

TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

ASTERI ITHACA, LLC

TAX AGREEMENT

Property Address:

118 East Green Street
City of Ithaca
Tompkins County, New York

Tax Map Number:

70.-4-5.222

Affected Tax Jurisdictions:

Tompkins County
City of Ithaca
Ithaca City School District

Dated as of June 30, 2021

TAX AGREEMENT

THIS TAX AGREEMENT, dated as of June 30, 2021 (the "Tax Agreement"), by and between the **TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York, having offices at 401 East State Street, Suite 402B, Ithaca, New York 14850 (the "Agency"), and **ASTERI ITHACA, LLC**, a limited liability company duly formed and validly existing under the laws of the State of New York, with offices at c/o Vecino Group New York, LLC, 305 W. Commercial Street, Springfield, Missouri 65803 (the "Company").

WITNESSETH:

WHEREAS, the Agency was created by Chapter 535 of the Laws of 1971 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York (the "State"); and

WHEREAS, the Company has requested the Agency's assistance with a certain project (the "Project"), consisting of: (A) the acquisition by the Agency of a leasehold or other interest in the Residential Unit (as hereinafter defined) located on certain real located at 118 East Green Street in the City of Ithaca, New York (being more particularly identified as a portion of tax map number 70.-4-5.222, as may be subdivided and assigned a new tax map number and address) (the "Land"); (B)(1) the planning, design, construction and equipping of approximately 181 affordable housing units (consisting of approximately 70 studio units, 94 one-bedroom units, 8 two-bedroom units and 8 three-bedroom units), all of which will serve those between 30-80% Area Median Income, and (2) related amenities including, but not limited to, outdoor space, fitness facilities, on-site laundry, indoor bike storage and community rooms (the "Improvements") within the Residential Unit; and (C) the acquisition and installation in and around the Housing Improvements of certain items of machinery, equipment and other items of tangible personal use (the "Equipment"; and, together with the Residential Unit and Improvements, the "Facility"); and

WHEREAS, Asteri Conference, LLC ("Asteri Conference") as declarant, has created a condominium on the Land (the "Condominium"), which Condominium consists of a condominium unit containing a conference center space and the common elements appurtenant thereto (the "Conference Center Unit") and a condominium unit containing residential rental apartments and the common elements appurtenant thereto (the "Residential Unit"); and

WHEREAS, Asteri Conference has conveyed the Residential Unit to the Company; and

WHEREAS, in order to induce the Company to acquire, construct, and equip the Facility, the Agency is willing to take a leasehold interest in the Facility and lease said Facility back to the Company pursuant to the terms and conditions of a certain Leaseback Agreement, dated as of June 30, 2021 (the "Leaseback Agreement"); and

WHEREAS, pursuant to Section 874(1) of the Act, the Agency is exempt from the payment of taxes imposed upon real property and improvements owned by it or under its jurisdiction, control or supervision, other than special ad valorem levies, special assessments and service charges against real property which are or may be imposed for special improvements or special district improvements; and

WHEREAS, the Agency and the Company deem it necessary and proper to enter into an agreement making provisions for payments in lieu of taxes by the Company to the Agency for the benefit of Tompkins County, New York (the "County"), the City of Ithaca, New York (the "City") and the Ithaca City School District (the "School District"; and, collectively with the County and the City, the "Affected Tax Jurisdictions").

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1 - Payment in Lieu of Ad Valorem Taxes:

Section 1.1 A. Subject to the completion and filing by the Agency by the taxable status date **March 1, 2022** (the "Taxable Status Date") of New York State Form RP-412-a "Application For Real Property Tax Exemption" (the "Exemption Application") under Section 412-a of the New York State Real Property Tax Law (the "RPTL") and Section 874 of the Act and the approval of the Exemption Application by the appropriate assessors or Board of Assessment Review, the Facility shall be exempt from Real Estate Taxes (as defined hereafter) commencing with the (i) the **2025/2026** School District tax year, and (ii) the **2026** County and City tax years. For purposes of the foregoing "Real Estate Taxes" means all general levy real estate taxes levied against the Facility, the Existing Improvements and the Improvements, by the County, the City and the School District. The Company shall provide to the Agency with the information necessary for the completion and filing of the Exemption Application and shall provide such additional information and take such actions as are required by the appropriate assessors or Board of Assessment Review to process and approve the Exemption Application. Notwithstanding anything contained herein or in the Leaseback Agreement to the contrary, in the event the exemption from Real Estate Taxes is denied for any reason, the Company shall pay (and hereby agrees to pay) all Real Estate Taxes levied upon the Facility as they become due. After giving written notice to the Agency, the Company may in good faith contest the denial of the Exemption Application, provided that (i) the overall operating efficiency of the Facility is not impaired and the Facility continues to qualify as a "project" under the Act; (ii) neither the Facility nor any part of or interest in it would be in any danger of being sold, forfeited or lost; or (iii) neither the Company nor the Agency, as a result of such contest, shall be in any danger of any civil or criminal liability. The Company hereby waives any claim or cause of action against the Agency, and releases the Agency from any liability to the Company, arising from the denial of an exemption from Real Estate Taxes except to the extent that such denial results solely from the failure of the Agency to file the Exemption Application with the appropriate assessors or Board of Assessment Review by the Taxable Status Date or any act of gross negligence or willful misconduct on the part of the Agency, its employees, or agents.

B. Agreement to Make Payments. As long as the Facility is owned by or subleased to the Agency, the Company agrees to pay annually to the Affected Tax Jurisdictions as a payment in lieu of taxes, on or before October 1 of each year for School District taxes and on or before January 1 of each year for County and City taxes (collectively, the "Payment Date"), commencing on October 1, 2025 and January 1, 2026, respectively, an amount equal to the Total Tax Payment, as defined on Schedule A attached hereto. The Company shall make all such Total Tax Payments in the amounts and on the dates specified above, whether or not any such Total Tax Payment is billed by the Agency, the Affected Tax Jurisdictions, or any other party.

The parties agree and acknowledge that payments made hereunder are to obtain revenues for public purposes, and to provide a revenue source that the Affected Tax Jurisdictions would otherwise lose because the Residential Unit is not on the tax rolls.

1.2 Allocation. The Agency shall remit to the Affected Tax Jurisdictions amounts received hereunder, *if any*, within thirty (30) days of receipt of said payment and shall allocate said payments among the Affected Tax Jurisdictions in the same proportion as ad valorem taxes would have been allocated but for the Agency's involvement, unless the Affected Tax Jurisdictions have consented in writing to a specific allocation.

1.3 Tax Rates. For purposes of determining the allocation of the Total Tax Payments among the Affected Tax Jurisdictions, the Company shall use the last tax rate utilized for levy of taxes by each such jurisdiction. For County and City purposes, the tax rates used to determine the allocation of the Total Tax Payment shall be the tax rates relating to the calendar year which includes the Payment Date. For School District purposes, the tax rates used to determine the Total Tax Payment shall be the rate relating to the School District year which includes the Payment Date. In the event the Company pays the full amount of the Total Tax Payment due on or prior to the applicable Payment Date but, in good faith, incorrectly determines the allocation of the Total Tax Payments due to the Affected Tax Jurisdictions, the Company shall not be deemed in default hereunder unless and until the Company fails to correct such misallocation within thirty (30) days written notice from any or all of the Affected Tax Jurisdictions.

1.4 Valuation of Future Additions to the Facility. If there shall be a future addition to the Facility constructed or added in any manner after the date of this Tax Agreement that is not contemplated by this Tax Agreement, the Company shall notify the Agency of such future addition ("Future Addition"). The notice to the Agency shall contain a copy of the application for a building permit, plans and specifications, and any other relevant information that the Agency may thereafter request. Upon the earlier of substantial completion or the issuance of a certificate of occupancy for any such Future Addition to the Facility, the Company shall become liable for payment of an increase in the Total Tax Payment. The Agency shall notify the Company of any proposed increase in the Total Tax Payment related to such Future Addition. If the Company shall disagree with the determination of assessed value for any Future Addition made by the Agency, then and in that event that valuation shall be fixed by a court of competent jurisdiction. Notwithstanding any disagreement between the Company and the Agency, the Company shall pay the increased Total Tax Payment until a different Total Tax Payment shall be established. If a lesser Total Tax Payment is determined in any proceeding or by subsequent agreement of the parties, the Total Tax Payment shall be re-computed and any excess payment

shall be refunded to the Company or, in the Agency's sole discretion, such excess payment shall be applied as a credit against the next succeeding Total Tax Payment(s).

1.5 Period of Benefits. The tax benefits provided for herein should be deemed to include (i) the **2025/2026** School District tax year through the **2054/2055** School District tax year, and (ii) the **2026** County and City tax years through the **2055** County and City calendar tax years. This Tax Agreement **shall expire on December 31, 2055**; *provided, however*, the Company shall pay (i) the 2055/2056 School District tax bill, and (ii) the 2056 County and City tax bills on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years. In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Tax Agreement executed by both parties after any applicable public hearings. The Company agrees that it will not seek any tax exemption for the Facility while this Tax Agreement is in effect which could provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided for herein, to the extent actually received (based on the number of lease years elapsed), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Affected Tax Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

Section 2 - Special District Charges, Special Assessments and other Charges. Special district charges, special assessments, and special ad valorem levies (specifically including but not limited to fire district charges), and pure water charges and sewer charges are to be paid in full in accordance with normal billing practices.

Section 3 - Transfer of Facility. In the event that the Facility is transferred from the Agency to the Company (the lease/leaseback agreements are terminated), and the Company is ineligible for a continued tax exemption under some other tax incentive program, or the exemption results in a payment to the Affected Tax Jurisdictions in excess of the payment described in Section 1 herein, or this Tax Agreement terminates and the property is not timely transferred back to the Company, the Company agrees to pay no later than the next tax lien date (plus any applicable grace period), to each of the Affected Tax Jurisdictions, an amount equal to the taxes and assessments which would have been levied on the Facility if the Facility had been classified as fully taxable as of the date of transfer or loss of eligibility of all or a portion of the exemption described herein or date of termination.

Section 4 - Assessment Challenges.

4.1 The Company shall have all of the rights and remedies of a taxpayer as if and to the same extent as if the Company were the owner of the Facility, with respect to any proposed assessment or change in assessment with respect to the Facility by any of the Affected Tax Jurisdictions and likewise shall be entitled to protest before and be heard by the appropriate assessors or Board of Assessment Review, and shall be entitled to take any and all appropriate appeals or initiate any proceedings to review the validity or amount of any assessment or the validity or amount of any tax equivalent provided for herein.

4.2 The Company shall have all of the rights and remedies of a taxpayer with respect to any tax, service charge, special benefit, ad valorem levy, assessment, or special assessment or service charge in lieu of which the Company is obligated to make a payment pursuant to this Tax Agreement, as if and to the same extent as if the Company were the owner of the Facility.

4.3 The Company shall (i) cause the appropriate real estate tax assessment office and tax levy officers to assess the Facility and apply tax rates to the respective assessments as if the Facility were owned by the Company, and (ii) file any accounts or tax returns required by the appropriate real estate tax assessment office and tax levy officers.

Section 5 - Changes in Law. To the extent the Facility is declared to be subject to taxation or assessment by an amendment to the Act, other legislative change, or by final judgment of a Court of competent jurisdiction, the obligations of the Company hereunder shall, to such extent, be null and void.

Section 6 - Events of Default.

6.1 The following shall constitute "Events of Default" hereunder. The failure by the Company to: (i) make the payments described in Section 1 within thirty (30) days of the Payment Date (the "Delinquency Date"); (ii) make any other payments described herein on or before the last day of any applicable cure period within which said payment can be made without penalty; (iii) the occurrence and continuance of any events of default under the Leaseback Agreement after the expiration of any applicable notice and cure periods; and (iv) the determination of the Agency to suspend, discontinue and/or recapture any financial assistance previously conferred to the Company by the Agency in accordance with the Agency's Project Recapture Policy in effect as of the date hereof. Upon the occurrence and during the continuance of any Event of Default hereunder beyond any applicable notice and cure period, in addition to any other right or remedy the Agency and/or the Affected Tax Jurisdictions may have at law or in equity or under the Agency's Recapture Policy in effect as of the date hereof, the Agency and/or the Affected Tax Jurisdictions may, immediately and without further notice to the Company (but with notice to the Agency with respect to actions maintained by the Affected Tax Jurisdictions) pursue any action in the courts to enforce payment or to otherwise recover directly from the Company any amounts so in default. The Agency and the Company hereby acknowledge the right of the Affected Tax Jurisdictions to recover directly from the Company any amounts so in default pursuant to Section 874(6) of the Act and the Company shall immediately notify the Agency of any action brought, or other measure taken, by any Affected Tax Jurisdiction to recover any such amount.

CREA Asteri Ithaca, LLC and CREA SLP, LLC (collectively, the "Investor Member") shall have the right, but not the obligation to cure any Event of Default by the Company on the same terms as apply to the Company. The Agency agrees to accept any cure tendered by the Investor Member as if tendered by the Company directly.

6.2 If payments pursuant to Section 1 herein are not made by the Delinquency Date, or if any other payment required to be made hereunder is not made by the last day of any applicable cure period within which said payment can be made without penalty, the Company shall pay penalties and interest as follows. With respect to payments to be made pursuant to

Section 1 herein, if said payment is not received by the Delinquency Date defined in Section 6.1, the Company shall pay, in addition to said payment, (i) a late payment penalty equal to five percent (5%) of the amount due and (ii) for each month, or any part thereof, that any such payment is delinquent beyond the first month, interest on the total amount due plus the late payment penalty, in an amount equal to one percent (1%) per month. With respect to all other payments due hereunder, if said payment is not paid within any applicable cure period, the Company shall pay, in addition to said payment, the greater of the applicable penalties and interest as determined hereunder or penalties and interest which would have been incurred had payments made hereunder been tax payments to the Affected Tax Jurisdictions.

Section 7 - Assignment. No portion of any interest in this Tax Agreement may be assigned by the Company, nor shall any person other than the Company be entitled to succeed to or otherwise obtain any benefits of the Company hereunder without the prior written consent of the Agency, which shall not be unreasonably withheld, conditioned or delayed; provided, however, that in the event the holder of any mortgage acquires the Facility by deed-in-lieu, foreclosure, or otherwise, this Tax Agreement and the rights and obligations hereunder shall, at the option of such mortgagee, be assigned to it or its designee. Any such assignment shall be conditioned on the assumption of the obligations hereunder by such mortgagee or its designee.

Section 8 - Miscellaneous.

8.1 This Tax Agreement may be executed in any number of counterparts each of which shall be deemed an original but which together shall constitute a single instrument.

8.2 All notices, claims and other communications hereunder shall be in writing and shall be deemed to be duly given if personally delivered or mailed first class, postage prepaid, as follows:

To the Agency: Tompkins County Industrial Development Agency
401 E. State Street, Suite 402B
Ithaca, New York 14850
Attn: Heather McDaniel, Administrative Director

With a Copy To: Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Attn: Russell E. Gaenzle, Esq.

To the Company: Asteri Ithaca, LLC
c/o Vecino Group New York, LLC
305 W. Commercial Street
Springfield, Missouri 65803
Attn: Rick Manzardo

With a Copy To: Spencer Fane LLP
2144 E. Republic Road, Suite B300

Springfield, Missouri 65804
Attn: Shawn Whitney, Esq.

And to:

CREA Asteri Ithaca, LLC
CREA SLP, LLC
30 South Meridian St., Suite 400
Indianapolis, IN 46204
Attn: Asset Manager

To the Bank: Citibank, N.A.
388 Greenwich Street, Trading 6th Floor
New York, New York 10013
Attention: Transaction Management Group
Re: Asteri Ithaca Deal ID No. 60000836
Facsimile: (212) 723-8209

With a copy to: Citibank, N.A.
325 East Hillcrest Drive, Suite 160
Thousand Oaks, California 91360
Attention: Operations Manager/Asset Manager
Re: Asteri Ithaca Deal ID No. 60000836
Facsimile: (805) 557-0924

And to:

Citibank, N.A.
388 Greenwich Street, 8th Floor
New York, New York 10013
Attention: Account Specialist
Re: Asteri Ithaca Deal ID No. 60000836
Facsimile: (212) 723-8209

And a copy of any notices of default sent to:

Citibank, N.A.
388 Greenwich Street
New York, New York 10013
Attention: General Counsel's Office
Re: Asteri Ithaca Deal ID No. 60000836
Facsimile: (646) 291-5754

To HFA: New York State Housing Finance Agency
641 Lexington Avenue
New York, New York 10022

Attention: President

With a copy to: New York State Housing Finance Agency
641 Lexington Avenue
New York, New York 10022
Attention: Senior Vice President and Counsel

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.

8.3 This Tax Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State of New York applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in the Tompkins County, New York.

8.4 Notwithstanding any other term or condition contained herein, all obligations of the Agency hereunder shall constitute a special obligation payable solely from the revenues and other monies, if any, derived from the Facility and paid to the Agency by the Company. No member of the Agency nor any person executing this Tax Agreement on its behalf shall be liable personally under this Tax Agreement. No recourse shall be had for the payment of the principal or interest on amounts due hereunder or for any claim based upon or in respect of any modification of or supplement hereto against any past, present or future member, officer, agent, servant, or employee, as such, of the Agency, or of any successor or political subdivision, either directly or through the Agency or any such successor, all such liability of such members, officer, agents, servants and employees being, to the extent permitted by law, expressly waived and released by the acceptance hereof and as part of the consideration for the execution of this Tax Agreement.

[Remainder of Page Intentionally Left Blank]

[Signature Page to Tax Agreement]

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

**TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: Heather McDaniel
Title: Administrative Director

ASTERI ITHACA, LLC

By: _____
Name: Richard Manzardo
Title: Manager

[Signature Page to Tax Agreement]

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

**TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Name: Heather McDaniel
Title: Administrative Director

ASTERI ITHACA, LLC

By:  _____
Name: Richard Manzardo
Title: Manager

SCHEDULE A

To

Tax Agreement

Dated as of June 30, 2021

By and Between

Tompkins County Industrial Development Agency

and

Asteri Ithaca, LLC

"Total Tax Payment" shall mean an amount equal to the following:

Tax Year	City and County Tax Year	School District Tax Year	Total Tax Payment
Interim	2022; 2023; 2024 and 2025	2021/2022; 2022/2023; 2023/2024 and 2024/2025	\$0.00
1	2026	2025/2026	\$112,922.00
2	2027	2026/2027	\$115,180.00
3	2028	2027/2028	\$117,484.00
4	2029	2028/2029	\$119,833.00
5	2030	2029/2030	\$122,230.00
6	2031	2030/2031	\$124,675.00
7	2032	2031/2032	\$127,168.00
8	2033	2032/2033	\$129,712.00
9	2034	2033/2034	\$132,306.00
10	2035	2034/2035	\$134,952.00
11	2036	2035/2036	\$137,651.00
12	2037	2036/2037	\$140,404.00
13	2038	2037/2038	\$143,212.00
14	2039	2038/2039	\$146,076.00
15	2040	2039/2040	\$148,998.00
16	2041	2040/2041	\$151,978.00
17	2042	2041/2042	\$155,017.00
18	2043	2042/2043	\$158,118.00
19	2044	2043/2044	\$161,280.00
20	2045	2044/2045	\$164,506.00
21	2046	2045/2046	\$167,796.00
22	2047	2046/2047	\$171,152.00
23	2048	2047/2048	\$174,575.00
24	2049	2048/2049	\$178,066.00
25	2050	2049/2050	\$181,627.00
26	2051	2050/2051	\$185,260.00
27	2052	2051/2052	\$188,965.00
28	2053	2052/2053	\$192,744.00

29	2054	2053/2054	\$196,599.00
30	2055	2054/2055	\$200,531.00