose of exercising the rights granted herein, the owner so entering upon the adjoining premises agrees to indemnify and hold harmless the adjoining owner from any loss or damage incurred by the adjoining owner, its employees, agents, licensees, or contractors as a result of such entry.

BEING a portion of the premises conveyed to Schug Realty, LLC by deed from First Niagara Realty, Inc. dated July 10, 2006 and recorded in the Cortland County Clerk's Office on July 11, 2006 as Instrument Number 1050746-001.

**EXHIBIT "B"**  
**ANNEX TAX PARCEL**

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Cortland, Cortland County, New York, being part of that parcel designated as "Parcel B" on a subdivision map entitled "Subdivision Plat showing Parcels A and B contained within property now or formerly of Schug Realty, LLC, City of Cortland, County of Cortland, State of New York" dated December 6, 2009 and recorded by the Cortland County Clerk December 21, 2009 at Instrument Number 2009-06819 describing a one story metal building (the "Building") and a covered loading dock (the "Dock"), said part of said Parcel B being and intending to describe an expansion to the Building (the "Expansion"), and being more particularly bounded and described in accordance with said map as follows: BEGINNING at a point located in the south street line of Noss Park Drive, at the east corner of property acquired by the City of Cortland (Instrument No. 1028843-004); said point witnessed by a monument found 0.3 feet west and 0.2 feet north thereof;

Thence, South 85°-11' -00" East, in the south line of said Noss Park Drive, a distance of 239.5 feet to the northwest corner of Parcel B;

Thence, South 04°47'36" West, a distance of 57.2 feet to the northwest corner of the Dock;

Thence South 85° 12' 26" East along the north face of the Dock, a distance of 80.3 feet to the northeast corner of the Dock;

Thence South 04° 47' 36" West along the west face of the Dock, a distance of 50.0 feet to a point in the north face of the Building being the southeast corner of the Dock;

Thence South 85° 12' 26" East along the north face of the Building a distance of 48.8 feet to the northeast corner of the Building;

Thence South 04° 47' 36" West along the east face of the Building, a distance of 23 feet to a point in the east face of the Building, being the POINT OF BEGINNING;

Thence South 85°10' 58" East a distance of 25 feet;

Thence North 04°49' 02" East a distance of 50 feet;

Thence South 85° 10' 58" East, a distance of 175 feet to a point in the east face of the Expansion;

Thence South 04° 49' 02" East along the east face of the Expansion a distance of 125 feet;

Thence North 85° 10' 58" West a distance of 175 feet;

Thence South 04° 49' 02" West a distance of 25 feet;

Thence North 85° 10' 58" West a distance of 25 feet to a point in the east face of the Building;

Thence North 04° 49' 02" East a distance of 100 feet along the east face of the Building to a point in the east face of the Building, being the point or place of beginning.