

LEWISTON CLINTON TOWNHOMES, LLC

and

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PAYMENT-IN-LIEU-OF-TAX AGREEMENT

Oneida County Industrial Development Agency
2026 Real Estate Lease
(Lewiston at Clinton Townhomes, LLC Facility)

Oneida County, Village of Clinton, Town of Kirkland, Clinton Central School District

Tax Account Nos.: 337.015-1-17
337.015-1-17.1
337.015-1-18
337.015-1-26

PAYMENT-IN-LIEU-OF-TAX AGREEMENT

THIS PAYMENT-IN-LIEU-OF-TAX AGREEMENT, dated as of February 25, 2026, is by and between **LEWISTON CLINTON TOWNHOMES, LLC**, a limited liability company duly organized, validly existing and in good standing under the laws of the State of New York, with offices at 194 Clinton Road, New Hartford, New York 13413 (the "Company") and **ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, an industrial development agency and a public benefit corporation of the State of New York having its principal office at 584 Phoenix Drive, Rome, New York 13441 (the "Agency").

W I T N E S S E T H:

WHEREAS, the Agency is authorized and empowered by the provisions of Title 1 of Article 18-A of the General Municipal Law, Chapter 99 of the Consolidated Laws of New York, as amended, (the "Enabling Act"), and Chapter 372 of the Laws of 1970 of the State of New York, as amended, constituting Section 901 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of, among others, renewable energy projects, for the purpose of promoting, attracting and developing economically sound commerce and industry in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, to prevent unemployment and economic deterioration, and to support New York State's renewable energy goals as may be established or amended from time to time; and

WHEREAS, the Company desires that the Agency assist in the construction of 34 market-rate townhouses in six buildings, together with parking lots, sidewalks, landscaping and all infrastructure and amenities to service the same (collectively, the "Improvements") situated on four parcels of land measuring 3± acres in the aggregate located at 137 McBride Avenue, Village of Clinton, Town of Kirkland, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of providing housing within the community for surrounding employers, and to enhance talent recruitment and economic development in the region (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project"); and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to accept a leasehold interest in the Facility, pursuant to a Lease

Agreement dated of even date herewith and lease the Facility back to the Company pursuant to the terms and conditions contained in a Leaseback Agreement dated of even date herewith; and

WHEREAS, the Agency has agreed to acquire a leasehold interest in the Facility in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York and to prevent economic deterioration by promoting employment opportunities in the area served by the Agency; and

WHEREAS, the Facility will be exempt from real property taxes, general property taxes, general school district taxes, general assessments, service charges or other governmental charges of a similar nature levied and/or assessed upon the Facility or the interest therein of the Company or the occupancy thereof by the Company (the "Exempt Taxes") effective March 1, 2026, because the Agency is acquiring an interest in the Facility and the Facility is used for a purpose within the meaning of the applicable Constitutional and statutory provisions, including the Enabling Act, provided, however, such exemption does not extend to special assessments or ad valorem levies; and

WHEREAS, the Company understands that it, as lessee of the Facility leased by the Agency, will, in fact, have Exempt Taxes to pay under the provisions of this Agreement in the form of PILOT Payments (defined below) from the first date of the Exemption Term through the term of the Leaseback Agreement as more particularly described on Schedule B attached hereto (the "Exemption Term"); and

WHEREAS, each year of the Exemption Term is more particularly set forth on Schedule B attached hereto (each year being referred to as an "Exemption Year"); and

WHEREAS, the Agency and the Company deem it necessary and proper to enter into an agreement making provision for payments-in-lieu-of-taxes and such assessments by the Company to the Town of Kirkland, the Village of Clinton, or any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is or may be, wholly or partially located, Oneida County, the Clinton Central School District and appropriate special districts more specifically set forth on Schedule A attached hereto and made a part hereof (hereinafter each a "Taxing Authority" and collectively the "Taxing Authorities") in which any part of the Facility is or is to be located; and

WHEREAS, all defined terms herein as indicated by the capitalization of the first letter thereof and not otherwise defined herein shall have the meanings ascribed to such terms as set forth in the Leaseback Agreement.

NOW, THEREFORE, to provide for certain payments to the Taxing Authorities, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The Company shall pay to each Taxing Authority:

(a) all taxes that are due with respect to the Facility prior to the Exemption Term, no later than the last day during which such payments may be made without penalty; and

(b) all special assessments and ad valorem taxes coming due and payable during the term of the Lease Agreement and the Leaseback Agreement for which the Facility is not exempt, no later than the last day during which such payments may be made without penalty (such special assessments and ad valorem taxes to be billed directly by the Tax Authority).

2. (a) The Company shall pay an amount in lieu of the Exempt Taxes (the "PILOT Payments") during each Exemption Year as follows:

(ii) during the construction period: 100% of Exempt Taxes; and

(ii) following the issuance of a Certificate of Occupancy:

Exemption Year 1	No Exempt Taxes
Exemption Year 2	No Exempt Taxes
Exemption Year 3	No Exempt Taxes
Exemption Year 4	No Exempt Taxes
Exemption Year 5	25% of Exempt Taxes
Exemption Year 6	50% of Exempt Taxes
Exemption Year 7	50% of Exempt Taxes
Exemption Year 8	75% of Exempt Taxes
Exemption Year 9	90% of Exempt Taxes
Exemption Year 10	90% of Exempt Taxes
Exemption Year 11 and thereafter	100% of Exempt Taxes

(b) It is the intention of the parties that the Exemption Year 1 and subsequently numbered PILOT Payments begin following the issuance of a Certificate of Occupancy, and that any payments prior to such Certificate of Occupancy will be made pro rata; Schedule B is an illustration of the proposed PILOT Payments assuming a Certificate of Occupancy will be issued prior to March 1, 2027 and may be amended based on the actual completion date.

(c) Anything herein to the contrary, notwithstanding, this Agreement shall terminate on the date on which the Leaseback Agreement shall terminate and the Agency shall terminate its leasehold interest in the Facility pursuant to the Leaseback Agreement. The benefits under this Agreement are subject to the terms and conditions of a certain Project Obligation and Recapture Agreement dated as of even date herewith (the "Recapture Agreement").

(d) Anything herein to the contrary, notwithstanding, upon the failure of the Company in making any payment when due hereunder and upon failure to cure such default within thirty (30) days of receipt of notice as herein provided, shall constitute an Event of Default under Section 7.1(a)(vi) of the Leaseback Agreement, and the Agency may take any one or all remedial steps afforded it in Section 7.2 of the Leaseback Agreement; provided, however, nothing herein contained shall be deemed to limit any other rights and remedies the Agency may have hereunder or under any other Transaction Document.

3. (a) The Company will make PILOT Payments to each Taxing Authority hereunder for each Exemption Year by making the required payment to such Taxing Authority no later than the last day during which such Exempt Taxes could otherwise be made without penalty as if the Agency did not have a leasehold or other interest in the Facility.

(b) PILOT Payments that are delinquent under this Agreement shall be subject to a late penalty of five percent (5%) of the amount due which shall be paid by the Company to the affected Taxing Authority at the time the PILOT Payment is paid. For each month, or part thereof, that the PILOT Payment is delinquent beyond the first month, interest shall accrue to and be paid to the affected Taxing Authority on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made. Anything herein to the contrary, notwithstanding, upon the failure of the Company in making any payment (or causing any payment to be made) when due hereunder and upon failure to cure such default within thirty (30) days of receipt of notice as herein provided, the Agency shall have the right to terminate the Leaseback

Agreement and this PILOT Agreement, and the Company shall henceforth pay one hundred (100%) percent of the Exempt Taxes, together with all costs of collection, including but not limited to reasonable attorneys' fees. Nothing herein contained shall be deemed to limit any other rights and remedies the Agency may have hereunder or under any other Transaction Document.

4. The PILOT Payments to be made by the Company pursuant to this Agreement are intended to be in lieu of all Exempt Taxes that would have to be paid by the Company on the Facility leased to the Company by the Leaseback Agreement if the Agency did not have a leasehold or other interest in the Facility.

5. If by reason of a change in the Constitution or laws of the State of New York, or an interpretation of the Constitution or the laws of the State of New York by the Court of Appeals (or such lower court from which the time to appeal has expired) of the State of New York, or for any other reason, the Company is required to pay any tax which the payments specified herein are intended to be in lieu of, the Company may deduct the aggregate of any such payments made by it from the amount herein agreed to be paid in lieu of such taxes and need only pay the difference. Furthermore, inasmuch as the PILOT Payments herein agreed to be made by the Company are intended to be in lieu of all Exempt Taxes, it is agreed that said payments shall not, as to any Exemption Year, be in an amount greater than would be payable for such year for such Exempt Taxes, in the aggregate, by a private corporation on account of its ownership of the Facility, and accordingly the annual payment will be adjusted in any Exemption Year to be the lesser of the amount that would be payable in taxes or the PILOT Payment.

6. This Agreement shall be binding upon the successors and assigns of the parties.

7. It is the intent of the parties that the Company will have all the rights and remedies of a taxpayer with respect to any real property or other tax, service charge, special benefit, ad valorem levy, assessment or special assessment or service charge because of which, or in lieu of which, the Company is obligated to make a payment hereunder, as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility. It is the further intent of the parties that the Company will have all of the rights and remedies of a taxpayer as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility with respect to any proposed assessment or change in assessment concerning the property, or any portion thereof, whether through an assessor, board of assessment review, court of law, or otherwise and likewise will be entitled to protest before and be heard by such assessor, board of assessment review, court of law or otherwise and will be entitled to take any and all

appropriate appeals or initiate any proceedings to review the validity or amount of any assessment or the validity or amount of any taxes that would have been payable but for the provisions hereof, provided, however, that the Company is required to provide written notification to the Agency at least forty-five (45) days before filing for a change of assessment. In the event, however, that a court of competent jurisdiction shall enter an order or judgment determining or declaring that, by reason of the Agency's interest in the Facility, the Company does not have the right to bring a proceeding to review such assessment under the Real Property Tax Law or any other law, then the Company shall have the right to contest such assessment in the name and as the agent of the Agency, and the Agency agrees to cooperate with the Company in all respects in any such proceeding at the sole cost and expense of the Company. Notwithstanding anything herein to the contrary, for so long as this Agreement is in effect, the Company hereby unconditionally and irrevocably waives its right, if any, to apply for and/or receive the benefit of any other real property tax exemption with respect to the Facility, including, without limitation, any real property tax exemption that may be available under Sections 485-a, 485-b and 485-e of the Real Property Tax Law.

8. All amounts payable by the Company hereunder will be paid to the Taxing Authorities and will be payable in such lawful money of the United States of America as at the time of payment is legal tender for the payment of public and private debts, including a check payable in such money.

9. (a) If any term or provision hereof should be for any reason held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such term or provision will be deemed separate and independent and the remainder hereof will remain in full force and effect and will not be invalidated, impaired or otherwise affected by such holding or adjudication.

(b) This Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the parties hereto.

(c) All notices, certificates or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when (i) mailed by United States registered or certified mail, postage prepaid, return receipt requested or (ii) when delivered by a commercial overnight courier that guarantees next day delivery and provides a receipt, to the Agency or the Company, as the case may be, addressed as follows:

To the Agency: Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441-4105
Attn.: Chairman

With a Copy To: Bond, Schoeneck & King, PLLC
501 Main Street
Utica, New York 13501
Attn.: Linda E. Romano, Esq.

To the Company: Lewiston Clinton Townhomes, LLC
194 Clinton Road
New Hartford, New York 13413
Attn.: Mark Lewis

With a Copy To: Barclay Damon, LLP
100 Madison Street
Syracuse, New York 13202
Attn.: Daniel Mannion, Esq.


provided, that the Agency or the Company may, by notice given hereunder to the other, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

(e) This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

[signature pages follow]

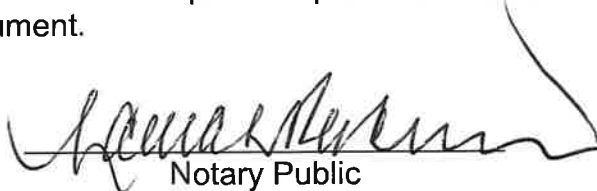
IN WITNESS WHEREOF, the parties have executed this **PILOT Agreement** as of the date first above written.

LEWISTON CLINTON TOWNHOMES, LLC

By: 
Robert L. Lewis
Member

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

On the 23rd day of February 2026 before me, the undersigned a notary public in and for said state, personally appeared **Robert L. Lewis**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



SECOND SIGNATURE PAGE TO PILOT AGREEMENT
(LEWISTON CLINTON TOWNHOMES, LLC FACILITY)

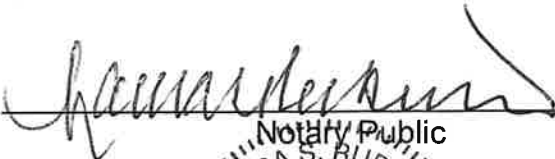
ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Stephen R. Zogby
Chairman

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

On the 20th day of February 2026 before me, the undersigned a notary public in and for said state, personally appeared **Stephen R. Zogby**, 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
LAURA S. RUBERTO
COMMISSION EXPIRES
Oneida County
NOTARY
PUBLIC
01RU5031396
AUG. 1, 2026
STATE OF NEW YORK

SCHEDULE A

COUNTY OF ONEIDA

Receiver of Taxes
800 Park Avenue
Utica, New York 13501

VILLAGE OF CLINTON

Receiver of Taxes
100 North Park Row
P.O. Box 242
Clinton, New York 13323

VILLAGE OF CLINTON

Receiver of Taxes
P.O. Box 467
Clinton, New York 13323

CLINTON CENTRAL SCHOOL DISTRICT

Receiver of Taxes
75 Chenango Avenue
Clinton, New York 13323

SCH A

SCHEDULE B

The below illustration assumes a Certificate of Occupancy will be issued prior to
March 1, 2027 and may be amended based on the actual completion date

Exemption Year (Assessment Roll Year)	School Taxes	Village Taxes	County/Town Taxes
Construction Year (03/2026)	07/01/2026 – 06/30/2027	06/01/2026 – 05/31/2027	01/01/2027 – 12/31/2027
Exemption Year One (03/2027)	07/01/2027 – 06/30/2028	06/01/2027 – 05/31/2028	01/01/2028 – 12/31/2028
Exemption Year Two (03/2028)	07/01/2028 – 06/30/2029	06/01/2028 – 05/31/2029	01/01/2029 – 12/31/2029
Exemption Year Three (03/2029)	07/01/2029 – 06/30/2030	06/01/2029 – 05/31/2030	01/01/2030 – 12/31/2030
Exemption Year Four (03/2030)	07/01/2030 – 06/30/2031	06/01/2030 – 05/31/2031	01/01/2031 – 12/31/2031
Exemption Year Five (03/2031)	07/01/2031 – 06/30/2032	06/01/2031 – 05/31/2032	01/01/2032 – 12/31/2032
Exemption Year Six (03/2032)	07/01/2032 – 06/30/2033	06/01/2032 – 05/31/2033	01/01/2033 – 12/31/2033
Exemption Year Seven (03/2033)	07/01/2033 – 06/30/2034	06/01/2033 – 05/31/2034	01/01/2034 – 12/31/2034
Exemption Year Eight (03/2034)	07/01/2034 – 06/30/2035	06/01/2034 – 05/31/2035	01/01/2035 – 12/31/2035
Exemption Year Nine (03/2035)	07/01/2035 – 06/30/2036	06/01/2035 – 05/31/2036	01/01/2036 – 12/31/2036
Exemption Year Ten (03/2036)	07/01/2036 – 06/30/2037	06/01/2036 – 05/31/2037	01/01/2037 – 12/31/2037