

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

and

EAST COAST OLIVE OIL CORPORATION

LEASEBACK AGREEMENT

Dated as of January 1, 2007

Oneida County Industrial Development Agency
2007 Real Estate Transfer
(East Coast Olive Oil Corporation Facility)

THIS LEASEBACK AGREEMENT (the "Leaseback Agreement"), dated as of the 1st day of January 2007, by and between **EAST COAST OLIVE OIL CORPORATION**, a corporation duly organized and validly existing under the laws of the State of New York with an address of 75 Wurz Avenue, Utica, New York 13501 (the "Company") and **ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices at 153 Brooks Road, Rome, New York 13441-4105 (the "Agency").

W I T N E S S E T H:

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

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

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

WHEREAS, pursuant to and in accordance with the provisions of the Enabling Act, Chapter 372 of the Laws of 1970 of the State of New York (hereinafter collectively, the "Act") created the Agency, which is empowered under the Act to undertake the leasing of the facility described below;

WHEREAS, the United States of America, acting by and through the Secretary of the Air Force, conveyed to the Agency a 63.919± acre parcel of land situate in the Griffiss Business and Technology Park, Rome, New York (the "Griffiss Business Park") commonly known as "Parcel F1" by means of a Quit Claim Deed dated March 21, 2000 and recorded on August 4, 2000 in the Oneida County Clerk's Office in Book 2929 of Deeds at Page 191; and

WHEREAS, the Agency, as lessor, leased said Parcel F1 to Griffiss Local Development Corporation ("GLDC"), as lessee, pursuant to a lease agreement dated as of May 1, 2000 (the "Agency/GLDC Lease Agreement"); and

WHEREAS, a memorandum of the Agency/GLDC Lease Agreement was recorded on August 4, 2000 in the Oneida County Clerk's Office in Book 2929 of Deeds at Page 274; and

WHEREAS, pursuant to the Agency/GLDC Lease Agreement and at any time during the term thereof, GLDC has the right to acquire from the Agency the fee title to any portion of Parcel F1 which has not heretofore been conveyed to a third party; and

WHEREAS, GLDC and the Company entered into a purchase agreement dated as of May 19, 2006, as the same may be amended from time to time (the "Purchase Agreement") whereby GLDC agreed to sell, and the Company agreed to purchase, a 22.693± acre portion of Parcel F1 (the "Land"); and

WHEREAS, the Company desires to construct on the Land a 185,000± square foot manufacturing warehouse and distribution facility and related improvements (the "Building") and acquire, renovate and install machinery and equipment in the Building (the "Equipment") (the Land, the Building, and the Equipment being collectively referred to as the "Facility"), all to be used by the Company in connection with importing, packing and distributing edible oils and other food products; and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to convey a fee interest in the Land to GLDC who, in turn, will convey said fee interest in the Land to the Company, take a leasehold interest from the Company in the Land, Building and Equipment constituting the Facility pursuant to a lease agreement dated as of the date hereof (the "Lease Agreement") and lease said Facility back to the Company pursuant to the terms and conditions contained herein; and

WHEREAS, Partners Trust Bank, a federally chartered stock savings bank having an office at 233 Genesee Street, Utica, New York 13501 (the "Bank") proposes to finance a portion of the cost of the Facility (or the Griffiss Business Park infrastructure supporting the Facility) by making a loan to GLDC in the original principal sum of \$1,500,000 (the "Partners Trust Loan") pursuant to a Loan Agreement dated January 9, 2007 by and between the Bank and GLDC (the "Partners Trust Loan Agreement") and to be secured by (a) a Security Agreement and Assignment dated January 9, 2007 (the "Partners Trust Security Agreement") from GLDC and the Agency to the Bank, (b) a Mortgage and Security Agreement dated January 9, 2007 (the "Partners Trust Mortgage"), given by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to the Bank pursuant to a Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 (the "Partners Trust Mortgage Assignment") given by the Agency and GLDC to the Bank, which Partners Trust Mortgage, together with the Partners Trust Mortgage Assignment, shall be recorded in the Oneida County Clerk's Office; and

WHEREAS, Economic Development Growth Enterprises Corporation, having an office at 153 Brooks Road, Rome, New York 13441-4105 ("EDGE") proposes to finance a portion of the cost of the Facility (or the Griffiss Business Park infrastructure supporting the Facility) by making a loan to GLDC in the original principal sum of \$400,000 (the "EDGE Loan") and to be secured by (a) a Security Agreement and Assignment dated January 9, 2007 (the "EDGE Security Agreement") from GLDC and the Agency to EDGE, (b) a Mortgage and Security Agreement dated January 9, 2007 (the "EDGE Mortgage"), given by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to EDGE pursuant to a Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 (the "EDGE Mortgage Assignment") given by the Agency and GLDC to EDGE, which EDGE Mortgage, together with the EDGE Mortgage Assignment, shall be recorded in the Oneida County Clerk's Office; and

WHEREAS, Mohawk Valley Rehabilitation Corporation, having an office at 26 West Main Street, P.O. Box 69, Mohawk, New York 13407 ("MORECO") proposes to finance a portion of the cost of the Facility (or the Griffiss Business Park infrastructure supporting the Facility) by making a loan to GLDC in the original principal sum of \$150,000 (the "MORECO Loan") and to be secured by (a) a Security Agreement and Assignment dated January 9, 2007 (the "MORECO Security Agreement") from GLDC and the Agency to MORECO, (b) a Mortgage and Security Agreement dated January 9, 2007 (the "MORECO Mortgage"), given by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to MORECO pursuant to a Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 (the "MORECO Mortgage Assignment") given by the

Agency and GLDC to MORECO, which MORECO Mortgage, together with the MORECO Mortgage Assignment, shall be recorded in the Oneida County Clerk's Office; and

WHEREAS, GLDC proposes to finance a portion of the cost of the Facility (or the Griffiss Business Park infrastructure supporting the Facility) by making an internal loan to itself in the original principal sum of \$150,000 (the "GLDC Internal Loan No. 1") to be secured by (a) a Security Agreement and Assignment dated January 9, 2007 (the "GLDC Security Agreement No. 1") from GLDC and the Agency to GLDC, (b) a Mortgage and Security Agreement dated January 9, 2007 (the "GLDC Mortgage No. 1"), given by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to GLDC pursuant to a Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 (the "GLDC Mortgage Assignment No. 1") given by the Agency and GLDC to GLDC, which GLDC Mortgage No. 1, together with the GLDC Mortgage Assignment No. 1, shall be recorded in the Oneida County Clerk's Office; and

WHEREAS, GLDC proposes to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility) by making an internal loan to itself in the original principal sum of \$460,000 (the "GLDC Internal Loan No. 2") and to be secured by (a) a Security Agreement and Assignment dated January 9, 2007 (the "GLDC Security Agreement No. 2") from GLDC and the Agency to GLDC, (b) a Mortgage and Security Agreement dated January 9, 2007 (the "GLDC Mortgage No. 2"), given by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to GLDC pursuant to a Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 (the "GLDC Mortgage Assignment No. 2") given by the Agency and GLDC to GLDC, which GLDC Mortgage No. 2, together with the GLDC Mortgage Assignment No 2, shall be recorded in the Oneida County Clerk's Office; and

WHEREAS, for the purposes of this Leaseback Agreement the Partners Trust Loan, the EDGE Loan, the MORECO Loan, the GLDC Internal Loan No. 1 and the GLDC Internal Loan No. 2 are referred to, collectively, as the "GLDC Loans"; and

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

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

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

WHEREAS, as is more particularly set forth in Section 9.12 hereof, all capitalized terms used in this Leaseback Agreement and not otherwise defined herein shall have the meanings assigned thereto in the Schedule of Definitions attached hereto as Schedule A.

AGREEMENT

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

Section 1.1 Representations and Covenants of Agency.

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

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

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

(c) By resolution adopted on April 28, 2006, the Agency determined that, based upon the review by the Agency of the materials submitted and the representation made by the Company relating to the Facility, the Facility would not have a "significant impact" or "significant effect" on the environment within the meaning of the SEQRA Act.

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

(e) Each of the Agency Documents and the other documents contemplated thereby constitutes a legal, valid and binding obligation of the Agency enforceable against the Agency in accordance with its terms except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting the rights of creditors in general.

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

(g) The Facility will constitute a "project" as such quoted term is defined in the Act.

Section 1.2 Representations and Covenants of Company.

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

(a) The Company is a corporation duly organized and validly existing under the laws of the State of New York and authorized to conduct business in the State of New York and in all other jurisdictions in which it operates, and has full legal right, power and authority to execute, deliver and perform each of the Company Documents and the other documents contemplated thereby. Each of the Company Documents and the other documents contemplated thereby has been duly authorized, executed and delivered by the Company and each constitutes a legal, valid and binding obligation of the Company enforceable against the Company in accordance with its respective terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting the rights of creditors in general.

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

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

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

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

(f) There is no action, litigation, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending, or, to the knowledge of the Company, threatened against or affecting the Company, to which the Company is a party, and in which an adverse

result would in any way diminish or adversely impact on the Company's ability to fulfill its obligations under this Leaseback Agreement or any of Company Documents or the transactions contemplated therein.

(g) The Company covenants that the Facility will comply in all respects with all environmental laws and regulations and, (i) that no pollutants, contaminants, solid wastes, or toxic or hazardous substances will be stored, treated, generated, disposed of, or allowed to exist on the Facility except in compliance with all material applicable laws and regulations including environmental laws and regulations, (ii) the Company will take all reasonable and prudent steps to prevent an unlawful release of hazardous substances onto the Facility or onto any other property, (iii) that no asbestos will be incorporated into or disposed of on the Facility, (iv) that no underground storage tanks will be located on the Facility, and (v) that no investigation, order, agreement, notice, demand or settlement with respect to any of the above is threatened, anticipated or in existence. The Company upon receiving any information or notice contrary to the representations contained in this Section shall immediately notify the Agency in writing with full details regarding the same. The Company hereby releases the Agency from liability with respect to, and agrees to defend, indemnify, and hold harmless the Agency, its executive director, directors, members, officers, employees, agents (except the Company), representatives, successors and assigns from and against any and all claims, demands, damages, costs, orders, liabilities, penalties and expenses (including reasonable attorneys' fees) related in any way to any violation of the covenants or failure to be accurate of the representations contained in this Section. In the event the Agency in its reasonable discretion deems it necessary to perform due diligence with respect to any of the above, or to have an environmental audit performed with respect to the Facility, the Company agrees to pay the expenses of same to the Agency upon demand, and agrees that upon failure to do so, its obligation for such expense shall be deemed to be additional rent.

(h) The Company will complete construction of the Facility in accordance with the terms and provisions of the Plans and Specifications within two (2) years after the Closing Date.

(i) To the best of the Company's knowledge, the Facility is and will constitute a "project" as such quoted term is defined in the Act. During the Lease Term, the Company will not take any action, or fail to take any action, which would cause the Facility to not constitute a "project" as such quoted term is defined in the Act.

ARTICLE II

DEMISING CLAUSES AND RENTAL PROVISIONS

Section 2.1 Agreement to Convey to Agency.

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

Section 2.2 Construction, Renovation and Equipping of the Facility.

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

Section 2.3 Demise of Facility.

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

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

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

Section 2.5 Duration of Lease Term; Quiet Enjoyment.

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

(b) Except as provided in Section 7.1 hereof, the leasehold estate created hereby shall terminate at 11:59 p.m. on July 26, 2032 or on such earlier date as may be permitted by Section 8.1 hereof.

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

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

Section 2.6 Rents and Other Amounts Payable.

(a) The Company shall pay basic rent for the Facility as follows: Five Hundred Dollars (\$500.00) per year commencing on the Closing Date and on the First Business Day of each and every January thereafter during the term of this Leaseback Agreement.

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

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

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

observe any of its other covenants or agreement in this Leaseback Agreement or (iii) terminate this Leaseback Agreement for any cause whatsoever except as otherwise herein provided.

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

Without limiting the generality of the foregoing, the Agency hereby acknowledges and agrees to perform its obligations under the Agreement Allocating PILOT Payments including its obligation to allocate and pay out the PILOT Payments which it receives from the Company among GLDC and the Taxing Authorities.

Section 2.8 Special Obligation.

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

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

ARTICLE III

MAINTENANCE, MODIFICATIONS, TAXES AND INSURANCE

Section 3.1 Maintenance and Modifications of Facility by Company.

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

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

Section 3.2 Installation of Additional Equipment.

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

Section 3.3 Taxes, Assessments and Utility Charges.

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

(b) The Company, at its own expense and in its own name and on behalf of or in the name of the Agency but with notice to the Agency, may in good faith contest any such taxes, assessments and other charges (but may not contest any payments due under the PILOT Agreement including, without

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

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

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

Section 3.4 Insurance Required.

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

(a) Insurance against loss or damage by fire, lightning and other casualties customarily insured against, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the completed Improvements, exclusive of footings and foundations, as determined by a recognized appraiser or insurer selected by the Company. During the Construction Period, such policy shall be written in the so-called "Builder's Risk Completed Value Non-Reporting Form" and shall contain a provision granting the insured permission to complete and/or occupy.

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

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

against any loss or liability or damage for personal injury, including bodily injury or death, or property damage. This coverage shall also be in effect during the Construction Period.

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

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

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

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

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

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

Section 3.5 Additional Provisions Respecting Insurance.

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

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

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

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

If the Company fails (i) to pay any tax, together with any fine, penalty, interest or cost which may have been added thereto or become due or been imposed by operation of law for nonpayment thereof, or payments-in-lieu-of-tax or other sum due pursuant to the PILOT Agreement including, without limitation, the Early Termination Charge, if applicable, assessment or other governmental charge required to be paid by Section 3.3 hereof, (ii) to maintain any insurance required to be maintained by Section 3.4 hereof, (iii) to pay any amount required to be paid by any law or ordinance relating to the use or occupancy of the Facility or by any requirement, order or notice of violation thereof issued by any governmental person, (iv) to pay any mechanic's Lien which is recorded or filed against the Facility or any part thereof (unless contested in accordance with the provision of Section 5.7(b) hereof), (v) to pay any real property transfer gains tax, together with any interest and penalties thereon, which is due and payable by reason of a conveyance of the leasehold estate in and to the Facility pursuant to a judicial sale in any foreclosure action or by deed and/or assignment in lieu of foreclosure or (vi) to pay any other amount or perform any act hereunder required to be paid or performed by the Company hereunder, the Agency may but shall not be obligated to pay or cause to be paid such tax or payments-in-lieu-of-tax or other sum due pursuant to the PILOT Agreement including, without limitation, the Early Termination Charge, if applicable, assessment or other governmental charge or the premium for such insurance or any such other payment or may perform any such act. No such payment shall be made or act performed by the Agency until at least ten (10) days shall have elapsed since notice shall have been given by the Agency to the Company, and in the case of any tax, assessment or governmental charge or the amounts specified in paragraphs (iii), (v) and (vi) hereof, no such payment shall be made in any event if the Company is contesting the same in good faith to the extent and as permitted by this Leaseback Agreement unless an Event of Default hereunder shall have occurred and be continuing. Notwithstanding the provisions of this Section 3.7, if, because of the Company's failure to make payments as described in this Section 3.7, either the Agency, or any of its respective members, directors, officers, agents (except the Company), or employees, shall be threatened with a fine, liability, expense or imprisonment, then the Agency may immediately make payment on behalf of the Company in avoidance thereof. No such payment by the Agency shall affect or impair any rights of the Agency hereunder arising in consequence

of such failure by the Company. The Company shall, on demand, reimburse the Agency for any amount so paid or for expenses or costs incurred in the performance of any such act by the Agency pursuant to this Section (which shall include all reasonable legal fees and disbursements), together with interest thereon from the date of payment of such amount, expense or cost by the Agency at one percent above the prime rate as established by Bank of America (or its successor), but in no event more than to the extent permitted by law.

ARTICLE IV

DAMAGE, DESTRUCTION AND CONDEMNATION

Section 4.1 Damage or Destruction of the Facility.

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

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

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

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

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

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

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

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

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

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

Section 4.2 Condemnation.

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

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

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

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

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

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

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

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

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

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

Section 4.3 Condemnation of Company-Owned Property. The Company shall be entitled to the proceeds of any Condemnation award or portion thereof made for damage to or taking of any Property, which, at the time of such damage or taking, is not part of the Facility.

ARTICLE V

SPECIAL COVENANTS

Section 5.1 No Warranty of Condition or Suitability by Agency.

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

Section 5.2 Hold Harmless Provisions.

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

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

(c) In the event of any claim against the Agency or its members, directors, officers, agents or employees by any employee or contractor of the Company or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the obligation of the

Company hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, disability benefits or other employee benefit acts.

Section 5.3 Right to Inspect Facility.

The Agency and the duly authorized agents of the Agency shall have the right at all reasonable times to inspect the Facility. Until such time as the GLDC Loans have been paid in full, the GLDC Lenders and the duly authorized agents of the GLDC Lenders shall have the right at all reasonable times to inspect the Facility. The Agency, GLDC and the GLDC Lenders shall honor and comply with any reasonable restricted access policy of the Company relating to the Facility.

Section 5.4 Company to Maintain Its Existence.

The Company agrees that during the Lease Term it will maintain its existence, will not dissolve, liquidate or otherwise dispose of substantially all of its assets and will not consolidate with or merge into another corporation or permit one or more corporations to consolidate with or merge into it, except as hereinafter provided. The Company may consolidate or merge with another company, or dispose of all of substantially all of its assets, and the same shall not constitute an Event of Default as that term is defined in Article VII hereof, provided (a) in the case of a consolidation or merger, the surviving entity or (b) in the case of the disposition of substantially all of the assets, the acquiring person or entity (i) agrees, in writing, upon terms and conditions satisfactory to the Agency and GLDC, to assume all of the Company's obligations and liabilities under this Leaseback Agreement and the other Transaction Documents and (ii) the consolidation, merger or disposition in question does not cause the Facility to cease being a "project" as such quoted term is defined in the Act. No such consolidation, merger or other disposition of substantially all of the assets of the Company shall operate to release the Company from its obligations and liabilities under this Leasehold Agreement and the other Transaction Documents.

Section 5.5 Qualification in State.

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

Section 5.6 Agreement to File Annual Statements and Provide Information.

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

Section 5.7 Books of Record and Account; Financial Statements.

The Company at all times agrees to maintain proper accounts, records and book in which full and correct entries shall be made, in accordance with generally accepted accounting principles, of all transactions and events relating to the business and affairs of the Company. Until such time as the GLDC Loans have been paid, in full, the Company shall furnish the Agency and GLDC (i) within 150 days after the end of each of its fiscal years, its annual audited financial statements for such fiscal year including

“management letters”, if any, and (ii) within 150 days after the end of each of each fiscal year of the Company’s parent, Nutrinveste, S.G.P.S., S.A. (“Nutrinveste”), Nutrinveste’s annual audited financial statements for such fiscal year. The Company agrees that the Agency and GLDC may furnish copies of the Company’s financial statements and Nutrinveste’s financial statements to the GLDC Lenders.

Section 5.8 Compliance With Orders, Ordinances, Etc.

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

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

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

(c) The Company hereby covenants and agrees, at its sole cost and expense, to indemnify, protect, defend, save and hold harmless the Agency, its officers, directors, members, employees, agents and representatives acting in their official capacity, from and against any and all damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, actions, proceedings, costs, disbursements or expenses (including, without limitation, reasonable attorneys' and reasonable experts' fees, expenses and disbursements, and reasonable attorneys' fees incurred to enforce the terms, conditions and provisions of this agreement) of any kind or nature whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, its officers, members, employees, agents (except the Company), representatives, contractors and subcontractors relating to, resulting from or arising out of (i) the environmental conditions at, on or in the vicinity of the Facility, (ii) the construction, equipping, operation or use of the Facility in violation of any applicable Environmental Law for the storage, treatment, generation, transportation, processing, handling, management, production or disposal of any Hazardous Substance or as a landfill or other waste disposal site, or for military, manufacturing or industrial purposes or for the commercial storage of petroleum or petroleum based products, (iii) the presence of any Hazardous Substance or a Release or Disposal or the threat of a Release or Disposal of any Hazardous Substance or waste on, at or from the Facility, (iv) the failure to promptly undertake and diligently pursue to completion all necessary, appropriate and legally authorized investigative, containment, removal, clean up and other remedial actions with respect to a

Release or the threat of a Release of any Hazardous Substance on, at or from the Facility, required by any Environmental Law, (v) human exposure to any Hazardous Substance, noises, vibrations or nuisances of whatever kind to the extent the same arise from the condition of the Facility or the construction, equipping, ownership, use, sale, operation, conveyance or operation thereof in violation of any Environmental Law, (vi) a violation of any applicable Environmental Law, (vii) non-compliance with any Environmental Permit or (viii) a material misrepresentation or inaccuracy in any representation or warranty or a material breach of or failure to perform any covenant made by the Company in the Environmental Compliance and Indemnification Agreement (collectively, the "Indemnified Matters").

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

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

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

Section 5.9 Discharge of Liens and Encumbrances.

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

(b) Notwithstanding the provisions of subsection (a) hereof, the Company may in good faith contest any such Lien. In such event, the Company may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, unless the Agency shall notify the Company that by nonpayment of any such item or items, the Facility or any part thereof may be subject to loss or forfeiture, in which event the Company shall promptly secure

payment of all such unpaid items by filing a bond, in form and substance satisfactory to the Agency, thereby causing such Lien to be removed or by taking such other actions as may be satisfactory to the Agency to protect their respective interests. Mechanics' Liens shall be discharged or bonded within thirty (30) days of the filing or perfection thereof.

Section 5.10 Depreciation Deductions and Investment Tax Credit.

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

Section 5.11 Employment Opportunities, Notice of Jobs.

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

Section 5.12 Limitation of Liability of the Agency.

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

ARTICLE VI

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

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

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

(b) With the prior written consent of GLDC, the Agency and the Company from time to time may release from the provisions of this Leaseback Agreement and the leasehold estate created hereby any part of, or interest in, the Land which is not necessary, desirable or useful for the Facility. In such event, the Agency, at the Company's sole cost and expense, shall execute and deliver, any and all

instruments necessary or appropriate to so release such part of, or interest in, the Land and convey such title thereto or interest therein to the Company or such other Person as the Company may designate.

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

Section 6.2 Removal of Equipment.

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

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

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

Section 6.3 Assignment and Subleasing.

(a) A transfer in excess of 50% of the equity voting interests of the Company shall be deemed an assignment and require the prior written consent of the Agency and GLDC. An assignment of this Leaseback Agreement, or a sublease of the Facility, in whole or in part, shall require the prior written consent of the Agency and GLDC in each instance, which consent shall not be unreasonably withheld, and which consent shall be given or denied by the Agency and GLDC within thirty (30) days of being provided a proposed draft of the assignment or sublease. Any assignment of the Leaseback Agreement or sublease thereof shall be on the following conditions, as of the time of such assignment or sublease:

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

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

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

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

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

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

Section 6.4 Pledge of Agency's Interests to GLDC Lenders.

(a) The Agency is being requested to pledge and assign its rights to and interest in this Leaseback Agreement and in all amounts payable by the Company pursuant to Section 2.3 hereof and all other provisions of this Leaseback Agreement (other than Unassigned Rights), to the GLDC Lenders. The Agency hereby consents to such mortgage, pledge and assignment by the Agency. Notwithstanding the foregoing, all indemnities herein contained shall subsequent to such pledge and assignment continue to run to the Agency for its benefit.

(b) The Agency may be requested to pledge and assign its rights to and interest in this Leaseback Agreement and in all amounts payable by the Company pursuant to Section 2.3 hereof and all other provisions of this Leaseback Agreement (other than Unassigned Rights), to one or more lenders. The Agency shall not unreasonably withhold its consent to such mortgage, pledge and assignment by the Agency. Notwithstanding the foregoing, all indemnities herein contained shall subsequent to such pledge and assignment continue to run to the Agency for its benefit.

Section 6.6 Merger of Agency.

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

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

ARTICLE VII

EVENTS OF DEFAULTS AND REMEDIES

Section 7.1 Events of Default Defined.

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

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

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

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

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

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

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

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

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

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

Section 7.2 Remedies on Default.

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

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

(ii) terminate, on ten (10) days written notice to the Company the Lease Term and all rights of the Company under this Leaseback Agreement and, without being liable for any prosecution or damages therefor, holding the Company liable for the amount, if any, by which the aggregate of the rents and other amounts payable by the Company hereunder exceeds the aggregate of the rents and other amounts received from such other Person under the new lease;

(iii) terminate the leasehold interest in the Facility and terminate the PILOT Agreement. The Agency shall have the right to execute an appropriate terminations of the Lease Agreement and this Leaseback Agreement with respect to the Facility, which terminations shall constitute an early termination under paragraph 11 of the PILOT

Agreement resulting in the Company's obligation to pay the Early Termination Charge referred to in such paragraph 11 and to place the same on record in the Oneida County Clerk's Office, at the expense of the Company, and in such event the Company waives delivery and acceptance of such terminations of the Lease Agreement and this Leaseback Agreement. The Company does hereby appoint the Agency as its true and lawful agent to execute such instruments and documents as may be necessary and appropriate to effectuate such termination as aforesaid. Such appointment of the Agency as the agent of the Company shall be deemed to be an agency coupled with an interest and such appointment shall be irrevocable;

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

(b) In the event the Facility is subleased or leased to another Person pursuant to Section 7.2(a)(ii) or (iii) hereof, the Agency may (but shall be under no obligation to) make such repairs or alterations in or to the Facility as it may deem necessary or desirable for the implementation of such sublease or lease, and the Company shall be liable and agrees to pay the costs of such repairs or alterations and the expenses incidental to the effecting of such sublease or lease, together with such interest on such costs and expense paid by the Agency at the rate of two percent (2%) in excess of the prime rate as set by Bank of America (or its successor), but in no event at a rate higher than the maximum lawful prevailing rate, from the date on which such costs and expenses were incurred until the date on which such payment is made, notwithstanding that the Lease Term and all rights of the Company under this Lease Agreement may have been terminated pursuant to Section 7.2(a)(iii) hereof.

(d) No action taken pursuant to this Section 7.2 (including repossession of the Facility) shall relieve the Company from its obligation to make all payments required hereunder and under the other Transaction Documents including, without limitation, the PILOT Agreement.

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

Section 7.3 Remedies Cumulative.

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

Section 7.4 Agreement to Pay Attorneys' Fees and Expenses.

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

Section 7.5 No Additional Waiver Implied by One Waiver.

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

Section 7.6 Recapture.

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

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

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

(ii) Industry Trends: an evaluation of industry trends will be made relevant to the Company, and a determination reached as to whether the Company is in a market that is declining. International and national data will be used in the evaluation. An industry is considered in decline when, measure by the appropriate SIC code, it experiences employment or revenue declines -- beyond its control -- of 10% or more over 3 years.

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

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

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

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

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

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

ARTICLE VIII

EARLY TERMINATION OF LEASEBACK AGREEMENT; OPTION IN FAVOR OF COMPANY

Section 8.1 Early Termination of Leaseback Agreement.

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

(b) The Agency shall have the option at any time to terminate this Leaseback Agreement and to demand immediate payment in full of any unpaid PILOT Payments and other sums due pursuant to the PILOT Agreement including, without limitation, the Early Termination Charge, if applicable, as well as the rental reserved and unpaid as described in Section 2.6 hereof upon written notice to the Company of the occurrence of an Event of Default hereunder.

Section 8.2 Conditions to Early Termination of Leaseback Agreement.

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

(a) To the Agency or the Taxing Authorities (as such term is defined in the PILOT Agreement), as appropriate pursuant to the terms of the PILOT Agreement: all amounts due and payable under the PILOT Agreement (including, without limitation, the Early Termination Charge, if applicable) as of the date of the conveyance described in Section 8.3 hereof.

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

Section 8.3 Obligation to Purchase Facility. Upon termination or expiration of the Lease Term, in accordance with Sections 2.5 or 8.1 hereof, the Company shall purchase the Facility from the Agency for the purchase price of One Dollar (\$1.00). The Company shall purchase the Facility by giving written notice to the Agency (which may be contained in the certificate referred to in Section 11.1 hereof) (i) declaring the Company's election to purchase and (ii) fixing the date of closing such purchase, which shall be the date on which the Lease Agreement and this Leaseback Agreement are to be terminated or terminate.

Section 8.4 Conveyance on Termination.

Upon termination pursuant to Section 8.3 hereof, the Agency shall deliver to the Company all necessary documents (i) to terminate the Agency's leasehold interest in and to the Property, as such Property exists, subject only to the following: (A) any Liens to which title to such Property was subject when the leasehold interest was conveyed to the Agency, (B) any Liens created at the request of the Company, to the creation of which the Company consented or in the creation of which the Company acquiesced, (C) any Permitted Encumbrances and (D) any Liens resulting from the failure of the Company to perform or observe any of the agreements on its part contained in this Leaseback Agreement or arising out of an Event of Default hereunder or thereunder, and (ii) to release and convey to the Company all of the Agency's rights and interest in and to any rights of action or any Net Proceeds of insurance or Condemnation awards with respect to the Facility (but not including any Unassigned Rights). Upon the termination of the Agency's leasehold interest pursuant to this Article VIII, all Agency Documents shall terminate and the Company shall immediately pay to the Agency the sums remaining to be paid thereunder, if any, including, without limitation, the Early Termination Charge, if applicable.

ARTICLE IX

MISCELLANEOUS

Section 9.1 Notices.

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

To the Agency: Oneida County Industrial Development Agency
153 Brooks Road
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: East Coast Olive Oil Corporation
75 Wurz Avenue
Utica, New York 13502
Attn.: Luis V. Gato, Director

With a Copy To: Richard Cohen, Esq.
Cohen and Cohen LLP
258 Genesee Street
Utica, New York 13501

To GLDC: Griffiss Local Development Corporation
153 Brooks Road
Rome, New York 13441
Attn.: Chairman

With a Copy to: Saunders Kahler Amoroso & Locke, L.L.P.
185 Genesee Street, Suite 1400
Utica, New York 13501
Attn.: Joseph E. Saunders, Esq.

To EDGE: Economic Development Growth Enterprises Corporation
153 Brooks Road
Rome, New York 13441
Attn.: Chairman

With a Copy to: Saunders Kahler Amoroso & Locke, L.L.P.
185 Genesee Street, Suite 1400
Utica, New York 13501
Attn.: Joseph E. Saunders, Esq.

To MORECO: Mohawk Valley Rehabilitation Corporation
26 West Main Street
Mohawk, New York 13407
Attn.: Michael Reese
Exec. Vice President
& Chief Executive Officer

With a Copy to: Saunders Kahler Amoroso & Locke, L.L.P.
185 Genesee Street, Suite 1400
Utica, New York 13501
Attn.: Joseph E. Saunders, Esq.

To Bank: Partners Trust Bank
233 Genesee Street
Utica, New York 13501
Attn: Mr. David Manzelmann
Senior Vice President

With a Copy to: The Matt Law Firm, PLLC
258 Genesee Street, Suite 305
Utica, New York 13502
Attn: Francis X. Matt, III, Esq.

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

Section 9.2 Binding Effect.

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

Section 9.3 Severability.

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

Section 9.4 Amendments, Changes and Modifications.

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

Section 9.5 Execution of Counterparts.

This Leaseback Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Only possession of the counterpart marked "Secured Party's Original" shall be effective to perfect the rights of any holder of the Leaseback Agreement as counterparts shall be marked "Duplicate" and no security interest therein can be created except by possession of the "Secured Party's Original" counterpart.

Section 9.6 Applicable Law.

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

Section 9.7 List of Additional Equipment; Further Assurances.

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

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

Section 9.8 Survival of Obligations.

The obligations of the Company to make payments hereunder or under any other Transaction Document, including, without limitation, the PILOT Agreement and all indemnities made by the Company hereunder shall survive any termination or expiration of this Leaseback Agreement or other Transaction Document.

Section 9.9 Table of Contents and Section Headings not Controlling.

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

Section 9.10 No Broker.

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

Section 9.11 Recording and Filing.

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


Section 9.12 Definitions.

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

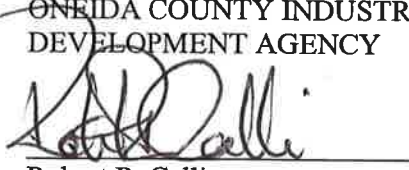
[signature page follows]

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

EAST COAST OLIVE OIL CORPORATION

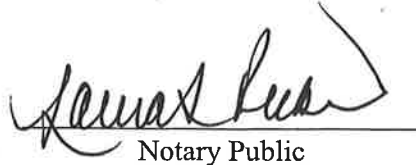
By: 
Luis V. Gato
Director

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Robert R. Calli
Chairman

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

On the 9th day of January 2007 before me, the undersigned a notary public in and for said state, personally appeared **Luis V. Gato**, 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.

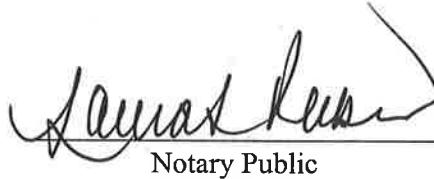


Notary Public

LAURA S. RUBERTO
Notary Public, State of New York
Appointed in Oneida County
Commission Expires Aug. 1, 2010

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

On the ^{11th} 9th day of January 2007 before me, the undersigned a notary public in and for said state, personally appeared **Robert R. Calli**, 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
Commission Expires Aug. 1, 2010

EXHIBIT A

Legal Description of Real Property

SCHEDULE A

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a capped iron pipe found stamped "Waters 050027" at the intersection of the division line between the herein described parcel on the east and the lands of Goodrich Corporation (reputed owner) on the west with the division line between the aforementioned lands of Goodrich Corporation (reputed owner) on the south and the lands of Oneida County Industrial Development Agency (reputed owner) on the north; said capped iron pipe being North 86° 05' 04" East, 844.10 feet from a capped iron pipe found stamped "AFRL-36";

thence through the aforementioned lands of Oneida County Industrial Development Agency (reputed owner) the following six (6) courses and distances;

1. North 88° 15' 59" East, 640.00 feet to a point;
2. South 01° 44' 01" East, 460.00 feet to a point;
3. North 88° 15' 59" East, 272.00 feet to a point;
4. South 01° 44' 01" East, 763.00 feet to a point;
5. South 88° 32' 22" West, 507.49 feet to a point;
6. South 88° 25' 15" West, 404.52 feet to its intersection with the first mentioned division line;

thence North 01° 44' 01" West along said division line 1,219.49 feet to the place of beginning, being 988,472.7± square feet or 22.691 acres, more or less.

The above described premises are designated as "Parcel No. 1" on a map (consisting of 5 sheets) entitled "Map Showing A Portion of Lands of Oneida County Industrial Development Agency (ECOO Parcel), City of Rome, County of Oneida, State of New York" made by Michael P. Waters, P.L.S. No. 050027, dated May 23, 2006 and last revised December 11, 2006 (the "Property Survey Map"), which Property Survey Map is being filed in the Oneida County Clerk's Office concurrently herewith.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement and right-of-way (in common with others including Griffiss Local Development Corporation, its successors and assigns) (a) for ingress to said Parcel No. 1 described above from Otis Street and egress from said Parcel No. 1 described above to Otis Street, and passage, by vehicular and pedestrian traffic, over, across, upon and through the following parcel, and (b) to construct, reconstruct, replace, install, repair, maintain and operate a utility line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under, the following parcel (the "Donaldson Road Easement Area"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a capped iron pipe found on the proposed easterly street boundary of Otis Street, said capped iron pipe being South 63° 28' 18" East, 107.96 feet from a capped iron pipe found stamped "AFRL-37";

thence North 04° 23' 03" East along said proposed easterly street boundary of Otis Street 3.06 feet to a point;

thence through the lands of Oneida County Industrial Development Agency (reputed owner), and United States of America (reputed owner) the following two (2) courses and distances:

1. North 88° 25' 15" East, 1,148.49 feet to a point;
2. South 02° 48' 23" East, 66.00 feet to a point;

thence South 88° 25' 15" West through the lands of United States of America (reputed owner) and Oneida County Industrial Development Agency (reputed owner), and Birnie Bus Service, Inc. (reputed owner) 1,156.80 feet to the aforementioned proposed easterly street boundary of Otis Street;

thence North 04° 23' 03" East along said proposed easterly street boundary of Otis Street 66.36 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement and right-of-way (in common with others including Griffiss Local Development Corporation, its successors and assigns) for ingress to said Parcel No. 1 from Otis Street and egress from said Parcel No. 1 to Otis Street, and passage, by vehicular and pedestrian traffic, over, across, upon and through, the following parcel (the "Brooks Road Easement Area"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point in the proposed easterly street boundary of Otis Street, said point being located North 65° 58' 10" East 108.08 feet from a capped iron pipe found stamped "AFRL-36";

thence along the northerly division line of a parcel leased by the Oneida County Industrial Development Agency to Becknell Development Holdings, L.L.C. (sometimes hereinafter referred to as the "TRW Parcel") the following two (2) courses and distances:

1. North 80° 24' 48" East, 419.61 feet to a point;
2. North 88° 15' 59" East, 324.33 feet to its intersection with the easterly division line of the TRW Parcel;

thence South 01° 44' 01" East along said easterly division line of the TRW Parcel 40.00 feet to a point;

thence through the TRW Parcel the following two (2) courses and distances:

1. South 88° 15' 59" West, 284.99 feet to a point;
2. South 80° 24' 48" West, 459.32 feet to its intersection with the proposed easterly street boundary of Otis Street;

thence North 01° 44' 01" West along said proposed easterly street boundary of Otis Street 45.43 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement and right-of-way (in common with others including Griffiss Local Development Corporation, its successors and assigns) for ingress to said Parcel No. 1 from Otis Street and egress from said Parcel No. 1 to Otis Street, and passage, by vehicular and pedestrian traffic, over, across, upon and through, the following parcel (the "Service Drive Easement Area"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point located in the proposed easterly street boundary of Otis Street, said point of beginning being South 01° 44' 01" East 554.77 feet distant from a point also located in the proposed easterly street boundary of Otis Street, said latter point being located North 65° 58' 10" East 108.08 feet from a capped iron pipe found stamped "AFRL-36";

thence through the lands of the Oneida County Industrial Development Agency (reputed owner) the following four (4) courses and distances:

1. North 88° 26' 06" East, 358.15 feet to a point of curvature;
2. Easterly along a curve to the left having a radius of 30.00 feet, a chord length of 29.10 feet, and a chord direction of North 59° 25' 04" East to a point of reverse curvature;
3. Easterly along a curve to the right having a radius of 55.00 feet, a chord length of 100.57 feet, and a chord direction of South 83° 29' 43" East to a point;
4. North 88° 26' 06" East, 256.82 feet to its intersection with the easterly division line of the TRW Parcel;

thence South 01° 44' 01" East, 30.00 feet along said easterly division line of the TRW Parcel and the extension thereof to a point;

thence through the lands of Oneida County Industrial Development Agency (reputed owner) the following five (5) courses and distances:

1. South 88° 26' 06" West, 256.91 feet to a point of curvature;
2. Westerly along a curve to the right having a radius of 55.00 feet, a chord length of 100.57 feet, and a chord direction of South 80° 21' 59" West to a point of reverse curvature;
3. Westerly along a curve to the left having a radius of 30.00 feet, a chord length of 29.10 feet, and a chord direction of North 62° 32' 54" West to a point;
4. South 88° 26' 06" West, 358.07 feet to its intersection with the aforementioned proposed easterly street boundary of Otis Street;
5. North 01° 44' 01" West along said proposed easterly street boundary of Otis Street 30.00 feet to the place of beginning.

The Donaldson Road Easement Area, the Brooks Road Easement Area and the Service Drive Easement Area are hereinafter sometimes collectively referred to as the "Access Easements". The Access Easements are shown on the Property Survey Map.

SUBJECT TO all easements and/or rights-of-way reserved by The United States of America, acting by and through the Secretary of the Air Force, unto itself, its successors and assigns.

SUBJECT TO a non-exclusive easement and right-of-way for ingress, egress and passage, by vehicular and pedestrian traffic by others (including Griffiss Local Development Corporation, its successors and assigns), over, across, upon and through, the following parcel (the "Parcel No. 1 Brooks Road Ingress, Egress Easement"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at the northwest corner of Parcel No.1 described above;

thence North 88° 15' 59" East along the northerly boundary line of said Parcel No. 1 described above 640.00 feet to its intersection with an easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 40.00 feet to a point;

thence South 88° 15' 59" West through said Parcel No. 1 described above 640.00 feet to its intersection with the westerly boundary line of said Parcel No. 1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 40.00 feet to the place of beginning, being 25,603.2± square feet or 0.587 acre, more or less.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement and right-of-way (in common with others including Griffiss Local Development Corporation, its successors and assigns) (a) for ingress, egress, and passage, by vehicular and pedestrian traffic, over, across, and through the following parcel, and (b) to construct, reconstruct, replace, install, repair, maintain and operate a utility line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under, the following parcel (the "Donaldson Road Ingress, Egress, Utility Easement"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point on the easterly boundary line of Parcel No.1 described above, said point being northerly along said easterly boundary line of said Parcel No. 1 described above 33.00 feet from the southeast corner of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above and continuing through the lands of Oneida County Industrial Development Agency (reputed owner) 54.3 feet to a point;

thence South 61° 15' 20" West, 25.60 feet to a point;

thence South 88° 32' 22" West through the aforementioned lands of Oneida County Industrial Development Agency (reputed owner) 506.92 feet to its intersection with the division

line between the aforementioned lands of Birnie Bus Service, Inc. (reputed owner) on the west and the aforementioned lands of and Oneida County Industrial Development Agency (reputed owner) on the east;

thence along said division line and continuing through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 02° 48' 23" West, 66.00 feet to a point;
2. North 88° 32' 22" East, 507.38 feet to the place of beginning, being 33,337.4± square feet or 0.765 acre, more or less.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a storm sewer line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under, the following parcel (the "Easement for Storm Sewer Affecting Parcel No. 1"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point on the westerly boundary line of Parcel No.1 described above; said point being southerly along said westerly boundary line of said Parcel No. 1 described above 50.71 feet from the northwest corner of said Parcel No. 1 described above;

thence through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 88° 57' 04" East, 634.26 feet to a point;
2. South 79° 32' 29" East, 5.92 feet to its intersection with an easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 20.46 feet to a point;

thence through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 79° 32' 29" West, 8.22 feet to a point;
2. South 88° 57' 04" West, 632.01 feet to its intersection with the aforementioned westerly boundary line of said Parcel No. 1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 20.00 feet to the place of beginning, being 12,804.5± square feet or 0.294 acre, more or less.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a communications line or lines, system or systems and all facilities and/or equipment appurtenant thereto (including duct banks), over, across, upon and under, the following parcel (the "Easement for Communication Lines Affecting Parcel No. 1 (North)");

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point on the westerly boundary line of Parcel No.1 described above; said point being southerly along said westerly boundary line of said Parcel No. 1 described above 31.05 feet from the northwest corner of said Parcel No. 1 described above;

thence North 89° 13' 12" East through said Parcel No. 1 described above 640.09 to its intersection with an easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 20.00 feet to a point;

thence South 89° 13' 12" West through said Parcel No. 1 described above 640.09 feet to its intersection with the aforementioned westerly boundary line of said Parcel No. 1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 20.00 feet to the place of beginning, being 12,801.7± square feet or 0.294 acre, more or less.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a water line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under, the following parcel (the "Easement for Water Line Affecting Parcel No. 1 (North)"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at the northwest corner of Parcel No.1 described above;

thence North 88° 15' 59" East along the northerly boundary line of said Parcel No. 1 described above 640.00 to its intersection with an easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 14.95 feet to a point;

thence South 88° 14' 41" West through said Parcel No. 1 described above 640.00 feet to its intersection with the aforementioned westerly boundary line of said Parcel No. 1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 15.18 feet to the place of beginning, being 9,641.2± square feet or 0.221 acre, more or less.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a communications line or lines, system or systems, and all facilities and/or equipment appurtenant thereto (including duct banks), over, across, upon and under the following parcel (the "Easement for Communication Lines Affecting Parcel No. 1 (South)"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point on the westerly boundary line of Parcel No. 1 described above; said point being northerly along said westerly boundary line of said Parcel No. 1 described above 39.76 feet from the southwest corner of said Parcel No.1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 20.00 feet

thence through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 88° 24' 32" East, 121.08 feet to a point;
2. South 86° 22' 33" East, 296.37 feet to its intersection with the northerly boundary line of the Donaldson Road Ingress, Egress and Utility Easement;

thence South 88° 32' 22" West along said northerly boundary line of the Donaldson Road Ingress, Egress, Utility Easement 11.50 feet to a point;

thence South 88° 25' 15" West along said northerly boundary line of the Donaldson Road Ingress, Egress, Utility Easement and Donaldson Road Easement Area 209.99 feet to a point;

thence through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 86° 22' 38" West, 74.88 feet to a point;
2. South 88° 24' 32" West, 120.12 feet to the place of beginning, being 6,118.1± square feet or 0.140 acre, more or less.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate an overhead utility line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across and upon the following parcel (the "Easement for Overhead Utility Lines Affecting Parcel No. 1"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at the northwest corner of Parcel No.1 described above;

thence North 88° 15' 59" East along the northerly boundary line of said Parcel No. 1 described 640.00 to its intersection with an easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 8.05 feet to a point;

thence South 88° 12' 00" West through said Parcel No. 1 described above 640.00 feet to its intersection with the aforementioned westerly boundary line of said Parcel No. 1 described above;

thence North 01° 44' 01" West along said westerly boundary line of said Parcel No. 1 described above 8.79 feet to the place of beginning, being 5,389.9± square feet or 0.124± acre.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a water line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under the following parcel (the "Easement for Water Line Affecting Parcel No. 1 (South)"):

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the City of Rome, County of Oneida and State of New York, more particularly bounded and described as follows:

Beginning at a point on the easterly boundary line of Parcel No. 1 described above; said point being northerly along said easterly boundary line of said Parcel No. 1 described above 49.80 feet from the southeast corner of said Parcel No.1 described above;

thence South 53° 03' 46" West through said Parcel No. 1 described above 28.63 feet to its intersection with northerly boundary line of the Donaldson Road Ingress, Egress, Utility Easement;

thence South 88° 32' 22" West along said northerly boundary line of the Donaldson Road Ingress, Egress, Utility Easement 34.56 feet to a point;

thence North 53° 03' 46" East through said Parcel No. 1 described above 70.81 feet to its intersection with the aforementioned easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 24.48 feet to the place of beginning, being 995.6± square feet.

SUBJECT TO an easement to construct, reconstruct, replace, install, repair, maintain and operate a water line or lines, system or systems, and all facilities and/or equipment appurtenant thereto, over, across, upon and under the following parcel (the "Easement for Sanitary Sewer Affecting Parcel No. 1"):

Beginning at a point on the easterly boundary line of Parcel No. 1 described above; said point being northerly along said easterly boundary line of said Parcel No. 1 described above 33.00 feet from the southeast corner of said Parcel No.1 described above;

thence South 88° 32' 22" West along said northerly boundary line of the Donaldson Road Easement for Ingress, Egress and Utilities 31.21 feet to a point;

thence through said Parcel No. 1 described above the following two (2) courses and distances;

1. North 12° 42' 53" East, 111.80 feet to a point;
2. North 02° 02' 15" West, 622.62 feet to its intersection with the boundary line between said Parcel No. 1 described above on the south and lands designated as Parcel No. 2 on said Property Survey Map3 on the north;

thence North 88° 15' 59" East along the last mentioned boundary line 6.62 feet to its intersection with the aforementioned easterly boundary line of said Parcel No. 1 described above;

thence South 01° 44' 01" East along said easterly boundary line of said Parcel No. 1 described above 733.00 feet to the place of beginning, being 4,943.6± square feet or 0.113 acre, more or less.

The Parcel No. 1 Brooks Road Ingress, Egress Easement, the Donaldson Road Ingress, Egress Utility Easement, the Easement for Storm Sewer Affecting Parcel No. 1, the Easement for Communication Lines Affecting Parcel No. 1 (North), the Easement for Water Line Affecting Parcel No. 1 (North), the Easement for Communication Lines Affecting Parcel No. 1 (South), the Easement for Overhead Utility Lines Affecting Parcel No. 1, the Easement for Water Line Affecting Parcel No. 1 (South) and the Easement for Sanitary Sewer Affecting Parcel No. 1 are all shown on the Property Survey Map.

SUBJECT TO AND TOGETHER WITH all terms, covenants, conditions, reservations, obligations, exceptions, restrictions, easements and rights of way of record including, without limitation, those referred to in that certain Quit Claim Deed made by The United States of America, acting by and through the Secretary of the Air Force to Oneida County Industrial Development Agency dated March 21, 2000 and recorded August 4, 2000 in the Oneida County Clerk's Office in Book of Deeds 2929 at Page 191 (conveying premises including premises known as "Parcel F1").

SUBJECT TO and TOGETHER WITH all covenants, restrictions, easements, rights-of-way, terms and provisions of that certain Declaration of Covenants, Restrictions, Easements and Rights of Way for the Light Industrial Development Area dated as of November __, 2000 made by Griffiss Local Development Corporation.

SUBJECT TO and TOGETHER WITH the terms and provisions of the Development Standards for Griffiss Business & Technology Park, Rome, New York, dated September 23, 1998, as amended September 30, 1998, as amended February 28, 2001.

SUBJECT TO the burdens of and TOGETHER WITH the benefits of that certain Rail Line Easement Agreement by and between Griffiss Local Development Corporation and East Coast Olive Oil, dated as of January 9, 2007 and recorded in the Oneida County Clerk's Office concurrently herewith.

TOGETHER WITH the non-exclusive easement, right-of-way and/or right to use (in common with others including, without limitation, members of the general public) the Griffiss Parkway (NYS Route 825) (from NYS Route 49 to the "roundabout" located at the Griffiss Parkway-Ellsworth Road intersection), Ellsworth Road (from the "roundabout" located at the Griffiss Parkway-Ellsworth Road intersection to the Ellsworth Road-Otis Street intersection), and Otis Street for purposes of legal ingress to and egress from the Access Easements to and from the nearest public highways and/or streets by vehicular and/or pedestrian traffic.

THE non-exclusive easement, right-of-way and/or right to use the aforesaid roads or streets granted in the preceding paragraph shall automatically terminate with respect to each such road or street, if, as and when each such road or street is appropriated by, or dedicated to and accepted by either the State of New York, the City of Rome or other municipality, as the case may be, as and for a public highway, road or street.

TOGETHER WITH the non-exclusive right (in common with others) to connect to and/or use any existing utility lines and/or services which currently provide utility services to Parcel No. 1 described above provided, however, that:

(a) the aforesaid right shall automatically expire and terminate, to the extent that any such utility line or service lies within the bounds of any lands which become, in the future, a public highway or street, when such lands are appropriated by or dedicated to and accepted by the State of New York, the City of Rome or other municipality as and for a public highway and street, and the Grantee acknowledges that upon such expiration and termination that its right to use the utility line or service in question shall be subject to any applicable franchise rights and/or agreements; and

(b) the right to connect to and/or use the aforesaid utility lines and/or services shall be subject to (i) the applicable policies, requirements, rules and/or regulations of the utility service provider in question, (ii) the applicable connection fees and/or usage charges imposed by the utility service provider in question, and (iii) any applicable maintenance and/or repair obligations.

EXHIBIT B

EQUIPMENT

All fixtures, building materials and items of personal property acquired, constructed and installed and/or to be acquired, constructed and installed in connection with the completion of the East Coast Olive Oil Corporation Facility located in the City of Rome, Oneida County, New York.

SCHEDULE A

SCHEDULE OF DEFINITIONS

"Act" means, collectively, Title 1 of Article 18-A of the General Municipal Law of the State enacted into law as Chapter 1030 of the Laws of 1969 of the State, as amended together with Chapter 372 of the Laws of 1970 of the State, as amended.

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

"Agency Deed" means the deed from the Agency to GLDC dated January 9, 2007, to be recorded in the office of the Clerk of Oneida County.

"Agency Documents" means the Pre-Closing Possession Agreement, the Agency Deed, the Lease Agreement, the Memorandum of Lease Agreement, the Leaseback Agreement, the Memorandum of Leaseback Agreement, the Release Agreement, the PILOT Agreement, the Agreement Allocating PILOT Payments, the Environmental Compliance and Indemnification Agreement, the Partners Trust Mortgage, the Partners Trust Mortgage Assignment, the Partners Trust Security Agreement, the EDGE Mortgage, the EDGE Mortgage Assignment, the EDGE Security Agreement, the MORECO Mortgage, the MORECO Mortgage Assignment, the MORECO Security Agreement, the GLDC Mortgage No. 1, the GLDC Mortgage Assignment No. 1, the GLDC Security Agreement No. 1, the GLDC Mortgage No. 2, the GLDC Mortgage Assignment No. 2 and the GLDC Security Agreement No. 2.

"Agreement Allocating PILOT Payments" means the Agreement Allocating PILOT Payments, dated as of June 22, 2006, by and among the County of Oneida, City of Rome, Rome City School District, the Agency and GLDC, as the same may be amended from time to time.

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

"Authorizing Resolution" means the resolutions adopted by the Agency on the 19th day of July 2006 and on the 15th day of December 2006 authorizing the execution and delivery of the Agency Documents as such resolutions may be amended and supplemented from time to time.

"Bank" means Partners Trust Bank, a federally chartered stock savings bank, and its successors and assigns.

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

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

"Company" means East Coast Olive Oil Corporation, a New York corporation with an address of 75 Wurz Avenue, Utica, New York 13502, and its successors and assigns.

"Company Documents" means the Pre-Closing Possession Agreement, the Lease Agreement, the Memorandum of Lease Agreement, the Leaseback Agreement, the Memorandum of Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the PILOT Agreement, the Partners Trust Mortgage, the Partners Trust Mortgage Assignment, the Partners Trust Security Agreement, the EDGE Mortgage, the EDGE Mortgage Assignment, the EDGE Security Agreement, the MORECO Mortgage, the MORECO Mortgage Assignment, the MORECO Security Agreement, the GLDC Mortgage No. 1, the GLDC Mortgage Assignment No. 1, the GLDC Security Agreement No. 1, the GLDC Mortgage No. 2., the GLDC Mortgage Assignment No. 2, and the GLDC Security Agreement No. 2.

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

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

"Construction Period" means the period (a) beginning on the earlier of (i) the date of commencement of construction, renovation and equipping of the Facility, which date shall not be prior to April 28, 2006, or (ii) the Closing Date and (b) ending on the Completion Date.

"Deeds" means the Agency Deed and the GLDC Deed.

"Early Termination Charge" shall have the meaning ascribed to such term in the Agreement Allocating PILOT Payments and the PILOT Agreement.

"EDGE" means Economic Development Growth Enterprises Corporation, and its successors and assigns.

"EDGE Loan" means that loan in the original principal sum of \$400,000 given by EDGE to GLDC to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility).

"EDGE Mortgage" means that Mortgage and Security Agreement dated January 9, 2007 by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to EDGE pursuant to the EDGE Mortgage Assignment, as the same may be amended from time to time.

"EDGE Mortgage Assignment" means that Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 by the Agency and GLDC to EDGE, as the same may be amended from time to time.

"EDGE Security Agreement" means that Security Agreement and Assignment dated January 9, 2007 from GLDC and the Agency to EDGE, as the same may be amended from time to time.

"Environmental Compliance and Indemnification Agreement" means the Environmental Compliance and Indemnification Agreement dated as of January 1, 2007 by and between the Agency and the Company, as the same may be amended from time to time.

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

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

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

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

"GLDC" means Griffiss Local Development Corporation, a New York non-profit local development corporation, and its successors and assigns.

"GLDC Deed" means the deed from GLDC to the Company dated January 9, 2007, to be recorded in the Office of the Clerk of Oneida County.

"GLDC Documents" means the GLDC Deed, the Pre-Closing Possession Agreement, the Release Agreement, the Agreement Allocating PILOT Payments, the Partners Trust Loan Agreement, the PILOT Agreement, the Partners Trust Mortgage, the Partners Trust Mortgage Assignment, the Partners Trust Security Agreement, the EDGE Mortgage, the EDGE Mortgage Assignment, the EDGE Security Agreement, the MORECO Mortgage, the MORECO Mortgage Assignment, the MORECO Security Agreement, GLDC Mortgage No. 1, GLDC Mortgage Assignment No. 1 and GLDC Security Agreement No. 1, the GLDC Mortgage No. 2, the GLDC Mortgage Assignment No. 2 and the GLDC Security Agreement No. 2.

"GLDC Lenders" means the lenders with respect to the GLDC Loans, to wit: the Bank, EDGE, MORECO and GLDC (as regards the GLDC Internal Loan No. 1 and GLDC Internal Loan No. 2).

"GLDC Internal Loan No. 1" means that certain loan in the original principal sum totaling \$150,000 given by GLDC internally to itself to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility).

"GLDC Internal Loan No. 2" means that certain loan in the original principal sum totaling \$460,000 given by GLDC internally to itself to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility).

"GLDC Loans" shall have the meaning ascribed to such term in the Agreement Allocating PILOT Payments.

"GLDC Mortgage No. 1" means that Mortgage and Security Agreement dated January 9, 2007 by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to GLDC (as collateral security for GLDC Internal Loan No. 1) pursuant to the GLDC Mortgage Assignment No. 1, as the same may be amended from time to time.

"GLDC Mortgage No. 2" means that Mortgage and Security Agreement dated January 9, 2007 by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to GLDC (as collateral security for GLDC Internal Loan No. 2) pursuant to the GLDC Mortgage Assignment No. 2, as the same may be amended from time to time.

"GLDC Mortgage Assignment No. 1" means that Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 by the Agency and GLDC to GLDC, as the same may be amended from time to time (assigning GLDC Mortgage No. 1).

"GLDC Mortgage Assignment No. 2" means that Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 by the Agency and GLDC to GLDC, as the same may be amended from time to time (assigning GLDC Mortgage No. 2).

"GLDC Security Agreement No. 1" means that Security Agreement and Assignment dated January 9, 2007 from GLDC and the Agency to GLDC, as the same may be amended from time to time (securing GLDC Internal Loan No. 1).

"GLDC Security Agreement No. 2" means that Security Agreement and Assignment dated January 9, 2007 from GLDC and the Agency to GLDC, as the same may be amended from time to time (securing GLDC Internal Loan No. 2).

"Griffiss Business Park" means Griffiss Business & Technology Park, Rome, New York.

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

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

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

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

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

"Lease Term" means the duration of the leasehold estate created in the Lease Agreement as specified in Section 3 of the Lease Agreement and shall be coterminous with the term of the Leaseback Agreement.

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

"Lien" means any interest in Property securing an obligation owed to a Person whether such interest is based on the common law, statute or contract, and including but not limited to, the security interest arising from a mortgage, encumbrance, pledge, conditional sale or trust receipt or a lease, consignment or bailment for security purposes. The term "Lien" includes reservation, exceptions, encroachments, easements, rights-of-way, covenants, conditions, restrictions, leases and other similar title exceptions and encumbrances, including but not limited to mechanics', materialman's, warehousemen's, carriers' and other similar encumbrances, affecting real property. For the purposes of this definition, a Person shall be deemed to be the owner of any Property which it has acquired or holds subject to a conditional sale agreement or other arrangement pursuant to which title to the Property has been retained by or vested in some other Person for security purposes.

"MORECO" means Mohawk Valley Rehabilitation Corporation, and its successors and assigns.

"MORECO Loan" means that loan in the original principal sum of \$150,000 given by MORECO to GLDC to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility).

"MORECO Mortgage" means that Mortgage and Security Agreement dated January 9, 2007 by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to MORECO pursuant to the MORECO Mortgage Assignment, as the same may be amended from time to time.

"MORECO Mortgage Assignment" means that Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 by the Agency and GLDC to MORECO, as the same may be amended from time to time.

"MORECO Security Agreement" means that Security Agreement and Assignment dated January 9, 2007 from GLDC and the Agency to MORECO, as the same may be amended from time to time.

"Mortgages" means the Partners Trust Mortgage, the EDGE Mortgage, the MORECO Mortgage, the GLDC Mortgage No. 1, the GLDC Mortgage No. 2 and any other mortgage now or hereafter encumbering the Facility.

"Partners Trust Loan" means that loan in the original principal sum of \$1,500,000 given by Partners Trust to GLDC to finance a portion of the cost of the Facility (or the infrastructure supporting the Facility).

"Partners Trust Loan Agreement" means that Loan Agreement dated January 9, 2007 by and between the Bank and GLDC relating to the Partners Trust Loan.

"Partners Trust Mortgage" means that Mortgage and Security Agreement dated January 9, 2007 by the Agency and the Company to the Agency (with GLDC as a third party beneficiary thereof) and assigned to Partners Trust pursuant to the Partners Trust Mortgage Assignment, as the same may be amended from time to time.

"Partners Trust Mortgage Assignment" means that Collateral Assignment of Mortgage and Security Agreement dated January 9, 2007 by the Agency and GLDC to Partners Trust, as the same may be amended from time to time.

"Partners Trust Security Agreement" means that Security Agreement and Assignment dated January 9, 2007 from GLDC and the Agency to Partners Trust, as the same may be amended from time to time.

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

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

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

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

"Pre-Closing Possession Agreement" means the Pre-Closing Possession Agreement dated July 11, 2006 by and among the Agency, GLDC and the Company, as the same may be amended from time to time.

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

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

"Release Agreement" means that Release Agreement dated January 9, 2007 between the Agency and GLDC.

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

"Scheduled Debt Service for GLDC Loans" shall have the meaning ascribed to such term in the Agreement Allocating PILOT Payments.

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

"State" means the State of New York.

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

"Taxing Authorities" shall have the same meaning ascribed to such term in the PILOT Agreement.

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

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

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

Memorandum of Leaseback Agreement

This MEMORANDUM OF LEASEBACK AGREEMENT dated as of January 1, 2007, by and between **ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices at 153 Brooks Road, Rome, New York 13441-4105 (the "Agency") and **EAST COAST OLIVE OIL CORPORATION**, a corporation duly organized and validly existing under the laws of the State of New York with an address of 75 Wurz Avenue, Utica, New York 13502 (the "Company").

The Agency and the Company entered into a Leaseback Agreement dated as of January 1, 2007 (the "Leaseback Agreement") whereby the Agency leases to the Company premises described in Exhibit A attached hereto and made a part hereof and equipment described in Exhibit B attached hereto and made a part hereof.

The Leaseback Agreement provides for the rental of the premises by the Agency to the Company for a term of twenty-five (25) years and eighteen (18) days commencing the 9th day of January 2007 and terminating at 11:59 p.m. on July 26, 2032 (the "Lease Term").

The Leaseback Agreement is available for inspection during normal business hours at the offices of the Agency indicated above.

This Memorandum of Leaseback Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.


[signature page follows]

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

IN WITNESS WHEREOF, the Agency and the Company have caused this Memorandum of Leaseback to be executed in their respective names on January 9, 2007.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:



Robert R. Calli
Its Chairman

EAST COAST OLIVE OIL CORPORATION


By:



Luis V. Gato
Director

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

On the 9th day of January 2007 before me, the undersigned a notary public in and for said state, personally appeared **Luis V. Gato**, 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
Commission Expires Aug. 1, 2010

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

On the ^{11th} day of January 2007 before me, the undersigned a notary public in and for said state, personally appeared **Robert R. Calli**, 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
Commission Expires Aug. 1, 2010

Exhibit A

Legal Description of Real Property

Exhibit B

Equipment

All fixtures, building materials and items of personal property constructed and installed and/or to be constructed and installed in connection with the completion of the East Coast Olive Oil Corporation Facility located in the City of Rome, Oneida County, New York.



Recording office time stamp

New York State Department of Taxation and Finance

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

See Form TP-584-1, Instructions for Form TP-584, before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)	Social security number		
	Oneida County Industrial Development Agency			
	Mailing address	Social security number		
	153 Brooks Road			
	City	State	ZIP code	Federal employer ident. number
	Rome	NY	13441	16-6158201
Grantee/Transferee <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)	Social security number		
	East Coast Olive Oil Corporation			
	Mailing address	Social security number		
	75 Wurze Avenue			
	City	State	ZIP code	Federal employer ident. number
	Utica	NY	13502	16-1397516

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
CTM 243. 000	1	1	Donaldson, Brooks and Selfridge Roads Griffiss Business and Technology Park	Rome	N/A	Oneida

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input checked="" type="checkbox"/> Commercial/Industrial	Date of conveyance <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 20px; text-align: center;">1</td><td style="width: 20px; text-align: center;">2007</td></tr><tr><td style="font-size: 8px; text-align: center;">month</td><td style="font-size: 8px; text-align: center;">year</td></tr></table>	1	2007	month	year	Percentage of real property conveyed which is residential real property <u>0.00</u> % <i>(see instructions)</i>
1	2007						
month	year						
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building						
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building						
4 <input type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____						

Condition of conveyance (check all that apply)

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

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I — Computation of tax due

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

1.		1.00
2.		
3.		
4.		
5.		
6.		

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

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

1.		
2.		
3.		

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

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

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

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

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

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

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

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

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

Other (attach detailed explanation).

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

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

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.



 Grantor signature

Chairman

 Title



 Grantee signature

Director

 Title

 Grantor signature

 Title

 Grantee signature

 Title

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

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

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

Part I - New York State residents

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

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

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

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

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

Part II - Nonresidents of New York State

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

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

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

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

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

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