

Date: May 27, 2026

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held on the 27th day of May, 2026 at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738, the following members of the Agency were:

Present: Frederick C. Braun III, Chairman
Martin Callahan, Vice Chair
Mitchell H. Pally, Treasurer
Ann-Marie Scheidt, Secretary
Frank C. Trotta, Asst. Treasurer
John Rose, Asst. Secretary
Vincent Bonacasa, Member

Recused:

Excused:

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing and Project Development
Jocelyn Linse, Executive Assistant
Annette Eaderesto, Esq., Counsel to the Agency
Barry Carrigan, Esq., Transaction Counsel
Howard Gross, Esq., Transaction Counsel (via Zoom)
Andrew Komaromi, Esq., Transaction Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on an extension of the Agency’s Amneal Pharmaceuticals LLC Facility and the execution of documents with respect thereto

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Braun
Callahan
Pally
Scheidt
Trotta
Rose
Bonacasa

RESOLUTION OF THE TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE
EXTENSION OF PAYMENT-IN-LIEU-OF-TAX BENEFITS
AND SALES TAX EXEMPTIONS WITH RESPECT TO THE
AMNEAL PHARMACEUTICALS LLC FACILITY AND
APPROVING THE FORM, SUBSTANCE AND EXECUTION
OF RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency has previously provided its assistance to Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware (the “**Company**”), for the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Landlord**”), of an approximately 147,978 square foot portion (the “**Premises**”) in an approximately 232,842 square foot building (the “**Building**”, and the Building less the Premises shall hereinafter be called the “**Landlord Premises**”) building, located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Land**”, and together with the Landlord Premises, the “**Landlord Facility**”), the renovation of the Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”); and

WHEREAS, the Company acquired a leasehold interest in the Premises, pursuant to an Agreement of Lease, dated June 25, 2018, as amended by a certain First Amendment to Lease, dated as of November 8, 2018 (collectively, the “**Master Lease**”), by and between the Landlord and the Company; and

WHEREAS, the Company subleased the Premises and Improvements to the Agency pursuant to the terms of a certain Company Lease Agreement, dated as of February 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency, and a memorandum of such Company Lease was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Agency sub-subleased the Premises and Improvements to the Company pursuant to the terms of a certain Lease and Project Agreement, dated as of February 1, 2019 (the “**Lease Agreement**”), by and between the Agency and the Company, and a memorandum of such Lease Agreement was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Company has submitted a request to the Agency for financial assistance including (i) an extension of the abatement of real property taxes on the Facility for a term of up to five (5) additional years (the “**PILOT Extension**”), and (ii) a sales tax exemption in an amount of \$122,500 (the “**Sales Tax Exemption**”, and together with the PILOT Extension, the “**Benefits**”, in connection with the Facility; and

WHEREAS, the Agency will enter into an Amendment and Modification Agreement, to be dated a date to be determined (the “**Amendment and Modification Agreement**”), between the Agency and the Company with respect to the Benefits; and

WHEREAS, the Agency and the Company will execute and deliver such other documents as may be required to effectuate the Benefits (the “**Amendment Documents**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of an amended and extended abatement of real property taxes on the Facility as shown on Exhibit C annexed hereto and a sales tax exemption in an amount of \$122,500, all consistent with the policies of the Agency (which shall replace the PILOT Schedule annexed to the Lease Agreement); and

WHEREAS, in connection with the abatement of real property taxes as set forth in the PILOT Schedule on Exhibit C hereof, the current pro-rata allocation of PILOT payments to each affected tax jurisdiction in accordance with Section 858(15) of the Act and the estimated difference between the real property taxes on the Facility and the PILOT payments set forth on the PILOT Schedule on Exhibit C hereof are more fully described in the Cost Benefit Analysis (“**CBA**”) developed by the Agency in accordance with the provisions of Section 859-a(5)(b) of the Act, a copy of which CBA is attached hereto as Exhibit D; and

WHEREAS, in compliance with Section 859-a of the Act, a public hearing was held on May 26, 2026, after public notice thereof was published on May 15, 2026, to hear all persons interested in the proposed financial assistance by the Agency to the Company in connection with the Facility and the form of the Notice of Public Hearing and Minutes of the Public Hearing are attached as Exhibits A & B hereto; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the continued leasing and subleasing of the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The continued leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The proposed financial assistance with respect to the Benefits is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven, Suffolk County and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to grant Benefits to the Company; and

(g) The Amendment and Modification Agreement (or amended and restated documents, as applicable) will be an effective instrument whereby the Agency and the Company agree to extend the term of the Lease Agreement for an additional term of up to five (5) years beyond the existing expiration date and provide additional sales tax exemptions in an amount of \$122,500, and the Agency will continue to lease the Facility to the Company, and amend and restate the PILOT schedule to reflect the undertaking of the PILOT Extension; and

(h) The Amendment Documents will be effective instruments whereby the Agency and the Company effectuate the financial assistance contemplated herein.

Section 2. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) grant an extension of the Lease Agreement for an additional term of up to five (5) years beyond its existing expiration date for the Facility pursuant to the Amendment and Modification Agreement, (ii) amend the Lease Agreement including the PILOT Schedule and by providing additional sales tax exemptions in an amount of \$122,500 pursuant to the Amendment and Modification Agreement to reflect the Benefits, including extending the term of the Lease Agreement for a term of up to five (5) years beyond its existing expiration date, and (iii) execute, deliver and perform the Amendment and Modification Agreement.

Section 4. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, construction and equipping of the Facility in the form of exemptions from sales and use taxes in an aggregate amount not to exceed \$122,500, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility and the PILOT Extension.

Section 5. The form and substance of (i) the Amendment and Modification Agreement, and (ii) the Amendment Documents (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 6. Subject to the provisions of this resolution and the Lease Agreement, the Agency hereby authorizes and approves continued economic benefits to be granted to the Company in connection with the Facility in the form of continued, amended, and extended abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency. In connection with the abatement of real property taxes as set forth in the PILOT Schedule on Exhibit C hereof, the current pro-rata allocation of PILOT payments to each affected tax jurisdiction in accordance with Section 858(15) of the Act and the estimated difference between the real property taxes on the Facility and the PILOT payments set forth on the PILOT Schedule on Exhibit C hereof are more fully described in the CBA attached hereto as Exhibit D.

Section 7. The Company is hereby notified that the Benefits provided pursuant to the Act are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the Lease Agreement.

Section 8.

- (a) The Chairman, Vice Chairman, Chief Executive Officer, or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amendment and Modification Agreement and the Amendment Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Chief Executive Officer, or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Chief Executive Officer, or any member of the Agency shall constitute conclusive evidence of such approval.
- (b) The Chairman, Vice Chairman, Chief Executive Officer, or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement, as amended).

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 10. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. The Company agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 11. This resolution shall take effect immediately.

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 26th day of May, 2026, at 10:30 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

The Agency previously provided its assistance to Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), for the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 147,978 square foot portion in an approximately 232,842 square foot building (the “**Building**”), located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), and the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Premises and the Improvements, the “**Facility**”), which Facility was used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”). The Facility was operated and/or managed by the Company.

The Agency has previously acquired a leasehold interest in the Facility, and will continue to lease the Facility to the Company. The Agency contemplates that it will continue to provide financial assistance to the Company in the form of exemptions from sales and use taxes and the modification and extension of current abatements of real property taxes, consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Prior to the hearing, all persons will have the opportunity to review on the Agency’s website (<https://brookhavenida.org/>), the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: May 15, 2026

TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
MAY 26, 2026 AT 10:30 A.M.

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(AMNEAL PHARMACEUTICALS LLC FACILITY)

1. Lisa MG Mulligan, Chief Executive Officer of the Town of Brookhaven Industrial Development Agency (the “**Agency**”) called the hearing to order.
2. Lisa MG Mulligan then appointed herself the hearing officer of the Agency, to record the minutes of the hearing.
3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

The Agency previously provided its assistance to Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), for the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 147,978 square foot portion in an approximately 232,842 square foot building (the “**Building**”), located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), and the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Premises and the Improvements, the “**Facility**”), which Facility was used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”). The Facility was operated and/or managed by the Company.

The Agency has previously acquired a leasehold interest in the Facility, and will continue to lease the Facility to the Company. The Agency contemplates that it will continue to provide financial assistance to the Company in the form of exemptions from sales and use taxes and the modification and extension of current abatements of real property taxes, consistent with the policies of the Agency.

4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

N/A

5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at 11:00 a.m.

EXHIBIT C

Proposed PILOT Schedule

Amneal 19 Nicholas

DRAFT PILOT

<u>YEAR</u>	<u>PILOT</u>
1	\$ 92,667
2	\$ 94,520
3	\$ 96,411
4	\$ 98,339
5	\$ 100,306

Date: September 19, 2018

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held at 1 Independence Hill, 3rd Floor, Farmingville, New York 11738, on the 19th day of September, 2018, the following members of the Agency were:

Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr.
Michael Kelly
Scott Middleton
Gary Pollakusky
Ann-Marie Scheidt

Recused:

Absent:

Also Present: Lisa M. G. Mulligan, Chief Executive Officer

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in and title to a certain industrial development facility more particularly described below (Amneal Pharmaceuticals LLC 2018 Facility) and the leasing of the facility to Amneal Pharmaceuticals LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Braun
Callahan
Grucci
Kelly
Middleton
Pollakusky
Scheidt

RESOLUTION OF THE TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY APPROVING
THE ACQUISITION, RENOVATION AND EQUIPPING OF
A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY
AND APPROVING THE APPOINTMENT OF AMNEAL
PHARMACEUTICALS LLC, A DELAWARE LIMITED
LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR
THE PRINCIPALS OF AMNEAL PHARMACEUTICALS
LLC AND/OR AN ENTITY FORMED OR TO BE FORMED
ON BEHALF OF ANY OF THE FOREGOING AS AGENT
OF THE AGENCY FOR THE PURPOSE OF ACQUIRING,
RENOVATING AND EQUIPPING THE FACILITY, AND
MAKING CERTAIN FINDINGS AND DETERMINATIONS
WITH RESPECT TO THE FACILITY AND APPROVING
THE FORM, SUBSTANCE AND EXECUTION OF
RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 84,058 square foot portion in an approximately 232,842 square foot building located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”); and

WHEREAS, the Agency will acquire a leasehold interest in the Demised Premises and the Improvements and will sublease and lease the Facility to the Company all pursuant to the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Demised Premises and Improvements pursuant to a certain Company Lease Agreement, dated as of September 1, 2018 or such other date as the Chairman or Chief Executive Officer of the Agency and

counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of September 1, 2018 or such other date as the Chairman or Chief Executive Officer of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of (i) exemptions from sales and use taxes in an approximate amount not to exceed \$64,687, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, a public hearing (the “**Hearing**”) was held on September 10, 2018, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

WHEREAS, notice of the Hearing was given on August 31, 2018 and such notice (together with proof of publication), was substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the report of the Hearing is substantially in the form annexed hereto as Exhibit B; and

WHEREAS, the Company has represented to the Agency that the approval of the Project and the transactions contemplated by the Lease Agreement will result in the removal of a facility located at 360 Moreland Road, Commack, New York and the Agency would otherwise be prohibited from granting benefits pursuant to the provisions of Section 862 of the Act; and

WHEREAS, based upon the representations of the Company and the Sublessee in the Application for financial assistance filed by the Company and the Sublessee with the Agency (the “**Application**”), the Project is reasonably necessary to discourage the Company from removing such other plant or facility to New Jersey and therefore not subject to the prohibitions contained in Section 862 of the Act; and

WHEREAS, in accordance with Section 859-a(5)(d) of the Act, the Agency has notified the chief executive officer of Smithtown of the removal of the Company's facilities in Smithtown and its relocation to Yaphank; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed Facility is either an inducement to the Company to maintain the competitive position of the Company in its industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act” or “SEQR”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “Questionnaire”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Company has agreed to indemnify the Issuer against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Issuer to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation and equipping of the Facility is an “unlisted” action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Brookhaven. The Company has represented to the Agency that they expect to provide approximately seven (7) jobs within two (2) years of completion of the acquisition, renovation and equipping of the Facility; and

(d) The acquisition, renovation and equipping of the Facility and the leasing and subleasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Brookhaven, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) The acquisition, renovation and equipping of the Facility is reasonably necessary to induce the Company to expand its business operations in the State of New York; and

(f) Based upon the representations of the Company, the Project and the related financial assistance is reasonably necessary to discourage the Facility occupant(s) from removing a facility or plant of the Facility occupant(s) located within the State to a location outside of the State; and

(g) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven, Suffolk County, and all regional and local land use plans for the area in which the Facility is located; and

(h) The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder; and

(i) It is desirable and in the public interest for the Agency to sublease and lease the Facility to the Company; and

(j) The Company Lease will be an effective instrument whereby the Agency leases the Demised Premises and the Improvements from the Company; and

(k) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agreement may recapture some or all of the benefits granted to the Company; and

Section 3. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Demised Premises and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Facility to the Company pursuant to the Lease Agreement, and (iv) execute, deliver and perform the Lease Agreement.

Section 5. The Agency is hereby authorized to acquire the Demised Premises and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire the Facility and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 7. In connection with the Facility the Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation and equipping of the Facility in the form of the Agency (i) exemptions from sales and use taxes in an amount not to exceed \$64,687, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency.

Section 8. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, renovate and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agent of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes for the Facility in an amount not to exceed \$64,687, in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid

appointment of the Company is subject to the execution of the documents contemplated by this resolution.

Section 9. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 10. The form and substance of the Company Lease and the Lease Agreement (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 11.

(a) The Chairman, Vice Chairman, Chief Executive Officer or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease and the Lease Agreement all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Chief Executive Officer or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Chief Executive Officer or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Chief Executive Officer or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 12. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 13. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. The Company agrees to pay expenses and to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as

a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 14. This resolution shall take effect immediately.

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 10th day of September, 2018, at 10:00 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 84,058 square foot portion in an approximately 232,842 square foot building located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry. The Facility will be initially operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the renovation and equipping of the Facility, and abatement of real property taxes, all consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: August 31, 2018

**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: Lisa MG Mulligan
Title: Chief Executive Officer

EXHIBIT B

FORM OF MINUTES OF PUBLIC HEARING HELD ON
SEPTEMBER 10, 2018

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(AMNEAL PHARMACEUTICALS LLC 2018 FACILITY)

Section 1. Lisa MG Mulligan, Chief Executive Officer of the Town of Brookhaven Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. Lisa MG Mulligan then appointed herself the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 84,058 square foot portion in an approximately 232,842 square foot building located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry. The Facility will be initially operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the construction and equipping of the Facility, and abatement of real property taxes, all consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of the Demised Premises, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

N/A

5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at 10:30 a.m.

EXHIBIT C

Proposed PILOT Schedule

Schedule of payments-in-lieu-of-taxes: Town of Brookhaven, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Longwood Central School District, Suffolk County and Appropriate Special Districts

<u>Year</u>	<u>Tax Year</u>	<u>Payment</u>
1.	2019/2020	\$ 63,781
2.	2020/2021	\$ 65,057
3.	2021/2022	\$ 69,014
4.	2022/2023	\$ 73,099
5.	2023/2024	\$ 77,324
6.	2024/2025	\$ 81,685
7.	2025/2026	\$ 86,194
8.	2026/2027	\$ 90,850
	and thereafter	100% of full taxes and assessments on the Facility

Date: December 4, 2018

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held at 318 Wynn Lane, Port Jefferson, New York 11777, on the 4th day of December, 2018, the following members of the Agency were:

Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr.
Scott Middleton
Gary Pollakusky
Ann-Marie Scheidt
Frank C. Trotta

Recused:

Absent:

Also Present: Lisa M. G. Mulligan, Chief Executive Officer

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest to a certain industrial development facility more particularly described below (Amneal Pharmaceuticals LLC 2018 Facility) and the leasing of the facility to Amneal Pharmaceuticals LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Braun
Callahan
Grucci
Middleton
Pollakusky
Scheidt
Trotta

AMENDED RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF AMNEAL PHARMACEUTICALS LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF AMNEAL PHARMACEUTICALS LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has previously requested the Agency’s assistance with a certain industrial development facility; and

WHEREAS, the Agency by resolution duly adopted on September 19, 2018 (the “**Original Authorizing Resolution**”), authorized the acquisition, renovation and equipping of such facility and the execution and delivery of the Agency Documents (as defined therein); and

WHEREAS, subsequent to the Authorizing Resolution, the Company, by correspondence dated November 14, 2018 (the “**Letter Amendment**”), notified the Agency of its intent to amend its application for assistance, dated June 22, 2018, as amended (collectively, the “**Application**”), to reflect (i) the expansion of the Demised Premises (as defined therein) by an approximately 63,920 square feet, and (ii) to request an increase in sales tax benefits to cover the costs of the acquisition, renovation and equipping the increased Demised Premises; and

WHEREAS, pursuant to the Original Authorizing Resolution, the Agency authorized up to \$64,687 in exemptions from sales and use taxes; and

WHEREAS, the Agency intends to amend its Original Authorizing Resolution in order to reflect (i) the amended description of the Project, and (ii) the increase in sales tax benefits up to \$152,117 to include the acquisition, renovation and equipping of the increased Demised Premises; and

WHEREAS, a public hearing (the “**Hearing**”) was held and notice of the Hearing was given and such notice (together with proof of publication) together with the minutes of the Hearing are in substantially in the form annexed hereto as Exhibits A and B respectively; and

WHEREAS, in connection with such amendment to the Original Authorizing Resolution, the Project is now described as: Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 147,978 square foot portion in an approximately 232,842 square foot building located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”), the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company, in the form of exemptions from sales and use taxes in an amount not to exceed \$152,117, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, all consistent with the policies of the Agency; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency ratifies and confirms all terms contemplated under the Original Authorizing Resolution, as amended by this Amended Authorizing Resolution, including the Agency Documents (as defined therein); and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby amends the Original Authorizing Resolution to (i) increase the square footage of the Demised Premises for a total of approximately 147,978 square feet, and (ii) to reflect an increase in the amount of sales tax exemption, such that any reference to the sales tax exemption in the amount of \$64,687 therein is hereby amended to read \$152,117.

Section 2. Any expenses incurred by the Agency with respect to the additional public hearing regarding the amendment of the proposed abatement of real property taxes on the Facility shall be paid by the Company. The Company shall agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the increased Demised Premises and the increase of sales tax benefits for the Facility.

Section 3. In connection with the Facility, the Agency hereby authorizes and approves the following benefits to be granted to the Company in connection with the acquisition, renovation and equipping of the Facility in the form of exemptions from sales and use taxes in an amount not to exceed \$152,117, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, consistent with the policies of the Agency.

Section 4. The Agency hereby ratifies and confirms all terms contemplated by the Authorizing Resolution, as amended by this Amended Authorizing Resolution, including the Agency Documents.

Section 5. This resolution shall take effect immediately.

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, the undersigned Secretary of the Town of Brookhaven Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Brookhaven Industrial Development Agency (the “**Agency**”), including the resolutions contained therein, held on the 4th day of December, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 4th day of December, 2018.

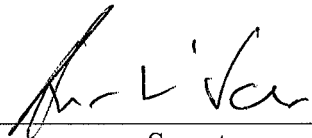
By: 
Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 30th day of November, 2018, at 10:00 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 147,978 square foot portion of an approximately 232,842 square foot building (the “**Building**”) located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”)(which such Demised Premises may, in the future, be expanded to utilize additional space in the Building), and the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry. The Facility will be initially operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the renovation and equipping of the Facility, and abatement of real property taxes, all consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: November 19, 2018

**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: Lisa MG Mulligan
Title: Chief Executive Officer

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
NOVEMBER 30, 2018

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(AMNEAL PHARMACEUTICALS LLC 2018 FACILITY)

1. Lisa MG Mulligan, Chief Executive Officer of the Town of Brookhaven Industrial Development Agency (the “**Agency**”), called the hearing to order.
2. The Chief Executive Officer then appointed, Jocelyn Linse of the Agency, to record the minutes of the hearing.
3. The Chief Executive Officer then described the proposed location and nature of the Facility to be financed as follows:

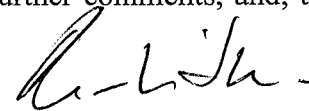
Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Owner**”), of an approximately 147,978 square foot portion of an approximately 232,842 square foot building (the “**Building**”) located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Demised Premises**”)(which such Demised Premises may, in the future, be expanded to utilize additional space in the Building), and the renovation of the Demised Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry. The Facility will be initially operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the renovation and equipping of the Facility, and abatement of real property taxes, all consistent with the policies of the Agency.

4. The Chief Executive Officer then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

N/A

5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at 10:30 a.m.



Secretary

Date: June 19, 2019

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held on the 19th day of June, 2019, at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738, the following members of the Agency were:

Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr.
Gary Pollakusky
Ann-Marie Scheidt
Frank C. Trotta

Recused:

Absent: Scott Middleton

Also Present: Lisa M. G. Mulligan, Chief Executive Officer

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on the subleasing of the Agency’s Amneal Pharmaceuticals LLC Facility and the execution of documents with respect thereto

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Braun
Callahan
Grucci
Pollakusky
Scheidt
Trotta

RESOLUTION OF THE TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE
SUBLEASING OF A CERTAIN INDUSTRIAL
DEVELOPMENT FACILITY TO AMNEAL
PHARMACEUTICALS OF NEW YORK, LLC, A DELAWARE
LIMITED LIABILITY COMPANY AND APPROVING THE
FORM, SUBSTANCE AND EXECUTION OF RELATED
DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency has previously provided its assistance to Amneal Pharmaceuticals LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Amneal Pharmaceuticals LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), for the acquisition of a leasehold interest from 1516-19 LLC, a Delaware limited liability company (the “**Landlord**”), of an approximately 147,978 square foot portion (the “**Premises**”) in an approximately 232,842 square foot building (the “**Building**”, and the Building less the Premises shall hereinafter be called the “**Landlord Premises**”) building, located on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Yaphank, New York (the “**Land**”, and together with the Landlord Premises, the “**Landlord Facility**”), the renovation of the Premises (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to, a new HVAC and racking systems (the “**Equipment**”; and together with the Premises and the Improvements, the “**Facility**”), which Facility is to be used by the Company for warehousing and storage space of pharmaceutical products in a temperature controlled environment and for site manufacturing of multiple products in its business in the pharmaceutical industry (collectively, the “**Project**”); and

WHEREAS, the Company acquired a leasehold interest in the Premises, pursuant to an Agreement of Lease, dated June 25, 2018, as amended by a certain First Amendment to Lease, dated as of November 8, 2018 (collectively, the “**Master Lease**”), by and between the Landlord and the Company; and

WHEREAS, the Company subleased the Premises and Improvements to the Agency pursuant to the terms of a certain Company Lease Agreement, dated as of February 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency, and a memorandum of such Company Lease was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Agency sub-subleased the Premises and Improvements to the Company pursuant to the terms of a certain Lease and Project Agreement, dated as of February 1, 2019 (the “**Lease Agreement**”), by and between the Agency and the Company,

and a memorandum of such Lease Agreement was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, the Company has been seeking to obtain licensing approval from New York State Board of Pharmacy (the "**NYS Board**"), for a pharmacy to be located in the Facility, and in a review of the filing from the Company, the NYS Board noted that Amneal Pharmaceuticals of New York, LLC, a Delaware limited liability company, and a wholly owned subsidiary of the Company (the "**Sublessee**"), is intended to be the licensee for the Facility; and

WHEREAS, in order to approve the licensure for the Facility, the NYS Board is requiring that the Sublessee become the tenant in the Facility; and

WHEREAS, the Company is requesting the Agency's consent to enter into a Sublease Agreement, dated a date to be determined (the "**Sublease Agreement**"), between the Company and the Sublessee for the Facility; and

WHEREAS, the Agency and the Sublessee will enter into a certain Tenant Agency Compliance Agreement, to be dated or a date as may be determined by the Chairman, Chief Executive Officer and counsel to the Agency (the "**Tenant Agency Compliance Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, pursuant to Section 9.3 of the Lease Agreement, the Facility may be assigned, in whole or in part, with the prior written consent of the Agency; and

WHEREAS, subject to the execution and delivery of the Tenant Agency Compliance Agreement and the other documents, as may be required, the Agency will consent to the subleasing of the Facility by the Company to the Sublessee; and

WHEREAS, the Agency has given due consideration to the request of the Company and to representations by the Company that the proposed subleasing of the Facility is either an inducement to the Sublessee to maintain and expand the Facility in the Town of Brookhaven or is necessary to maintain the competitive position of the Sublessee in its industry; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Company and the Sublessee have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the subleasing of the Facility by the Company to the Sublessee.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The subleasing of the Facility to the Sublessee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The subleasing of the Facility is reasonably necessary to induce the Sublessee to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven, Suffolk County and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to consent to the subleasing of the Facility by the Company to the Sublessee; and

(g) The Tenant Agency Compliance Agreement will be an effective instrument whereby the Sublessee will provide certain assurances regarding the Facility to the Agency; and

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the subleasing of the Facility by the Company to the Sublessee, and (ii) execute, and deliver the Tenant Agency Compliance Agreement.

Section 3. The Agency is hereby authorized to consent to the subleasing of the Facility by the Company to the Sublessee and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such assignment and assumption are hereby approved, ratified and confirmed.

Section 4. The Sublessee is hereby notified that it will be required to comply with Section 875 of the Act. The Sublessee is further notified that the tax exemptions and abatements provided pursuant to the Act are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act.

Section 5. The form and substance of the Tenant Agency Compliance Agreement (in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) is hereby approved.

Section 6.

(a) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Tenant

Agency Compliance Agreement, in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 8. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company or the Sublessee. The Company and the Sublessee agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

