

FIRST AMENDMENT TO PILOT AGREEMENT

THIS FIRST AMENDMENT TO PILOT AGREEMENT, dated as of August 1, 2019 (the "First Amendment to PILOT Agreement"), is by and between the **TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York, with offices at 401 East State Street, Suite 402B, Ithaca, New York 14850 (the "Agency") and **ORGANIC NATURE LLC**, a limited liability company duly formed and validly existing under the laws of the State of New York, with an address of 330 East 14th Street, Elmira Heights, New York 14903 (the "Company").

WITNESSETH:

WHEREAS, the Agency was created by Title I of Article 18-A of the General Municipal Law of the State of New York (the "State"), duly enacted into law as Chapter 1030 of the Laws of 1969 of the State, as amended, and Chapter 535 of the Laws of 1971 of the State of New York as amended and codified as Section 895-b of the General Municipal Law (collectively, the "Act"); and

WHEREAS, the Agency and the Company previously entered into that certain Payment in Lieu of Tax Agreement, dated as of February 7, 2019 (the "Original PILOT Agreement"), with respect to the Company's properties located at 750 and 770 Cascadilla Street in the City of Ithaca, Tompkins County, New York (TMID Nos.: 43.-2-5.21 and -5.22) (collectively, the "Facility"); and

WHEREAS, as a result of the Company participating in the New York State Energy Research and Development Authority's Commercial New Construction Program, the Facility qualifies for the Agency's enhanced real property abatement incentive (the "Enhanced Energy Incentive"); and

WHEREAS, the Company has requested that the Agency amend the Original PILOT Agreement to account for the Enhanced Energy Incentive.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

The Original PILOT Agreement is hereby as amended as follows:

1. Section 1(b)(ii) is hereby deleted in its entirety and replaced with the following:

(ii) with respect to the portion of the assessed value of said premises attributable to the Project thereon, the following percentages of the general real property taxes which would be due in respect of the premises (i.e., the difference between the assessed value of the premises on the 2018 Final Assessment Roll and the assessed value for each year of exemption) but for the leasehold interest of the Agency (but without any reference to, or utilization of, Section 485-b of the Real Property Tax law of the State of New York), based on a then-current assessment of such improvements:

<u>YEAR OF EXEMPTION</u>	<u>TAXES</u>	<u>TAXING JURISDICTIONS PAYMENT IN LIEU OF TAX FOR ASSESSED VALUE OF IMPROVEMENTS</u>
1	2020-21 School; 2021 City & County	0%
2	2021-22 School; 2022 City & County	0%
3	2022-23 School; 2023 City & County	0%
4	2023-24 School; 2024 City & County	10%
5	2024-25 School; 2025 City & County	30%
6	2025-26 School; 2026 City & County	50%
7	2026-27 School; 2027 City & County	70%
8	and thereafter	100% (no abatement, full taxes paid)

(it being understood and agreed that from the date hereof until March 1, 2020, the Company shall be obligated to pay or cause to be paid annually to the Taxing Jurisdictions normal real property taxes on the full assessed value of the total land portion and the then-existing improvements on the subject premises).

In addition, the Company agrees to pay on the date of execution and delivery by the Agency of any mortgage on the Facility, as a payment in lieu of mortgage recording tax which would be due in respect of such mortgage on the Facility but for the leasehold interest of the Agency, a total amount of $\frac{3}{4}$ of 1% of the maximum amount secured by any such mortgage, except such amount as reflects repayment of prior indebtedness, to the County of Tompkins and the City of Ithaca, with said amount allocated between them as follows: County of Tompkins: $\frac{1}{4}$ of 1%; City of Ithaca: $\frac{1}{2}$ of 1%.

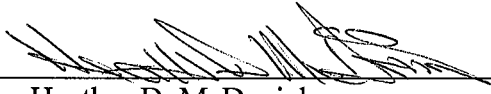
2. This First Amendment to PILOT Agreement may be executed in several counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

[Remainder of Page Intentionally Left Blank]

[Signature Page to First Amendment to PILOT Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to PILOT Agreement as of the day and year first above written.

**TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: Heather D. McDaniel
Title: Administrative Director

ORGANIC NATURE LLC,

By: CITY HARBOR, LLC,
as its sole member

By: _____
Name: Jessica E. Hillman
Title: Manager

[Signature Page to First Amendment to PILOT Agreement]

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