

SQ1 HOLDINGS, LLC

and

SQUARE ONE COATING SYSTEMS LLC

and

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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PAYMENT-IN-LIEU-OF-TAX AGREEMENT

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Oneida County Industrial Development Agency  
2017 Real Estate Lease  
(SQ1 Holdings, LLC Facility)

Oneida County, Town of Whitestown, Oriskany Central School District

Tax Account No.: 290.000-2-10

## PAYMENT-IN-LIEU-OF-TAX AGREEMENT

THIS PAYMENT-IN-LIEU-OF-TAX AGREEMENT, dated as of February 27, 2017, is by and among **SQ1 HOLDINGS, LLC**, a limited liability company duly organized, validly existing and in good standing under the laws of the State of New York, with an address of 8693 Maple Lane, Lee Center, New York 13363 (the "Company"), **SQUARE ONE COATING SYSTEMS LLC**, a limited liability company duly organized, validly existing and in good standing under the laws of the State of New York, with an address of 8693 Maple Lane, Lee Center, New York 13363 (the "Sublessee") 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, industrial facilities 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, and to prevent unemployment and economic deterioration; and

WHEREAS, the Company desires to acquire and renovate a 14,000± square foot, one-story manufacturing/office building, parking lot and two loading docks (collectively, the "Improvements") situated on a 5.5± acre parcel of land located at 170 Base Road, Town of Whitestown, County of Oneida (the "Land") and acquire and install equipment in the Improvements (the "Equipment"), all for the purpose of providing metal finishing services (the Land, Improvements and Equipment is referred to as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to as the "Project"); and

WHEREAS, the Company will sublease the Facility to Square One Coating Systems, LLC (the "Sublessee") for its operation pursuant to a lease agreement dated February 27, 2017 (the "Sublease Agreement");

WHEREAS, NBT Bank, National Association (the "Bank") intends to finance certain costs of the Facility by making a loan to the Company in the principal amount of \$157,500.00, to be secured by (a) a Fee and Leasehold Mortgage and Security Agreement from the Agency and the Company to the Bank dated February 27, 2017 (the "Mortgage") and (b) a Commercial Security Agreement dated February 27, 2017 (the "Security Agreement") from the Agency and the Company to the Bank; 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 accept 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

WHEREAS, the Facility is 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 commencing March 1, 2017, the taxable status date, (the "Exempt Taxes"), because the Agency has a leasehold 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 (as that date is determined by the parties and described herein) through the term of the Leaseback Agreement (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, under the terms of the Sublease Agreement, the Sublessee is responsible for the payment of Exempt Taxes; and

WHEREAS, the Agency, the Company and the Sublessee deem it necessary and proper to enter into an agreement making provision for payments-in-lieu-

of-taxes and such assessments by the Company (or by the Sublessee on behalf of the Company) to the Town of Whitestown, 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 Oriskany Central School District and appropriate special districts (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 (or shall cause the Sublessee to 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.

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

Exemption Year 1	\$1,728.00
Exemption Year 2	1,763.00
Exemption Year 3	1,798.00
Exemption Year 4	1,834.00
Exemption Year 5	1,871.00
Exemption Year 6	3,817.00
Exemption Year 7	3,893.00

Exemption Year 8	3,971.00
Exemption Year 9	4,050.00
Exemption Year 10	4,131.00
Exemption Year 11 and thereafter 100% of Exempt Taxes	

The fixed PILOT Payments shall be billed by the Taxing Authorities in the same proportion as taxes would have been apportioned but for the Agency's involvement, unless the Taxing Authorities have consented in writing to a specific apportionment (for the purposes of apportioning the PILOT Payments, each Taxing Authority shall use the tax rate for the prior Exemption Year).

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 Lease Agreement. The benefits under this Agreement are subject to the terms and conditions of a certain Job Creation and Recapture Agreement dated as of February 27, 2017.

(b) Anything herein to the contrary, notwithstanding, upon the failure of the Company or the Sublessee 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.

(c) The Bank has agreed to establish an account for the escrow of PILOT Payments to be made hereunder pursuant to the terms of a PILOT Payment Escrow Account Agreement dated February 27, 2017 (the "PILOT Escrow Agreement") by and among the Agency, the Company, the Sublessee and the Bank. Any references herein relating to the obligation of the Company to make PILOT Payments shall be construed to mean the Company or the Bank, as prescribed by the PILOT Escrow Agreement, so long as the PILOT Escrow Agreement is in effect. Notwithstanding the Bank's agreement to escrow PILOT Payments, the Company shall remain primarily liable under this Agreement.

3. The Company will make (or will cause the Sublessee to 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.

4. The PILOT Payments to be made by the Company or the Sublessee pursuant to this Agreement are intended to be in lieu of all Exempt Taxes that would have to be paid 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 or the Sublessee is required to pay any tax which the payments specified herein are intended to be in lieu of, the Company or the Sublessee 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 or the Sublessee 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.

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 and the Sublessee 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 or the Sublessee 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 and the Sublessee 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. 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, neither the Company nor the Sublessee has the right to bring a proceeding to

review such assessment under the Real Property Tax Law or any other law, then the Company and the Sublessee 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 and the Sublessee in all respects in any such proceeding at the sole cost and expense of the Company and the Sublessee. Notwithstanding anything herein to the contrary, for so long as this Agreement is in effect, the Company and the Sublessee 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 Section 485-b and Section 485-e of the Real Property Tax Law.

8. All amounts payable by the Company or the Sublessee hereunder will be paid to the respective Taxing Authority 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 mailed by United States registered or certified mail, postage prepaid, return receipt requested, 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  
Rome, New York 13501  
Attn.: Linda E. Romano, Esq.

To the Company: SQ1 Holdings, LLC  
8693 Maple Lane  
Lee Center, New York 13363  
Attn.: Lloyd Ploof, Member

With a Copy To: Cecilia Fagan Taffi, Esq.  
315 N. Caroline Street  
Herkimer, New York 13350

To the Sublessee: Square One Coating Systems, LLC  
8693 Maple Lane  
Lee Center, New York 13363  
Attn.: Lloyd Ploof, Member

With a Copy To: Cecilia Fagan Taffi, Esq.  
315 N. Caroline Street  
Herkimer, New York 13350

To the Bank: NBT Bank, National Association  
270 Genesee Street  
Utica, New York 13502  
Attn.: Regional Senior Vice President of Commercial  
Lending

With a Copy To: Kowalczyk & Deery, LLP  
185 Genesee Street, 12<sup>th</sup> Floor  
Utica, New York 13501  
Attn.: Andrew S. Kowalczyk III, Esq.

provided, that the Agency, the Bank, the Sublessee 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.

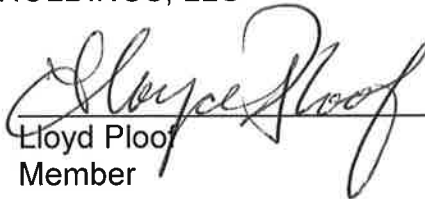
(e) This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

[Signature page follows]

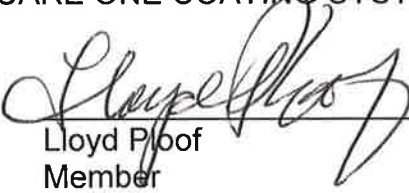


IN WITNESS WHEREOF, the parties have executed this **PILOT Agreement** as of the date first above written.

SQ1 HOLDINGS, LLC

By:   
Lloyd Ploof  
Member

SQUARE ONE COATING SYSTEMS LLC

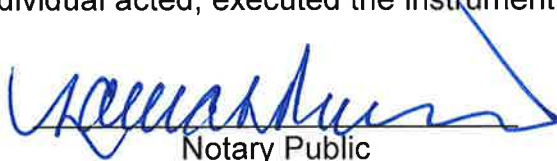
By:   
Lloyd Ploof  
Member

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
David C. Grow  
Chairman

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

On the 27 day of February 2017 before me, the undersigned a notary public in and for said state, personally appeared **Lloyd Ploof**, 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.

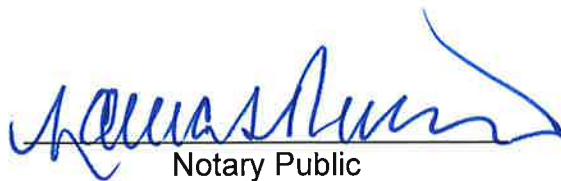


Notary Public

LAURA S. RUBERTO  
Notary Public, State of New York  
Appointed in Oneida County  
Reg. No. 01RU5031396  
Commission Expires August 1, 2018

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

On the 22nd day of February 2017 before me, the undersigned a notary public in and for said state, personally appeared **David C. Grow**, 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**  
**Notary Public, State of New York**  
**Appointed in Oneida County**  
**Reg. No. 01RU5031396**  
**Commission Expires August 1, 2018**

**SCHEDULE A**

**COUNTY OF ONEIDA**

Receiver of Taxes  
800 Park Avenue  
Rome, New York 13501

**TOWN OF WHITESTOWN**

8539 Clark Mills Road  
Whitesboro, NY 13492  
Attn.: Receiver of Taxes

**ORISKANY CENTRAL SCHOOL DISTRICT**

8539 Clark Mills Road  
Whitesboro, NY 13492  
Attn.: Receiver of Taxes

**SCHEDULE B**

**EXEMPTION YEARS**

<b>Exemption Year (Assessment Roll Year)</b>	<b>County/Town Taxes</b>	<b>School Taxes</b>
Year One (03/01/2017)	01/01/2018 – 12/31/2018	07/01/2017 – 06/30/2018
Year Two (03/01/2018)	01/01/2019 – 12/31/2019	07/01/2018 – 06/30/2019
Year Three (03/01/2019)	01/01/2020 – 12/31/2020	07/01/2019 – 06/30/2020
Year Four (03/01/2020)	01/01/2021 – 12/31/2021	07/01/2020 – 06/30/2021
Year Five (03/01/2021)	01/01/2022 – 12/31/2022	07/01/2021 – 06/30/2022
Year Six (03/01/2022)	01/01/2023 – 12/31/2023	07/01/2022 – 06/30/2023
Year Seven (03/01/2023)	01/01/2024 – 12/31/2024	07/01/2023 – 06/30/2024
Year Eight (03/01/2024)	01/01/2025 – 12/31/2025	07/01/2024 – 06/30/2025
Year Nine (03/01/2025)	01/01/2026 – 12/31/2026	07/01/2025 – 06/30/2026
Year Ten (03/01/2026)	01/01/2027 – 12/31/2027	07/01/2026 – 06/30/2027