

# Saunders Kahler, L.L.P.

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March 19, 2021

David C. Grow, Esq., Chairman  
Oneida County Industrial Development Agency  
584 Phoenix Drive  
Rome, New York 13340

**RE: License Agreement between GLDC and Vincent Holdings, LLC**  
**Premises: Building 302 – Brooks Road/March Street, Rome, New York**

Dear Mr. Grow:

As you know, our law firm represents Griffiss Local Development Corporation (“GLDC”).

The United States of America, acting by and through the Secretary of the Air Force, conveyed to the Oneida County Industrial Development Agency (“OCIDA”), by deed acknowledged December 11, 2018, and recorded in the Oneida County Clerk’s Office as Instrument No. 2020-017045, that certain 1.742-acre parcel of land, together with the building and other improvements situate thereon, located on the southwest corner of the Brooks Road/March Street intersection, in the City of Rome, County of Oneida, State of New York, commonly known as Building 302 (the “Building 302 Property”).

OCIDA leases the Building 302 Property (together with other premises) to GLDC. Under the Lease Agreement, GLDC has the right to acquire all or any portion of the leased premises from OCIDA for nominal consideration.

Vincent Holdings, LLC (“Vincent Holdings”) approached GLDC with a plan to rehabilitate the Building 302 Property. The Building 302 Property has been vacant for many years and is not marketable in its current state. GLDC and Vincent Holdings agreed to enter into a License Agreement with Option to Purchase, whereunder GLDC and OCIDA will afford Vincent Holdings a license to complete certain agreed upon rehabilitation work, whereafter Vincent Holdings may exercise its option to purchase the Building 302 Property.

I present you herewith the License Agreement, which has been signed by GLDC and Vincent Holdings, along with Vincent Holdings’ insurance certificate naming GLDC and OCIDA

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*David C. Grow Letter*

*March 19, 2021*

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as additional insureds. It is kindly requested that OCIDA's Board approve the License Agreement as provided and that you execute same and return duplicate originals to GLDC, or I can come pick the signed originals up at your office.

Thank you for your consideration.

Very truly yours,

**SAUNDERS KAHLER, L.L.P.**

By: *Michael D. Callan*  
Michael D. Callan

MDC: nrh  
Encs.