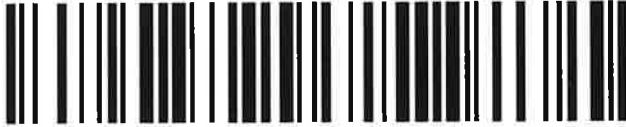




ONEIDA COUNTY – STATE OF NEW YORK  
MARY FINEGAN COUNTY CLERK  
800 PARK AVENUE, UTICA, NEW YORK 13501

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: R2024-001191

Receipt#: 20241239228  
Clerk: BB  
Rec Date: 09/17/2024 12:37:11 PM  
Doc Grp: MR  
Descrip: LEASE (ANY)  
Num Pgs: 4

Party1: ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY  
Party2: THE INDIUM CORPORATION  
Town: ROME

Recording:

Cover Page	20.00
Number of Pages	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00

Sub Total: 65.00

Transfer Tax  
Transfer Tax 0.00

Sub Total: 0.00

Total: 65.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 844  
Commercial  
Consideration: 1.00

Total: 0.00

Record and Return To:

BOND SCHOENECK & KING PLLC  
501 MAIN STREET  
UTICA NEW YORK 13501

WARNING\*\*\*

I hereby certify that the within and foregoing was recorded in the Oneida County Clerk's Office, State of New York. This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Mary Finegan  
Oneida County Clerk

R2012-000855

TERMINATION OF LEASEBACK AGREEMENT

THIS TERMINATION OF LEASEBACK AGREEMENT (the "Termination of Leaseback Agreement") dated as of August 26, 2024 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 584 Phoenix Drive, Rome, New York 13441-4105 (the "Agency") and THE INDIUM CORPORATION OF AMERICA, a New York corporation with an address of 34 Robinson Road, Clinton, New York 13323 (the "Company").

WITNESSETH:

WHEREAS, the Agency and the Company entered into a certain Leaseback Agreement dated as of July 1, 2012 (the "Leaseback Agreement") pursuant to which the Agency granted the Company a leasehold interest in the parcel of the land more particularly described in Exhibit A attached thereto (the "Real Property") and in and to all those buildings, improvements, structures and other related facilities affixed or attached to the Real Property now or in the future, and the equipment more particularly described in Exhibit B attached thereto (the "Equipment") installed and/or to be installed at the Real Property; and

WHEREAS, a Memorandum of Leaseback Agreement was recorded on July 20, 2012, as Instrument No. R2012-000855 in the Clerk's office for Oneida County, New York (the "Memorandum");

WHEREAS, the term of the Leaseback Agreement provides for the rental of the Real Property by the Agency to the Company for a term commencing July 1, 2012 and terminating at 11:59 p.m. on June 30, 2023 and

NOW, THEREFORE, it is hereby agreed that the Leaseback Agreement terminated as of June 30, 2023, except those provisions which expressly survive termination. By execution of this instrument, the Memorandum shall, likewise, be terminated, discharged of record and shall be of no further force or effect. Company has succeeded to all right, title and interest of the Agency in and to all buildings, improvements, structures, equipment and other related facilities and improvements affixed or attached to the Real Property.


The Company hereby agrees to indemnify the Agency as to any claims that have arisen heretofore or shall arise hereafter under the Leaseback Agreement and this Termination of Leaseback Agreement.

20241239228 Clerk: BB

R2024-001191  
09/17/2024 12:37:11 PM  
LEASE (ANY)  
4 Pages  
Mary Finegan, Oneida County Clerk

IN WITNESS WHEREOF, the Agency and the Company, for the purposes above set forth, have caused this Termination of Leaseback Agreement to be executed and delivered by their duly authorized officers, all as of the day and year first above written.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

BY:   
Stephen R. Zogby  
Chairman

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

On the 27<sup>th</sup> day of August in the year 2024, before me, the undersigned, personally appeared Stephen R. Zogby, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public  
My Commission Expires:

[Seal]







ONEIDA COUNTY – STATE OF NEW YORK  
MARY FINEGAN COUNTY CLERK  
800 PARK AVENUE, UTICA, NEW YORK 13501

COUNTY CLERK'S RECORDING PAGE  
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INSTRUMENT #: R2024-001192

Receipt#: 20241239228  
Clerk: BB  
Rec Date: 09/17/2024 12:37:12 PM  
Doc Grp: MR  
Descrip: LEASE (ANY)  
Num Pgs: 4

Party1: THE INDIUM CORPORATION OF AMERICA  
Party2: ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
Town: ROME

Recording:

Cover Page	20.00
Number of Pages	20.00
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Records Management - Coun	1.00
Records Management - Stat	4.75
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Sub Total: 65.00

Transfer Tax 0.00

Sub Total: 0.00

Total: 65.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 845  
Commercial  
Consideration: 1.00

Total: 0.00

Record and Return To:

BOND SCHOENECK & KING PLLC  
501 MAIN STREET  
UTICA NEW YORK 13501

WARNING\*\*\*

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Mary Finegan  
Oneida County Clerk

## TERMINATION OF LEASE AGREEMENT

THIS TERMINATION OF LEASE AGREEMENT (the "Termination of Lease Agreement") dated as of August 26, 2024 by and between THE INDIUM CORPORATION OF AMERICA, a New York corporation with an address of 34 Robinson Road, Clinton, New York 13323 (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 584 Phoenix Drive, Rome, New York 13441-4105 (the "Agency").

### WITNESSETH:

WHEREAS, the Company and the Agency entered into a certain Lease Agreement dated as of July 1, 2012 (the "Lease Agreement") pursuant to which the Company granted the Agency a leasehold interest in the parcel of the land more particularly described in Exhibit A attached thereto (the "Real Property") and in and to all those buildings, improvements, structures and other related facilities affixed or attached to the Real Property now or in the future, and the equipment more particularly described in Exhibit B attached thereto (the "Equipment") installed and/or to be installed at the Real Property; and

WHEREAS, a Memorandum of Lease Agreement was recorded on July 20, 2012, as Instrument No. R2012-000854 in the Clerk's office for Oneida County, New York (the "Memorandum");

WHEREAS, the term of the Lease Agreement terminates concurrently with the term of that certain Leaseback Agreement dated as of July 1, 2012 (the "Leaseback Agreement") between the Company and the Agency, the term of which Leaseback Agreement expired at 11:59 p.m. on June 30, 2023; and

NOW, THEREFORE, it is hereby agreed that the Lease Agreement terminated as of June 30, 2023, except those provisions which expressly survive termination. By execution of this instrument, the Memorandum shall, likewise, be terminated, discharged of record and shall be of no further force or effect. Company has succeeded to all right, title and interest of the Agency in and to all buildings, improvements, structures, equipment and other related facilities and improvements affixed or attached to the Real Property.

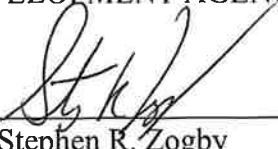
The Company hereby agrees to indemnify the Agency as to any claims that have arisen heretofore or shall arise hereafter under the Lease Agreement and this Termination of Lease Agreement.

20241239228 Clerk: BB

**R2024-001192**  
09/17/2024 12:37:12 PM  
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4 Pages  
Mary Finegan, Oneida County Clerk



ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

BY:   
\_\_\_\_\_  
Stephen R. Zogby  
Chairman

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

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\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Seal]



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