

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

(TOWN OF BROOKHAVEN, NEW YORK)

and

BIOCOGENT, LLC

EQUIPMENT LEASE AND PROJECT AGREEMENT

Dated as of May 1, 2025

Town of Brookhaven Industrial Development Agency
(Martosc Properties LLC /Biocogent, LLC 2025)

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THIS EQUIPMENT LEASE AND PROJECT AGREEMENT, dated as of January 1, 2021 (this “**Equipment Lease Agreement**”), is between the TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY, a duly organized and validly existing public benefit corporation of the State of New York, having its office at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 (the “**Agency**”) and BICOAGENT, LLC, a limited liability company duly organized and validly existing under the laws of the State of New York, having its principal office at 15 Pinehurst Drive, Bellport, New York 11713 (the “**Sublessee**”).

RECITALS

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (the “**State**”); and

WHEREAS, the aforesaid act authorizes the creation of industrial development agencies for the Public Purposes of the State; and

WHEREAS, the aforesaid act further authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, renovate, refurbish, equip, lease, sell and dispose of land and any building or other improvement, and all real and personal property, including but not limited to machinery and equipment deemed necessary in connection therewith, whether now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial, recreation or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, pursuant to and in accordance with the provisions of the aforesaid act, as amended, and Chapter 358 of the Laws of 1970 of the State, as amended (collectively, the “**Act**”), the Agency was created and is empowered under the act to undertake the Project Work (as defined in the Lease Agreement) and the leasing of the Facility defined below; and

WHEREAS, the Project shall consist of: (a) the acquisition of an approximately 1.0 acre parcel of land (the “**Land**”) together with the approximately 10,000 square foot building and other improvements thereon, the renovation of the improvements (the “**Improvements**”), and the acquisition and installation therein of certain equipment not part of the Equipment (as defined herein) (the “**Facility Equipment**”), located or to be located at 9 Sawgrass Drive, Bellport, Town of Brookhaven, Suffolk County, New York (and further described on the Suffolk County Tax Map as No. 0200-813.000-01.00-008.026) (collectively, the Land, Improvements and Facility Equipment may be referred to as the “**Company Facility**”), which Company Facility is to be leased and subleased by the Agency to Martosc Properties LLC, a limited liability company organized and existing under the law all as of State of New York (the “**Company**”), and further subleased by the Company to the Sublessee, and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”, together with the Company Facility, the “**Facility**”) to be leased by the Agency to the Sublessee, and which Facility is to be used by the Sublessee for the manufacture and distribution of, and office space in connection with the Sublessee’s business of, the manufacture, distribution, and research and

development of biologically-active dermatologic ingredients for non-regulated and over the counter skincare and med-care markets (collectively, the “**Project**”); and

WHEREAS, the Agency has agreed to lease and sublease the Company Facility to the Company, pursuant to a certain Lease and Project Agreement, dated as of May 1, 2025 (the “**Lease Agreement**”), by and between the Agency, as sublessor and lessor, and the Company, as sublessee and lessee; and

WHEREAS, the Company has agreed to sublease the Company Facility to the Sublessee pursuant to the terms of a certain Sublease Agreement, dated May 30, 2025 (the “**Sublease Agreement**”), by and between the Company, as sublessor, and the Sublessee, as sublessee; and

WHEREAS, the Sublessee has agreed to transfer title to the Equipment to the Agency pursuant to a certain Equipment Bill of Sale, dated the Closing Date (the “**Equipment Bill of Sale**”); and

WHEREAS, the Agency has agreed to lease the Equipment to the Sublessee, and the Sublessee desires to rent the Equipment from the Agency, upon the terms and conditions set forth in this Equipment Lease Agreement; and

WHEREAS, the Company and the Sublessee have agreed with the Agency, on behalf of the Agency and as the Agency’s agent, to complete the Project Work.

AGREEMENT

For and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto do hereby mutually agree as follows:

ARTICLE I DEFINITIONS

All capitalized terms used in this Equipment Lease Agreement and not otherwise defined herein shall have the meanings assigned thereto in the Schedule of Definitions attached to the Lease Agreement, which definitions are incorporated herein and made a part hereof by reference, and words and phrases set forth therein shall be interpreted as provided therein.

ARTICLE II REPRESENTATIONS AND COVENANTS

Section 2.1 Representations and Covenants of Agency. The Agency makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Agency is duly established and validly existing under the provisions of the Act and has full legal right, power and authority to execute, deliver and perform each of the Agency Documents and the other documents contemplated thereby. Each of the Agency

Documents and the other documents contemplated thereby have been duly authorized, executed and delivered by the Agency.

(b) The Agency will cause the Equipment to be acquired, leased, subleased and installed and will lease or sublease the Equipment to the Sublessee pursuant to this Equipment Lease Agreement, all for the Public Purposes of the State.

(c) Neither the execution nor delivery of any of the Agency Documents and the other documents contemplated thereby or the consummation of the transactions contemplated thereby nor the fulfillment of or compliance with the provisions of any of the Agency Documents and the other documents contemplated thereby, will conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of the Act, any other law or ordinance of the State or any political subdivision thereof or of the Agency's Certificate of Establishment or By-Laws, as amended, or of any corporate restriction or any agreement or instrument to which the Agency is a party or by which it is bound, or result in the creation or imposition of any Lien of any nature upon any of the Property of the Agency under the terms of the Act or any such law, ordinance, Certificate of Establishment, By-Laws, restriction, agreement or instrument.

(d) Each of the Agency Documents and the other documents contemplated thereby constitutes a legal, valid and binding obligation of the Agency enforceable against the Agency in accordance with its terms.

(e) The Agency has been induced to enter into this Equipment Lease Agreement by the undertaking of the Sublessee to utilize the Equipment in the Town of Brookhaven, New York in furtherance of the Public Purposes of the Agency.

Section 2.2 Representations and Covenants of Sublessee. The Sublessee makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Sublessee is a limited liability company, organized and existing under the laws of the State of New York, is in good standing under the laws of the State of New York, and has full legal right, power and authority to execute, deliver and perform each of the Sublessee Documents and the other documents contemplated thereby. Each of the Sublessee Documents and the other documents contemplated thereby has been duly authorized, executed and delivered by the Sublessee.

(b) Neither the execution and delivery of any of the Sublessee Documents and the other documents contemplated thereby or the consummation of the transactions contemplated thereby nor the fulfillment of or compliance with the provisions of any of the Sublessee Documents and the other documents contemplated thereby will conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of any law or ordinance of the State or any political subdivision thereof, the Sublessee's Organizational Documents, as amended, or any restriction or any agreement or instrument to which the Sublessee is a party or by which it is bound, or result in the creation or imposition of any Lien of any nature upon any of the Property of the Sublessee under the terms of any such law,

ordinance, Organizational Documents, as amended, restriction, agreement or instrument, except for Permitted Encumbrances.

(c) The Equipment, including the Project Work, and the design, and operation of the Facility will conform with all applicable zoning, planning, building and Environmental Laws, ordinances, rules and regulations of governmental authorities having jurisdiction over the Facility. Under penalty of perjury, the Sublessee certifies that it is in substantial compliance with all local, state, and federal tax, worker protection and environmental laws, rules and regulations.

(d) The Equipment, including the Project Work, are and will continue to be a "project" as such term is defined in the Act. The Sublessee will not take any action, or fail to take any action which would cause the Facility to not constitute a "project" as such term is defined in the Act.

(e) Each of the Sublessee Documents and the other documents contemplated thereby constitutes a legal, valid and binding obligation of the Sublessee enforceable against the Sublessee in accordance with its terms.

(f) Under penalty of perjury, the Sublessee certifies that it is in substantial compliance with all local, state, and federal tax, worker protection and environmental laws, rules and regulations.

(g) There is no action or proceeding pending or, to the best of the Sublessee's knowledge, after diligent inquiry, threatened, by or against the Sublessee by or before any court or administrative agency that would adversely affect the ability of the Sublessee to perform its obligations under this Equipment Lease Agreement or any other Sublessee Document.

(h) No representation or warranty by or on behalf of the Sublessee herein nor any statement, certificate or application furnished or to be furnished by or on behalf of the Sublessee to the Agency in connection herewith or in connection with the transactions contemplated hereby, contain nor will contain any untrue statement of a material fact nor will omit to state a material fact necessary to make the statements contained herein or therein not misleading.

ARTICLE III CONVEYANCE OF THE EQUIPMENT; EQUIPPING OF THE FACILITY

Section 3.1 Agreement to Convey to Agency. The Sublessee has conveyed or has caused to be conveyed to the Agency lien-free title or leasehold interest to the Equipment, except for Permitted Encumbrances.

Section 3.2 Public Authorities Law Representations. The parties hereto hereby acknowledge and agree that the Equipment and the interest therein to be conveyed by this Equipment Lease Agreement are not "Property" as defined in Article 9, Title 5-A of the Public Authorities Law of the State because the Equipment and the leasehold interests therein are securing the financial obligations of the Sublessee. The Equipment and the leasehold interests therein secure the Sublessee's obligations to the Agency under this Equipment Lease

Agreement, including the Sublessee's obligation to acquire, install and maintain the Equipment on behalf of the Agency and the Sublessee's obligation to indemnify and hold harmless the Agency in accordance with the terms of this Equipment Lease Agreement.

Section 3.3 Project Work and Equipping of the Facility.

(a) The Sublessee agrees that, on behalf of and for the benefit of the Agency, it will promptly and expeditiously complete the Project Work, including the acquisition and installation of the Equipment in the Facility, including interior renovations to the Facility, in accordance with the Plans and Specifications therefor and pay all costs and expenses therefor.

(b) The Sublessee may revise the Plans and Specifications from time to time with the consent or approval of the Agency; provided that the Facility shall retain its overall configuration and intended purposes and shall remain a "project" as defined in the Act.

(c) A valid title or a valid leasehold interest in all Equipment incorporated or installed in the Facility shall vest in the Agency immediately upon the Sublessee's obtaining an interest in or to the Equipment. The Sublessee shall execute, deliver and record or file all instruments necessary or appropriate to so vest such title or leasehold interest or subleasehold interest in or to the Agency and shall take all action necessary or appropriate to protect such title against claims of any third Persons.

(d) The Agency shall enter into, and accept the assignment of, in form and substance reasonably acceptable to the Agency and containing such exculpatory provisions as the Agency may require, such contracts or leases as the Sublessee may request in order to effectuate the purposes of this Section 4.1.

(e) The Sublessee, as agent for the Agency, shall comply with all provisions of the Labor Law, the Executive Law and the Civil Rights Law of the State applicable to the acquisition and installation of the Equipment in the Facility and shall include in all contracts all provisions which may be required to be inserted therein by such provisions. The Company shall comply with the relevant policies of the Agency with respect to such laws, which are set forth as Exhibit E attached hereto. Except as provided in the preceding two sentences, the provisions of this subsection do not create any obligations or duties not created by applicable law outside of the terms of this Equipment Lease Agreement.

(f) All Equipment which is or may become the Property of the Agency pursuant to the provisions of this Equipment Lease Agreement shall be properly identified by the Sublessee by such appropriate records, including computerized records, as may be approved by the Agency. The Agency may request, and the Sublessee shall deliver to the Agency within ten (10) days of such request, a schedule listing all such equipment. All Property of whatever nature affixed or attached to the Land or used or to be used by the Sublessee in connection with the Land or the Improvements shall be deemed presumptively to be owned by the Agency, rather than the Sublessee, unless the same were installed by the Sublessee and title thereto was retained by the Sublessee as provided in Section 6.2 of this Equipment Lease Agreement and such Property was properly identified by such appropriate records as were approved by the Agency.

Section 3.4 Certificates of Completion. To establish the Equipment Completion Date, the Sublessee shall deliver to the Agency within ten (10) days after the date of completion of the acquisition, leasing and installation of the Equipment in the Facility (i) a certificate signed by an Authorized Representative of the Sublessee in the form set forth in Exhibit F attached hereto to establish the Equipment Completion Date (a) stating that the acquisition, leasing, subleasing and installation of the Equipment in the Facility has been completed; and (b) stating that the payment of all labor, services, materials and supplies used in such acquisition and installation has been made or provided for; (ii) a completed Form ST-340 Annual Report of Sales and Use Tax Exemptions Claimed by Agent/Project Operator of Industrial Development Agency/Authority (IDA), and (iii) such other certificates, documentation or information as may be requested by the Agency. The Sublessee agrees to complete the acquisition, leasing and installation of the Equipment in the Facility, at its sole cost and expense, on or before December 31, 2028, or such other date as may be extended by the Agency.

Section 3.5 Remedies to be Pursued Against Contractors, Subcontractors, Materialmen and their Sureties. In the event of a default by any contractor, subcontractor, materialman or other Person under any contract made by it in connection with the Equipment or in the event of a breach of warranty or other liability with respect to any materials, workmanship, or performance guaranty, the Sublessee at its expense, either separately or in conjunction with others, may pursue any and all remedies available to it and the Agency, as appropriate, against the contractor, subcontractor, materialman or other Person so in default and against any surety for the performance of such contract. The Sublessee, in its own name or in the name of the Agency, may prosecute or defend any action or proceeding or take any other action involving any such contractor, subcontractor, materialman or surety or other Person which the Sublessee deems reasonably necessary, and in such event the Agency, at the Sublessee's expense, hereby agrees to cooperate fully with the Sublessee and to take all action necessary to effect the substitution of the Sublessee for the Agency in any such action or proceeding, provided that the Agency, its members, officer, directors, employees and agents shall not thereby be subjected to risk of loss, liability or expense.

ARTICLE IV DEMISING CLAUSES AND RENTAL PROVISIONS

Section 4.1 Demise of Equipment. The Agency hereby leases the Equipment, as particularly described in Exhibit A attached hereto, to the Sublessee and the Sublessee hereby takes the Equipment from the Agency upon the terms and conditions of this Equipment Lease Agreement.

Section 4.2 Duration of Equipment Lease Term; Quiet Enjoyment.

(a) The Agency shall deliver to the Sublessee sole and exclusive possession of the Equipment (subject to Sections 8.1 and 10.2 hereof) and the leasehold interest or subleasehold interest created hereby shall commence on the Closing Date and the Sublessee shall accept possession of the Equipment on the Closing Date.

(b) Except as provided in Section 10.2 hereof, the leasehold interest created hereby shall terminate at 11:59 p.m. on December 31, 2032 or on such earlier date as may be permitted by Section 11.1 and Article XI hereof (the “**Equipment Lease Term**”).

(c) Except as provided in Sections 8.1 and 10.2 hereof, the Agency shall neither take nor suffer or permit any action to prevent the Sublessee during the Equipment Lease Term from having quiet and peaceable possession and enjoyment of the Equipment and will, at the request of the Sublessee and at the Sublessee’s sole expense, cooperate with the Sublessee in order that the Sublessee may have quiet and peaceable possession and enjoyment of the Equipment as hereinabove provided.

Section 4.3 Rents and Other Amounts Payable.

(a) The Sublessee shall pay basic rent for the Equipment throughout the term of this Equipment Lease Agreement as follows: One Dollar (\$1.00) per year commencing on the Closing Date and continuing on the first Business Day of each and every January thereafter during the term of this Equipment Lease Agreement.

(b) In addition to the payments of basic rent pursuant to Section 4.3(a) hereof, throughout the Equipment Lease Term, the Sublessee shall pay to the Agency as additional rent, within thirty (30) days of the receipt of demand therefor, an amount equal to, without duplication, the sum of the expenses of the Agency and the members thereof incurred (i) by reason of the Agency’s ownership, financing, leasing or subleasing of the Equipment, or (ii) in connection with the carrying out of the Agency’s duties and obligations under the Agency Documents, the payment of which is not otherwise provided for under this Equipment Lease Agreement. The foregoing shall not be deemed to include any annual or continuing administrative or management fee beyond any initial administrative fee or fee for services rendered by the Agency.

(c) The Sublessee, under the provisions of this Section 4.3, agrees to make the above-mentioned payments and all other payments due to the Agency, without set-off or deduction, in immediately available funds and without any further notice in lawful money of the United States of America. In the event the Sublessee shall fail to timely make any payment required in Section 4.3(a) or 4.3(b), the Sublessee shall pay the same together with interest on such payment at a rate equal to two percent (2%) plus the Prime Rate, but in no event at a rate higher than the maximum lawful prevailing rate, from the date on which such payment was due until the date on which such payment is made. The payment of the Sublessee or receipt by the Agency of a lesser amount than the rent due shall be deemed to be on account of the earliest rent due; any endorsement or statement on any check or in any letter accompanying any check or payment as rent not be deemed an accord and satisfaction; and the Agency may accept such check or payment without prejudice to the Agency’s right to recover the balance of such rent or pursue any other remedy provided in this Equipment Lease Agreement.

(d) All charges, payments, taxes and assessments, together with such other sums as are payable by the Sublessee pursuant to the terms of this Equipment Lease Agreement, shall constitute additional rent, may be referred to as rent, shall be due and payable as rent under this Equipment Lease Agreement at the time and in the manner herein provided, and in the

event of the nonpayment of same by the Sublessee, the Agency shall have all the rights and remedies with respect thereto as the Agency has for the nonpayment of the rent herein.

Section 4.4 Obligations of Sublessee Hereunder Unconditional. The obligations of the Sublessee to make the payments required in Section 4.3 hereof, and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be a general obligation of the Sublessee, and shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it may otherwise have against the Agency. The Sublessee agrees it will not (i) suspend, discontinue or abate any payment required hereunder, (ii) fail to observe any of its other covenants or agreements in this Equipment Lease Agreement or (iii) terminate this Equipment Lease Agreement for any cause whatsoever unless and until all obligations of the Sublessee to the Agency have been satisfied.

Section 4.5 No Warranty of Condition or Suitability by Agency. THE AGENCY HAS MADE AND MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, FITNESS, DESIGN, OPERATION OR WORKMANSHIP OF ANY PART OF THE FACILITY, ITS FITNESS FOR ANY PARTICULAR PURPOSE, THE QUALITY OR CAPACITY OF THE MATERIALS IN THE FACILITY, OR THE SUITABILITY OF THE FACILITY FOR THE PURPOSES OR NEEDS OF THE SUBLESSEE OR THE EXTENT TO WHICH FUNDS AVAILABLE TO THE SUBLESSEE WILL BE SUFFICIENT TO PAY THE COST OF COMPLETION OF THE FACILITY. THE SUBLESSEE ACKNOWLEDGES THAT THE AGENCY IS NOT THE MANUFACTURER OF THE EQUIPMENT NOR THE MANUFACTURER'S AGENT NOR A DEALER THEREIN. THE SUBLESSEE, ON BEHALF OF ITSELF, IS SATISFIED THAT THE FACILITY IS SUITABLE AND FIT FOR PURPOSES OF THE SUBLESSEE. THE AGENCY SHALL NOT BE LIABLE IN ANY MANNER WHATSOEVER TO THE SUBLESSEE OR ANY OTHER PERSON FOR ANY LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED, DIRECTLY OR INDIRECTLY, BY THE PROPERTY OF THE FACILITY OR THE USE OR MAINTENANCE THEREOF OR THE FAILURE OF OPERATION THEREOF, OR THE REPAIR, SERVICE OR ADJUSTMENT THEREOF, OR BY ANY DELAY OR FAILURE TO PROVIDE ANY SUCH MAINTENANCE, REPAIRS, SERVICE OR ADJUSTMENT, OR BY ANY INTERRUPTION OF SERVICE OR LOSS OF USE THEREOF OR FOR ANY LOSS OF BUSINESS HOWSOEVER CAUSED.

ARTICLE V SALES TAX EXEMPTION

Section 5.1 Sales Tax Exemption.

(a) The Agency hereby appoints the Sublessee its true and lawful agent, and the Sublessee hereby accepts such agency (i) to complete the Sublessee's equipping of the Facility, (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions with any other Persons, and in general to do all things which may be requisite or proper, all for the equipping of the Facility with the same powers and with the same validity as the Agency could do if acting on its own behalf, (iii) to pay all fees, costs and expenses

incurred in connection with the Project Work, (iv) to ask, demand, sue for, levy, recover and receive all such sums of money, debts, dues and other demands whatsoever which may be due, owing and payable to the Agency under the terms of any contract, order, receipt or writing in connection with the equipping of the Facility, and (v) to enforce the provisions of any contract, agreement, obligation, bond or other performance security. This agency appointment expressly excludes the Company from purchasing any motor vehicle, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets.

(b) Agency's Exempt Status. The Agency constitutes a corporate governmental agency and a public benefit corporation under the laws of the State of New York, and therefore, in the exercise of its governmental functions, is exempt from the imposition of Sales and Use Taxes. As an exempt governmental entity, no exempt organization identification number has been issued to the Agency nor is one required. Notwithstanding the foregoing, the Agency makes no representation to the Sublessee, any Agent or any third party that any Sales Tax Exemption is available under this Equipment Lease Agreement.

(c) Scope of Authorization of Sales Tax Exemption. The Agency hereby authorizes the Sublessee, subject to the terms and conditions of this Equipment Lease Agreement, to act as its agent in connection with the Facility for the purpose of effecting purchases and leases of Eligible Items so that such purchases and leases are exempt from the imposition of Sales and Use Taxes. The Agency's authorization with respect to such Sales Tax Exemption provided to the Sublessee and its Agents pursuant to this Equipment Lease Agreement and any Sales Tax Agent Authorization Letters issued hereunder shall be subject to the following limitations:

(i) The Sales Tax Exemption shall be effective only for a term commencing on the Closing Date and expiring upon the earliest of (A) the termination of this Equipment Lease Agreement, (B) the Equipment Completion Date, (C) failure of the Sublessee to file Form ST-340, as described in Section 5.1(g) below, (D) the termination of the Sales Tax Exemption authorization pursuant to Section 10.2 or (E) the date upon which the Sublessee received the Maximum Sublessee Sales Tax Savings Amount.

(ii) The Sales Tax Exemption authorization set forth herein shall automatically be suspended upon written notice to the Sublessee that the Sublessee is in default under this Equipment Lease Agreement until such default is cured to the satisfaction of the Agency.

(iii) The Sales Tax Exemption authorization shall be subject to all of the terms, conditions and provisions of this Equipment Lease Agreement.

(iv) The Sales Tax Exemption shall only be utilized for Eligible Items which shall be purchased, incorporated, completed or installed for use only by the Company and the Sublessee at the Facility (and not with any intention to sell, transfer or otherwise dispose of any such Eligible Item to a Person as shall not constitute the Company or the Sublessee), it being the intention of the Agency, the Company and the Sublessee that the sales and use tax exemption shall not be made available with respect to any Eligible Item unless such item is

used solely by the Company and the Sublessee at the Facility.

(v) The Sales Tax Exemption shall not be used for any Ineligible Item.

(vi) The Sales Tax Exemption shall not be used to benefit any person or entity, including any tenant or subtenant located at the Facility, other than the Company and the Sublessee, without the prior written consent of the Agency.

(vii) By execution by the Sublessee of this Equipment Lease Agreement, the Sublessee agrees to accept the terms hereof and represents and warrants to the Agency that the use of the Sales Tax Exemption by the Sublessee or by any Agent is strictly for the purposes stated herein.

(viii) Upon the Termination Date, the Sublessee and each Agent shall cease being agents of the Agency, and the Sublessee shall immediately notify each Agent in writing of such termination and that the Sales Tax Agent Authorization Letter issued to any such Agent is likewise terminated.

(ix) The Sublessee agrees that the aggregate amount of Sublessee Sales Tax Savings realized by the Sublessee and by each Agent in connection with the Facility shall not exceed in the aggregate the Maximum Sublessee Sales Tax Savings Amount.

(d) Procedures for Appointing Agents. If the Sublessee desires to seek the appointment of the Sublessee, or a contractor, a subcontractor or other party to act as the Agency's agent (an "Agent") for the purpose of effecting purchases which are eligible for the Sales Tax Exemption pursuant to authority of this Equipment Lease Agreement, it must complete the following steps:

(i) General Municipal Law Section 874(9) and Form ST-60 and the regulations relating thereto require that within thirty (30) days of the date that the Agency appoints a project operator or other person or entity to act as agent of the Agency for purposes of extending a sales or use tax exemption to such person or entity, the Agency must file a completed Form ST-60 with respect to such person or entity. Accordingly, for each Agent, the Sublessee must complete and submit Form ST-60 to the Agency.

(ii) The appointment of each such Agent as an agent for the Agency shall be effective only upon execution by the Agency and the Agent of a Sales Tax Agent Authorization Letter in the form attached hereto as Exhibit B, following receipt of the completed Form ST-60 by the Agency. The determination whether or not to approve the appointment of an Agent shall be made by the Agency, in its sole discretion. If executed, a completed copy of the Sales Tax Agent Authorization Letter shall be sent to the Sublessee. The Sublessee shall provide a copy of such executed Sales Tax Agent Authorization Letter together with a copy of this Equipment Lease Agreement to the Agent within five (5) Business Days after receipt thereof by the Sublessee.

(iii) The Sublessee shall ensure that each Agent shall observe and comply with the terms and conditions of its Sales Tax Agent Authorization Letter and this Equipment Lease Agreement.

(e) Form ST-60 Not an Exemption Certificate. The Sublessee acknowledges that the executed Form ST-60 designating the Sublessee or any Agent as an agent of the Agency shall not serve as a sales or use tax exemption certificate or document. Neither the Sublessee nor any other Agent may tender a copy of the executed Form ST-60 to any person required to collect sales tax as a basis to make such purchases exempt from tax. No such person required to collect sales or use taxes may accept the executed Form ST-60 in lieu of collecting any tax required to be collected. THE CIVIL AND CRIMINAL PENALTIES FOR MISUSE OF A COPY OF FORM ST-60 AS AN EXEMPTION CERTIFICATE OR DOCUMENT OR FOR FAILURE TO PAY OR COLLECT TAX SHALL BE AS PROVIDED IN THE TAX LAW. IN ADDITION, THE USE BY AN AGENT, THE SUBLESSEE, OR OTHER PERSON OR ENTITY OF SUCH FORM ST-60 AS AN EXEMPTION CERTIFICATE OR DOCUMENT SHALL BE DEEMED TO BE, UNDER ARTICLES TWENTY EIGHT AND THIRTY SEVEN OF THE TAX LAW, THE ISSUANCE OF A FALSE OR FRAUDULENT EXEMPTION CERTIFICATE OR DOCUMENT WITH THE INTENT TO EVADE TAX.

(f) Form ST-123 Requirement. As an agent of the Agency, the Sublessee agrees that it will, and will cause each Agent to, present to each seller or vendor a completed and signed Form ST-123 for each contract, agreement, invoice, bill or purchase order entered into by the Sublessee or by any Agent, as agent for the Agency, for the construction, repair and equipping of the Facility. Form ST-123 requires that each seller or vendor accepting Form ST-123 identify the Facility on each bill and invoice for purchases and indicate on the bill or invoice that the Agency or Agent or Sublessee, as project operator of the Agency, was the purchaser. The Sublessee shall retain copies of all such contracts, agreements, invoices, bills and purchase orders for a period of not less than six years from the date thereof. For each Agent the Form ST-123 shall be completed as follows: (i) the "Project information" section of Form ST-123 should be completed using the name and address of the Facility as indicated on the Form ST-60 used to appoint the Agent; (ii) the date that the Agent was appointed as an agent should be completed using the date of the Agent's Sales Tax Agent Authorization Letter; and (iii) the "Exempt purchases" section of Form ST-123 should be completed by marking "X" in box "A" only.

(g) Form ST-340 Filing Requirement. The Sublessee shall annually (currently, by each February 1st with respect to the prior calendar year) file a Form ST-340 with NYSDTF with a copy to the Agency, in a manner and consistent with such regulations as is or may be prescribed by the Commissioner of NYSDTF (the "Commissioner"), of the value of all Sublessee Sales Tax Savings claimed by the Sublessee and each Agent in connection with the Facility. Should the Sublessee fail to comply with the foregoing requirement, the Sublessee and each Agent shall immediately cease to be agents of the Agency in connection with the Facility without any further action of the Agency and the Sublessee shall immediately and without demand notify each Agent appointed by the Agency in connection with the Facility of such termination.

(h) Sales Tax Registry Filing Requirement. No later than January 15th and July 15th of each year, the Sublessee shall file with the Agency a completed Sales Tax Registry, in the form attached hereto as Exhibit C, which accounts for all Sublessee Sales Tax Savings realized by the Sublessee and each Agent during the prior semi-annual period ending on the preceding June 30th or December 31st (or such shorter period beginning on the Closing Date and ending on the preceding June 30th or December 31st, as applicable), unless the Termination Date occurred prior to such June 30th or December 31st, as applicable. The Sublessee shall also file with the Agency, within thirty (30) days of request, a completed Sales Tax Registry, in the form attached hereto as Exhibit C, which accounts for all of the Sublessee Sales Tax Savings realized by the Sublessee and each Agent during such prior period(s) as the Agency may direct. Within ten (10) days after the Termination Date, the Sublessee shall file with the Agency a completed Sales Tax Registry which accounts for all Sublessee Sales Tax Savings realized by the Sublessee and each Agent during the period from the preceding July 1st or January 1st to the Termination Date.

(i) Special Provisions Relating to State Sales Tax Savings.

(i) The Sublessee covenants and agrees to comply, and to cause each of its contractors, subcontractors, Agents, persons or entities to comply, with the requirements of General Municipal Law Sections 875(1) and (3) (the "**Special Provisions**"), as such provisions may be amended from time to time. In the event of a conflict between the other provisions of this Equipment Lease Agreement and the Special Provisions, the Special Provisions shall control.

(ii) The Sublessee acknowledges and agrees that pursuant to General Municipal Law Section 875(3) the Agency shall have the right to recover, recapture, receive, or otherwise obtain from the Sublessee State Sales Tax Savings taken or purported to be taken by the Sublessee, any Agent or any other person or entity acting on behalf of the Sublessee to which the Sublessee is not entitled or which are in excess of the Maximum Sublessee Sales Tax Savings Amount or which are for property or services not authorized or taken in cases where the Sublessee, any Agent or any other person or entity acting on behalf of the Sublessee failed to comply with a material term or condition to use property or services in the manner required by this Equipment Lease Agreement. The Sublessee shall, and shall require each Agent and any other person or entity acting on behalf of the Sublessee, to cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such State Sales Tax Savings and shall promptly pay over any such amounts to the Agency that it requests. The failure to pay over such amounts to the Agency shall be grounds for the Commissioner to assess and determine State Sales and Use Taxes due from the Sublessee under Article Twenty-Eight of the New York State Tax Law, together with any relevant penalties and interest due on such amounts.

(j) Subject to the provisions of Section 5.1(h) hereof, in the event that the Sublessee or any Agent shall utilize the Sales Tax Exemption in violation of the provisions of this Equipment Lease Agreement or any Sales Tax Agent Authorization Letter, the Sublessee shall promptly deliver notice of same to the Agency, and the Sublessee shall, upon demand by the Agency, pay to or at the direction of the Agency a return of sales or use tax exemptions in an amount equal to all such unauthorized sales or use tax exemptions together with interest at the

rate of twelve percent (12%) per annum compounded daily from the date and with respect to the dollar amount for which each such unauthorized sales or use tax exemption was availed of by the Sublessee or any Agent (as applicable).

(k) Upon request by the Agency with reasonable notice to the Sublessee, the Sublessee shall make available at reasonable times to the Agency and/or the Independent Accountant all such books, records, contracts, agreements, invoices, bills or purchase orders of the Sublessee and any Agent, and require all appropriate officers and employees of the Sublessee to respond to reasonable inquiries by the Agency and/or the Independent Accountant, as shall be necessary (y) to indicate in reasonable detail those costs for which the Sublessee or any Agent shall have utilized the Sales Tax Exemption and the dates and amounts so utilized, and (z) to permit the Agency to determine any amounts owed by the Sublessee under this Section 5.1.

Section 5.2 Recapture of Agency Benefits. The Sublessee acknowledges that the provisions of Section 5.4 of the Lease Agreement apply to this Equipment Lease Agreement as fully as if set forth herein at length.

ARTICLE VI MAINTENANCE AND INSURANCE

Section 6.1 Maintenance and Modifications of Equipment by Sublessee. The Sublessee shall not abandon the Equipment or cause or permit any waste to the Equipment. During the Equipment Lease Term, the Sublessee shall not remove any part of the Equipment outside of the jurisdiction of the Agency, or, without the consent of the Agency, alter the Equipment, and shall (i) keep the Equipment in a safe condition; (ii) make all necessary repairs and replacements to the Equipment to maintain the Equipment in a good and sound economic condition, and working order, whether such repairs or replacements are ordinary or extraordinary; and (iii) operate the Equipment in a sound and economic manner.

Section 6.2 Installation of Additional Equipment. Subject to the provisions of Section 3.3 hereof, the Sublessee or any permitted sublessee of the Sublessee from time to time may install additional machinery, equipment or other personal property in the Facility (which may be attached or affixed to the Facility), and such machinery, equipment or other personal property shall not become, or be deemed to become, a part of the Facility, so long as such additional property is properly identified by such appropriate records, including computerized records, as approved by the Agency. The Sublessee from time to time may create or permit to be created any Lien on such machinery, equipment or other personal property. Further, the Sublessee from time to time may remove or permit the removal of such machinery, equipment and other personal property from the Facility, provided that any such removal of such machinery, equipment or other personal property shall not occur: (i) if any Event of Default has occurred or (ii) if any such removal shall adversely affect the structural integrity of the Facility or impair the overall operating efficiency of the Facility for the purposes for which it is intended, and provided further, that if any damage to the Facility is occasioned by such removal, the Sublessee agrees promptly to repair or cause to be repaired such damage at its own expense.

Section 6.3 Reserved.

Section 6.4 Insurance Required. At all times throughout the Equipment Lease Term, including, when indicated herein, during the Construction Period, if any, and the performance of the Project Work, the Sublessee shall, at its sole cost and expense, maintain or cause to be maintained insurance with respect to the Equipment (including leasehold improvements) against such risks and for such amounts as are customarily insured by businesses of like size and type and shall pay, as the same become due and payable, all premiums with respect thereto, including, but not necessarily limited to:

(a) Insurance against loss or damage by fire, lightning and other casualties customarily insured against, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the Equipment, including leasehold improvements, as determined by a recognized appraiser or insurer selected by the Sublessee.

(b) Workers' compensation insurance, disability benefits insurance, and each other form of insurance which the Sublessee or any permitted sublessee, user or occupant, is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Sublessee or any permitted sublessee, user or occupant, who are located at or assigned to the Facility. This coverage shall be in effect from and after the Equipment Completion Date or on such earlier date as any employees of the Sublessee, or any permitted sublessee, user or occupant, are located at or assigned to the Facility.

(c) Insurance protecting the Agency (and other Indemnified Parties (defined below)) and the Sublessee, and each permitted sublessee, user or occupant, against loss or losses from liability imposed by law or assumed in any written contract (including the contractual liability assumed by the Sublessee under Section 8.2 hereof) or arising from personal injury, including bodily injury or death, or damage to the property of others, caused by an accident or other occurrence, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate; business comprehensive automobile liability insurance covering all owned, non-owned and hired autos, with a limit of liability of not less than \$1,000,000 combined single limit or equivalent protecting the Agency (and other Indemnified Parties) and the Sublessee, and each permitted sublessee, user or occupant, against any loss, liability or damage for personal injury, including bodily injury or death, and property damage; and umbrella/excess liability coverage, in an amount not less than \$5,000,000 per occurrence, protecting the Agency (and other Indemnified Parties) and the Sublessee, and each permitted sublessee, user or occupant, against any loss or liability or damage for personal injury, including bodily injury or death, or property damage; if requested by the Agency, environmental site liability coverage shall be provided to cover pollution exposures that may be present, anticipated or suspected due to the project location or conditions; the type and the limits of such insurance to be provided will be determined by the Agency. The foregoing coverages shall also be in effect during any Construction Period and performance of the Project Work.

(d) During the Construction Period with respect to any construction, renovation or installation by or on behalf of the Sublessee, if any (and for at least one year thereafter in the

case of Products and Completed Operations as set forth below), the Sublessee shall cause the general contractor to carry liability insurance of the type and providing the minimum limits set forth below:

(i) Workers' compensation and employer's liability with limits in accordance with applicable law.

(ii) Comprehensive general liability providing coverage for:

Premises and Operations
Products and Completed Operations
Owners Protective
Contractors Protective
Contractual Liability
Personal Injury Liability
Personal/Advertising Injury Liability
Broad Form Property Damage
(including completed operations)
Explosion Hazard
Collapse Hazard
Underground Property Damage Hazard

Such insurance shall have a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate. The general liability coverage provided shall not contain: (A) any limitation or exclusion related to residential construction that would relate to the Project; (B) any limitation or exclusion related to the number of stories that a contractor may work at as it relates to the Project; (C) any limitation or exclusion related to the location of the Project; (D) any limitation or exclusion related to subsidence; (E) any limitation or exclusion related to "Action Over" claims, including claims arising from injury to employees, subcontractors, casual and temporary labor; and (F) a so called, "Hammer Clause," including a provision permitting the insurer to compel the settlement of a claim, however, accomplished, or to deny coverage if certain policy provisions are not fulfilled.

(iii) Business auto liability, including all owned, non-owned and hired autos, with a limit of liability of not less than \$1,000,000 (combined single limit for personal injury, including bodily injury or death, and property damage).

(iv) Excess "umbrella" liability providing liability insurance in excess of the coverages in (i), (ii) and (iii) above with a limit of not less than \$5,000,000 per occurrence.

(v) At the discretion of the Agency, a separate Owners Contractors Protective (OCP) policy may be required of the General Contractor, protecting the interest of the Agency during any construction.

If permitted by the Agency, a combined Tenant (Owner)/General Contractor program may be utilized during Construction Period or performance of the Project Work for the General Liability and Umbrella/Excess coverage subject to all of the above coverages

requirements. If this option is approved by the Agency and is elected by the Sublessee, the Agency may require an increased limit of the Umbrella/Excess coverage.

Each subcontractor of every tier shall provide the insurance required under Section 6.4(d)(i), (ii), (iii) and (iv) and name the Agency as an additional insured under the insurance required under Section 6.4(d)(ii), (iii) and (iv).

The insurance prescribed by (ii), (iii), (iv), and (v) of this Section 6.4(d) shall be provided during the Construction Period or performance of the Project Work and for one (1) year following completion of the contractor's work. All such insurance shall provide additional insured status for the Agency, the other Indemnified Parties and the Sublessee on a primary/non-contributory basis to the Sublessee, the Agency and all other Indemnified Parties using ISO Additional Insured Endorsement CG 2010 04/13, or CG 2038 04/13 and CG 2037 04/13 or equivalents may be used. All parties shall be specifically identified as additional insureds on the endorsements provided. All insurance provided under this Section 6.4(d) shall contain waivers of subrogation in favor of the Sublessee, the Agency and all other Indemnified Parties.

The General Contractor shall enter into an executed contract with each subcontractor, and each subcontractor of any tier shall enter into an executed contract with each of its sub-subcontractors, prior to such contractor undertaking any work with respect to the Project, and each such contract shall contain and impose upon the contractor as an indemnitor and insured the indemnification provisions and insurance requirements of this Lease Agreement with respect to the construction and require that the General Contractor, the Sublessee, the Agency and all Indemnified Parties be named as additional insured on a primary/noncontributory basis, including completed operations.

(e) such other insurance on or in connection with the Equipment as the Agency may require.

(f) Notwithstanding the foregoing provisions of this Section 6.4, if the Sublessee maintains, or is required to maintain whether by contract, applicable law or otherwise, more extensive or expansive insurance, including by example, insurance covering additional risks, insurance with greater limits, or insurance with less deductibles or self-insured retentions, then the Sublessee shall maintain same for the benefit of the Agency, and the foregoing provisions shall be considered amended thereby, provided, however, such additional insurance shall not be construed to limit or obviate the insurance required above.

(g) The Agency does not in any way represent that the insurance specified in this Equipment Lease Agreement, whether in scope or coverage or limits of coverage, is adequate or sufficient to protect the Sublessee's business or interests.

Section 6.5 Additional Provisions Respecting Insurance.

(a) All insurance required by Section 6.4 hereof shall at all times be in form and substance satisfactory to the Agency, and procured and maintained in financially sound and generally recognized responsible insurance companies authorized to write such insurance in the State, selected by the entity required to procure the same, and approved by the Agency.

The company issuing the policies required by Section 6.4(a), (b), (c) and (d) shall be rated "A" or better by A.M. Best Co., Inc. in Best's Key Rating Guide. Such insurance shall be written with deductible amounts acceptable to the Agency. All policies of insurance required by Section 6.4 hereof shall provide for at least thirty (30) days' prior written notice to the Agency of the restriction, cancellation or modification thereof and contain waivers of subrogation in favor of the Sublessee, the Agency and all Indemnified Parties. The policies evidencing the insurance required by Section 6.4(c) hereof shall name the Agency and all Indemnified Parties as scheduled additional insureds on a primary/non-contributory basis, including completed operations. The policies evidencing the insurance under Section 6.4(d)(ii), (iii) and (iv) shall name the Agency and the Sublessee as additional insureds. The coverages provided under Section 6.4 shall not contain any exclusions or limitations related to construction or renovation activities, or so-called "Action Over" claims, including claims which result in injury to employees, contractors or subcontractors, or casual or temporary labor. The Agency acknowledges that a mortgage and security interest in the policies of insurance required by Section 6.4(a) and the Net Proceeds thereof have been or may be granted by the Sublessee to any Lender pursuant to the Mortgage, and the Agency consents thereto. The Agency hereby acknowledges that upon request of any Lender, the Company will assign and deliver (which assignment shall be deemed to be automatic and to have occurred upon the occurrence of an Event of Default under any Mortgage) to any Lender the policies of insurance required under Section 6.4(a), so and in such manner and form that any Lender shall at all times, upon such request and until the payment in full of any Loan, have and hold said policies and the Net Proceeds thereof as collateral and further security under any Mortgage for the payment of any Loan. The policies required under Section 6.4 shall contain appropriate waivers of subrogation, shall provide that such coverages shall be primary, irrespective of any other insurance that may be maintained by the Sublessee, the Agency or otherwise, and shall be specific to the Facility, and no other locations, and non-contributory.

(b) The policies of insurance required by Section 6.4(a), (b), (c) and (e) hereof shall be deposited with the Agency on or before the Closing Date. The policies of insurance required by Section 6.4(d) as well as up to date policies of insurance required by Section 6.4(a), (b), (c) and (e) hereof shall be delivered to the Agency on or before the commencement of any Construction Period. The Sublessee shall deliver to the Agency before the first Business Day of each calendar year thereafter satisfactory evidence, dated not earlier than the immediately preceding month, reciting that there is in full force and effect, with a term covering at least the next succeeding calendar year, insurance of the types and in the amounts required by Section 6.4 hereof and complying with the additional requirements of Section 6.5(a) hereof. At least thirty (30) days prior to the expiration or termination of each such policy or policies, the Sublessee any shall furnish to the Agency and any other appropriate Person a new policy or policies of insurance or evidence that such policy or policies have been renewed or replaced or are no longer required by this Equipment Lease Agreement. The Sublessee shall provide such further information with respect to the insurance coverage required by this Equipment Lease Agreement as the Agency may from time to time reasonably require. While certificates are acceptable for deposit with the Agency on the Closing Date and periodically thereafter as set forth above, the Sublessee shall provide to the Agency within ten (10) days after demand by the Agency the insurance policies to the Agency.

(c) The insurance requirements under Section 6.4 and this Section 6.5 shall not limit, abridge, or modify the Sublessee's obligations under this Equipment Lease Agreement, including under Section 8.2 hereof to indemnify and hold harmless the Agency and the Indemnified Parties from and against certain damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, actions, proceedings, costs, disbursements or expenses, as more fully set forth in Section 8.2.

Section 6.6 Application of Net Proceeds of Insurance.

(a) The Net Proceeds of the insurance carried pursuant to the provisions of Section 6.4 hereof shall be applied as follows: (i) the Net Proceeds of the insurance required by Section 6.4(a) hereof shall be applied as provided in Section 7.1 hereof and (ii) the Net Proceeds of the insurance required by Sections 6.4(b) and (c) hereof shall be applied toward extinguishment or satisfaction of the liability with respect to which such insurance proceeds may be paid and the excess, if any, shall be paid to the Sublessee.

(b) The Agency does not in any way represent that the insurance specified in this Equipment Lease Agreement, whether in scope or coverage or limits of coverage, is adequate or sufficient to protect the Sublessee's business or interests.

ARTICLE VII
DAMAGE OR DESTRUCTION OF THE EQUIPMENT

Section 7.1 Damage or Destruction of the Equipment.

(a) If the Equipment shall be damaged or destroyed (in whole or in part) at any time during the Equipment Lease Term:

(i) the Agency shall have no obligation to replace, repair, rebuild or restore the Equipment;

(ii) there shall be no abatement or reduction in the amounts payable by the Sublessee under this Equipment Lease Agreement (whether or not the Equipment are replaced, repaired, rebuilt or restored);

(iii) the Sublessee shall promptly give written notice thereof to the Agency;

(iv) upon the occurrence of such damage or destruction, the Net Proceeds derived from the insurance shall be (A) paid to the Sublessee for the replacement, repair, rebuilding, restoration or relocation of the Equipment as provided in Section 7.1(b) hereof or (B) applied pursuant to Section 7.1(e) hereof; and

(v) if the Equipment is not replaced, repaired, rebuilt, restored or relocated, as provided herein and in Section 7.1(b) hereof, this Equipment Lease Agreement shall be terminated at the option of the Agency and the provisions of Section 7.1(d) hereof shall apply.

(b) All such repair, replacement, rebuilding, restoration or relocation of the Equipment shall be effected with due diligence in a good and workmanlike manner in

compliance with all applicable legal requirements, shall be promptly and fully paid for by the Sublessee in accordance with the terms of the applicable contracts, and shall automatically become a part of the Equipment as if the same were specifically described herein. Any balance of such Net Proceeds remaining after payment of all costs of replacement, repair, rebuilding, restoration or relocation shall be retained by the Sublessee.

(c) The Sublessee shall have the right to settle and adjust all claims under any policies of insurance required by Section 6.4(a) hereof on behalf of the Agency and on its own behalf.

(d) If the Sublessee shall not repair, replace, rebuild, restore or relocate the Equipment, it shall be deemed to have exercised its option to terminate this Equipment Lease Agreement pursuant to Section 11.1 hereof. Any Net Proceeds derived from insurance shall be applied to the payment of the amounts required to be paid by Section 11.2 hereof and the balance shall be delivered to the Sublessee. If an Event of Default hereunder shall have occurred and the Agency shall have exercised its remedies under Section 10.2 hereof, such Net Proceeds shall be applied to the payment of the amounts required to be paid by Section 10.2 and Section 10.4 hereof.

ARTICLE VIII SPECIAL COVENANTS

Section 8.1 Right to Inspect Equipment. The Agency and its duly authorized agents shall have the right at all reasonable times on reasonable notice to inspect the Equipment, including, without limitation, for the purpose of ascertaining the condition of the Environment at, on or in the vicinity of the Equipment.

Section 8.2 Hold Harmless Provisions.

(a) The Sublessee agrees that the Agency or any of its members, directors, officers, agents (except the Sublessee) or employees (the “**Indemnified Parties**”) shall not be liable for and agrees to defend, indemnify, release and hold harmless the Indemnified Parties from and against any and all damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, actions, proceedings, costs, disbursements or expenses (including, without limitation, reasonable attorneys’ and experts’ fees, expenses and disbursements, incurred whether by reason of third party claims or to enforce the terms, conditions and provisions of this Lease Agreement) of any kind or nature whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against the Agency relating to, resulting from or arising out of: (i) loss or damage to Property or injury to or death of any and all Persons that may be occasioned by, directly or indirectly, any cause whatsoever pertaining to the Equipment or arising by reason of or in connection with the occupation or the use thereof or the presence of any Person or Property on, in or about the Equipment, (ii) the Agency’s acquisition, leasing, subleasing, use and operation of the Equipment, including without limiting the generality of the foregoing, all claims arising from the breach by the Sublessee of any of its covenants contained herein, the exercise by the Sublessee of the authority conferred upon it pursuant to this Equipment Lease Agreement and all causes of action and reasonable attorneys’ fees (whether by reason of third party claims or by reason of

the enforcement of any provision of this Equipment Lease Agreement (including without limitation this Section) or any of the other documents delivered on the Closing Date by the Agency) and any other expenses incurred in defending any claims, suits or actions which may arise as a result of any of the foregoing, (iii) the conditions of the Environment at, on or in the vicinity of the Equipment, (iv) the operation or use of the Equipment in violation of any applicable Environmental Law for the storage, treatment, generation, transportation, processing, handling, management, production or Disposal of any Hazardous Substance or as a landfill or other waste disposal site, or for military, manufacturing or industrial purposes or for the commercial storage of petroleum or petroleum based products, except in compliance with all applicable Environmental Laws, (v) the presence of any Hazardous Substance or a Release or Disposal or the threat of a Release or Disposal of any Hazardous Substance or waste on, at or from the Equipment, (vi) the failure promptly to undertake and diligently pursue to completion all necessary, appropriate and legally authorized investigative, containment, removal, clean-up and other remedial actions with respect to a Release or the threat of a Release of any Hazardous Substance on, at or from the Facility, required by any Environmental Law, (vii) human exposure to any Hazardous Substance, noises, vibrations or nuisances of whatever kind to the extent the same arise from the condition of the Equipment or the ownership, use, sale, operation, conveyance or operation thereof in violation of any Environmental Law, (viii) a violation of any applicable Environmental Law, (ix) non-compliance with any Environmental Permit, (x) a material misrepresentation or inaccuracy in any representation or warranty or a material breach of or failure to perform any covenant made by the Sublessee in this Equipment Lease Agreement, or (xi) the costs of any required or necessary investigation, assessment, testing, repair, cleanup, or detoxification of the Equipment and the preparation of any closure or other required plans; provided that any such losses, damages, liabilities or expenses of the Agency are not incurred on account of and do not result from the gross negligence or intentional or willful wrongdoing of the Indemnified Parties. The foregoing indemnities shall apply notwithstanding the fault or negligence in part of any of the Indemnified Parties, and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability. The foregoing indemnities are limited only to the extent of any prohibitions imposed by law, and upon the application of any such prohibition by the final judgment or decision of a competent court of law, the remaining provisions of these indemnities shall remain in full force and effect.

Notwithstanding any other provisions of this Equipment Lease Agreement, the obligations of the Sublessee pursuant to this Section 8.2 shall remain in full force and effect after the termination of this Equipment Lease Agreement until the expiration of the period stated in the applicable statute of limitations during which a claim, cause of action or prosecution relating to the matters herein described may be brought and payment in full or the satisfaction of such claim, cause of action or prosecution relating to the matters herein described and the payment of all expenses and charges incurred by the Agency, or its respective members, directors, officers, agents and employees, relating to the enforcement of the provisions herein specified. The liability of the Sublessee to the Agency hereunder shall in no way be limited, abridged, impaired or otherwise affected by (i) any amendment or modification of any of the Transaction Documents by or for the benefit of the Agency, the Sublessee or any subsequent owners or users of the Equipment, (ii) any extensions of time for payment or performance required by any of the Transaction Documents, (iii) the release of the Sublessee or any other person from the performance or observance of any of the agreements, covenants,

terms or conditions contained in any of the Transaction Documents by operation of law, either by the Agency's voluntary act or otherwise, (iv) the invalidity or unenforceability of any of the terms or provisions of the Transaction Documents, (v) any exculpatory provision contained in any of the Transaction Documents limiting the Agency's recourse to any other security or limiting the Agency's rights to a deficiency judgment against the Sublessee, (vi) any investigation or inquiry conducted by or on the behalf of the Agency or any information which the Agency may have or obtain with respect to the condition of the Environment at, or ecological condition of, the Equipment, (vii) the sale, assignment, subleasing, transfer or conveyance of all or part of the Equipment or the Sublessee's interests and rights in, to, and under the Equipment Lease Agreement or the termination of the Equipment Lease Agreement, but only with respect to a Release that has occurred prior to any such event, (viii) the death or legal incapacity of the Sublessee, (ix) the release or discharge, in whole or in part, of the Sublessee in any bankruptcy, insolvency, reorganization, arrangement, readjustment, composition, liquidation or similar proceeding, or (x) any other circumstances which might otherwise constitute a legal or equitable release or discharge, in whole or in part, of the Sublessee under the Equipment Lease Agreement, or any other Transaction Document.

(b) In the event of any claim against the Indemnified Parties by any employee or contractor of the Sublessee or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the obligations of the Sublessee hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, disability benefits or other employee benefit acts.

(c) Notwithstanding any provisions of this Section 8.2, the Agency retains the right to defend itself, and in any such defense of itself, the Agency may select its own counsel, and any and all costs of such defense, including, without limitation, attorney and consultant fees, investigation and laboratory fees, court costs, and litigation expenses, shall be paid by the Sublessee.

(d) To effectuate the provisions of this Section 8.2, the Sublessee shall provide for and insure in the liability policies required in Section 6.4 hereof, its liabilities assumed pursuant to this Section 8.2.

Section 8.3 Sublessee to Maintain Its Existence. The Sublessee agrees that during the term of this Equipment Lease Agreement, it will (i) maintain its existence, (ii) continue to be an entity subject to service of process in the State and either organized under the laws of the State, or organized under the laws of any other state of the United States and duly qualified to do business as a foreign entity in the State, (iii) not liquidate, wind-up or dissolve or otherwise dispose of all or substantially all of its property, business or assets remaining after the execution and delivery of this Lease Agreement, (iv) not consolidate with or merge into another corporation or permit one or more corporations to consolidate with or merge into it, and (v) not change, directly or indirectly, however accomplished, whether in a single transaction or in a series of related or unrelated transactions, more than 49% of the ownership or control of the Sublessee or sell or transfer, directly or indirectly, however accomplished, whether in a single transaction or in a series of related or unrelated transactions, more than 49% of the equity interests in the Sublessee, except with consent of the Agency and after prior notice thereof to the Agency.

Section 8.4 Qualification in State. The Sublessee throughout the term of this Equipment Lease Agreement shall continue to be duly authorized to do business in the State.

Section 8.5 Agreement to File Annual Statements and Provide Information.

(a) The Sublessee shall file with the New York State Department of Taxation and Finance an annual statement of the value of all sales and use tax exemptions claimed in connection with the Facility in compliance with Sections 874(8) of the New York State General Municipal Law (the "GML"). The Sublessee shall submit a copy of such annual statement to the Agency at the time of filing with the Department of Taxation and Finance. The Sublessee shall also provide the Agency with the information the Agency deems necessary for the Agency to comply with Section 874(9) of the GML. Annually, and upon request, the Sublessee shall provide the Agency with a certified statement and documentation (i) enumerating the FTE jobs, by category, retained and/or created at the Facility as a result of the Agency's financial assistance and (ii) indicating the fringe benefits and salary averages or ranges for such categories of FTE jobs created and/or retained. The Sublessee further agrees whenever requested by the Agency to provide and certify (x) its New York State Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (currently, Form NYS-45), including the attachments thereto (the Sublessee shall redact employees' social security numbers), for the fourth quarter of such calendar year (if such form shall be superceded or cease to be used, the Agency may designate another form or other method by which to obtain such information reported thereon), together with a detailed analysis satisfactory to the Agency of the full time equivalency employment, and (y) such information concerning the Sublessee, its finances, its operations, its employment and its affairs the Agency deems necessary, including to enable the Agency to make any report required by law, governmental regulation, including, without limitation, any reports required by the Act or the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, each as amended from time to time, or any other reports required by the New York State Authority Budget Office or the Office of the State Comptroller or any of the Agency Documents or the Sublessee Documents. Such information shall be provided within thirty (30) days following written request from the Agency.

(b) Annually, and upon request from time to time, the Sublessee shall provide the Agency with a certified statement and documentation regarding the Campus (defined herein) (i) enumerating the FTE jobs, by category, retained and/or created at the Campus as a result of the Agency's financial assistance and (ii) indicating the fringe benefits and salary averages or ranges for such categories of FTE jobs created and/or retained at the Campus. The Sublessee agrees to provide and certify, and cause to be provided and certified by each permitted sublessee, user and occupant, as and when requested (x) their respective New York State Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (currently, Form NYS-45), including the attachments thereto (the Sublessee and each sublessee, user and occupant shall redact employees' social security numbers), for the fourth quarter of such calendar year (if such form shall be superceded or cease to be used, the Agency may designate another form or other method by which to obtain such information reported thereon), together with a detailed analysis satisfactory to the Agency of the full time equivalency employment, and (y) such information concerning the Sublessee and each sublessee's, user's and occupant's, respective finances, operations, employment and affairs as

the Agency deems necessary, including to enable the Agency to make any report required by law, governmental regulation, including, without limitation, any reports required by the Act or the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, each as amended from time to time, or any other reports required by the New York State Authority Budget Office or the Office of the State Comptroller or any of the Agency Documents or Company Documents. The information required under this Section shall be provided within thirty (30) days following written request from the Agency. The Sublessee and any and all sublessees, users and occupants at the Facility shall comply with the requirements of this Section, including by requiring each such sublessee, user and occupant to enter into a Tenant Agency Compliance Agreement.

Section 8.6 Books of Record and Accounts; Financial Statements. The Sublessee at all times agrees to maintain proper accounts, records and books in which full and correct entries shall be made, in accordance with generally accepted accounting principles, of all transactions and events relating to the business and affairs of the Sublessee.

Section 8.7 Compliance With Orders, Ordinances, Etc.

(a) The Sublessee, throughout the term of this Equipment Lease Agreement, agrees that it will promptly comply, and cause any contractor, subcontractor or sublessee of the Equipment to comply, with all statutes, codes, laws, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, and written directions and requirements of any federal, state, county, municipal or other governmental agency with jurisdiction, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Equipment, or any part thereof, or to the acquisition and installation of the Equipment in the Facility, or to any use, manner of use or condition of the Equipment, or to the operations or activities of the Sublessee, of all federal, state, county, municipal and other governments, departments, commissions, boards, courts, authorities, officials and officers having jurisdiction over the Equipment, or any part thereof, or of the acquisition and installation of the Equipment in the Facility, or of any use, manner of use, or condition of the Equipment, or any part thereof, and of any companies or associations insuring the premises.

(b) Notwithstanding the provisions of subsection (a) above, the Sublessee may in good faith contest the validity or the applicability of any requirement of the nature referred to in such subsection (a) (except those requirements pertaining to the environment, health or safety) by appropriate legal proceedings conducted in good faith and with due diligence. In such event, the Sublessee may fail to comply with the requirement or requirements so contested during the period of such contest and any appeal therefrom, unless the Agency shall notify the Sublessee that by failure to comply with such requirement or requirements, the Equipment, or any part thereof may be subject to loss, penalty or forfeiture, or the Agency, or any of its members, directors, officers, agents, or employees, may be threatened with a fine, liability, expense or imprisonment, in which event the Sublessee shall promptly take such action with respect thereto and provide such security as shall be satisfactory to the Agency. If at any time the then existing use of the Equipment shall, pursuant to any zoning or other law, ordinance or regulation, be permitted only so long as such use shall continue, the Sublessee shall use its best efforts not to cause or permit such use to be discontinued without the prior written consent of the Agency

Section 8.8 Discharge of Liens and Encumbrances.

(a) The Sublessee, throughout the term of this Equipment Lease Agreement, shall not permit or create or suffer to be permitted or created any Lien, except for Permitted Encumbrances, upon the Equipment, or any part thereof without the Agency's consent, including by reason of any labor, services or materials rendered or supplied or claimed to be rendered or supplied with respect to the Equipment, or any part thereof.

(b) Notwithstanding the provisions of subsection (a) hereof, the Sublessee may in good faith contest any such Lien. In such event, the Sublessee may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, unless the Agency shall notify the Sublessee that by nonpayment of any such item or items, the Equipment, or any part thereof may be subject to loss or forfeiture, in which event the Sublessee shall promptly secure payment of all such unpaid items by filing a bond or depositing funds with the County Clerk or Treasurer of the County of Suffolk, in form and substance satisfactory to the Agency, thereby causing such Lien to be removed or by taking such other actions as may be satisfactory to the Agency to protect its interests. Mechanics' Liens shall be discharged or bonded within thirty (30) days of the filing or perfection thereof.

Section 8.9 Depreciation Deductions and Investment Tax Credit. The parties agree that, as between them, the Sublessee shall be entitled to all depreciation deductions, if any, with respect to any depreciable property comprising a part of the Equipment and to any investment credit with respect to any part of the Equipment.

Section 8.10 Employment Opportunities; Notice of Jobs. The Sublessee covenants and agrees that, in consideration of the participation of the Agency in the transactions contemplated herein, it will, except as otherwise provided by collective bargaining contracts or agreements to which the Sublessee is a party, cause any new employment opportunities created in connection with the Facility to be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300), as superseded by the Workforce Innovation and Opportunity Act (PL. 113-128), in which the Facility is located (collectively, the "Referral Agencies"). The Sublessee also agrees, and shall cause any and all sub-sublessees to, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

Section 8.11 Compliance with the Act. The Sublessee hereby agrees to comply with New York General Municipal Law Section 875. The Sublessee further agrees that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Sublessee as agent of the Agency pursuant to Section 5.1 hereof is subject to termination and recapture of benefits pursuant to Section 875 and the Agency Compliance Agreement, dated as of January 1, 2021, by and between the Sublessee and the Agency.

Section 8.12 Employment at the Facility.

(a) The Sublessee hereby agrees to create and maintain at all times at the Facility: on and after December 31, 2028 until December 31, 2029, four (4) full time equivalent employees, and on after December 31, 2029 and throughout the remainder of the Lease Term, six (6) full time equivalent employees, calculated on the basis of 35 hours per week who are employees of the Sublessee or any subsidiary or affiliates of the Sublessee, or any consultants, contractors or subcontractors of the Sublessee, or any subsidiary or affiliates of the Sublessee, whose place of employment or workplace is located at the Facility (including the full time equivalent employees of all tenants at the Facility) ("FTE"). It is further provided that the Company or the Sublessee may not actually provide the FTEs at the Facility, but rather shall sublease the Facility to the [tenants], and the FTE jobs created and maintained by the [tenants] at the Facility shall satisfy the requirement above.

(b) The Sublessee acknowledge and represents that (i) the Sublessee is the sole occupant of the premises 15 Pinehurst Drive, Bellport, New York (the "**15 Pinehurst**") pursuant to a certain lease agreement, dated April 11, 2022 (the "**15 Pinehurst Lease**"), by and between the fee owner of such premises, RND@Pinehurst Dr. LLC, and the Sublessee, a true, accurate and complete copy of which lease agreement has been provided to the Agency, and (ii) the Sublessee is the sole occupant of the premises 19 Pinehurst Drive, Bellport, New York ("**19 Pinehurst**"; together with the Facility and 15 Pinehurst, the "**Campus**") pursuant to a certain sublease, dated as of January 5, 2021, by and between Research Property Holdings LLC ("**Research Property**"), an affiliate of the Company and the Sublessee, and the Sublessee, which such facility is leased by the Research Property to the Agency pursuant to a certain Amended and Restated Company Lease Agreement, dated as of January 1, 2021, and subleased and leased by the Agency to Research Property pursuant to a certain Amended and Restated Lease and Project Agreement, dated as of January 1, 2021 (the "**19 Pinehurst Lease**").

(c) The Sublessee hereby agrees to create and maintain at the Campus at all times until the earliest of the expiration of the term of the Lease Agreement, the 19 Pinehurst Lease or the 15 Pinehurst Lease (provided that if 15 Pinehurst shall be acquired by the Company, the Sublessee or an affiliate of either, then the 15 Pinehurst Lease shall be deemed to continue in effect notwithstanding the termination of the 15 Pinehurst Lease in connection with the acquisition of the 15 Pinehurst), on and after December 31, 2028 until on and after December 31, 2029, forty six (46) full time equivalent employees, and on December 31, 2029 and thereafter, forty eight (48) full time equivalent employees, calculated on the basis of 35 hours per week who are employees of the Sublessee or any subsidiary or affiliates of the Sublessee, or any consultants, contractors or subcontractors of the Sublessee, or any subsidiary or affiliates of the Sublessee, whose place of employment or workplace is located at the Campus (including the full time equivalent employees of all tenants at the Campus).

Section 8.13 Annual Compliance Certificate. The Sublessee shall deliver to the Agency each year no later than January 15th, a certificate signed by an Authorized Representative of the Sublessee in the form attached hereto as Exhibit G, together with all attachments referenced therein. The Sublessee shall also deliver to the Agency, within thirty

(30) days from the date of receipt thereof, copies of its annual audited or reviewed financial statements.

Section 8.14 Compliance with Labor Law Section 224-a.

(a) The Agency hereby informs the Sublessee that, effective January 1, 2024, certain Construction work done under contract in connection with financial assistance from the Agency may be subject to the requirements of Section 224-a of the Labor Law of the State, including but not limited to the requirement that such Construction shall be subject to prevailing wage requirements of Section 220 and 220-b of the Labor Law of the State. In addition, such Construction work may be required by Section 224-a of the Labor Law to comply with the objectives and goals of minority and women-owned business enterprises pursuant to Article Fifteen-A of the Executive Law and service-disabled veteran-owned business pursuant to Article Seventeen-B of the Executive Law. Accordingly, the Sublessee shall comply with Labor Law Section 224-a, and the regulations and requirements promulgated thereunder, to the extent applicable to the Project. Without limiting the foregoing, any Construction that commences on or after January 1, 2022, the Sublessee shall comply with the following requirements:

- (i) The Sublessee shall certify or cause to be certified using the Certificate attached hereto as Exhibit H, under penalty of perjury within five (5) days of commencement of Construction work, to the Agency and Commissioner of Labor of the State, whether the Project is subject to the provisions of Section 224-a of the Labor Law. A copy of such certification shall be filed with the Agency no later than ten (10) days after filing with the Commissioner of Labor.
- (ii) The Sublessee may seek guidance from the public subsidy board contained in Section 224-c of the Labor Law, and such board may render an opinion as to whether or not the Project is subject to the requirements of Section 224-a of the Labor Law. A copy of any such opinion of the public subsidy board shall be filed with the Agency no later than ten (10) days after receipt by the Sublessee.

(iii) The Sublessee shall be responsible for retaining original payroll records in accordance with section two hundred twenty of this article for a period of six years from the conclusion of the Project Work. All payroll records maintained by the Sublessee pursuant to Section 224-a of the Labor Law shall be subject to inspection on request of the Commissioner of Labor. The Sublessee may authorize the prime contractor of the Construction project to take responsibility for retaining and maintaining payroll records, but will be held jointly and severally liable for any violations of such contractor. All records obtained by the Commissioner of Labor shall be subject to the Freedom of Information Law.

ARTICLE IX
RELEASE OF CERTAIN EQUIPMENT; ASSIGNMENTS AND
SUBLEASING; SECURITY INTEREST AND PLEDGE OF INTERESTS

Section 9.1 Restriction on Sale of Equipment; Release of Certain Equipment.

(a) Except as otherwise specifically provided in this Article IX and in Article X hereof, the Agency shall not sell, convey, transfer, encumber or otherwise dispose of the Equipment or any part thereof or any of its rights under this Equipment Lease Agreement, without the prior written consent of the Sublessee.

(b) The Agency and the Sublessee from time to time shall release from the provisions of this Equipment Lease Agreement and the leasehold or subleasehold estate created hereby any part of, or interest in, the Equipment which is not necessary, desirable or useful for the Facility. In such event, the Agency, at the Sublessee's sole cost and expense, shall execute and deliver any and all instruments, in form and substance satisfactory to the Agency, necessary or appropriate to so release such part of, or interest in, the Equipment.

Section 9.2 Removal of Equipment.

(a) The Agency shall not be under any obligation to remove, repair or replace any inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary item of Equipment. In any instance where the Sublessee determines that any item of Equipment has become inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary, the Sublessee may remove such items from the Facility and may sell, trade-in, exchange or otherwise dispose of the same, as a whole or in part, provided that such removal will not materially impair the operation of the remaining Equipment or the Facility for the purpose for which it is intended or change the nature of the remaining Equipment or the Facility so that it does not constitute a "project" under the Act.

(b) Upon the request of the Sublessee, the Agency shall execute and deliver to the Sublessee all instruments, in form and substance satisfactory to the Agency, necessary or appropriate to enable the Sublessee to sell or otherwise dispose of any such item of Equipment. The Sublessee shall pay any costs (including reasonable counsel fees) incurred in transferring title to any item of Equipment removed pursuant to this Section 9.2.

Section 9.3 Assignment and Subleasing.

(a) This Equipment Lease Agreement may not be assigned, in whole or in part, and the Equipment may not be subleased or used by other than the Sublessee, in whole or in part, without the prior written consent of the Agency in each instance. The terms and conditions of any assignment or sublease shall include the following as of the time of such assignment or sublease:

(i) no assignment or sublease shall relieve the Sublessee from primary liability for any of its obligations hereunder unless consented to by the Agency, and which consent may be conditioned upon the Agency being indemnified and held harmless to its reasonable satisfaction;

(ii) the assignee or sublessee shall assume the obligations of the Sublessee hereunder to the extent of the interest assigned or subleased;

(iii) the Sublessee shall, within ten (10) days after the delivery thereof, furnish or cause to be furnished to the Agency a true and complete copy of such assignment or sublease and the instrument of assumption;

(iv) neither the validity nor the enforceability of this Equipment Lease Agreement shall be adversely affected thereby;

(v) the Equipment shall continue to constitute a "project" as such quoted term is defined in the Act; and

(vi) any sublessee will execute and deliver a Tenant Agency Compliance Agreement, in form and substance satisfactory to the Agency.

(b) If the Agency shall so request, as of the purported effective date of any assignment or sublease pursuant to subsection (a) of this Section 9.3, the Sublessee at its sole cost and expense shall furnish to the Agency, with an opinion, in form and substance satisfactory to the Agency (i) of Transaction Counsel as to item (v) above, and (ii) of Independent Counsel as to items (i), (ii), and (iv) above.

Section 9.4 Merger of Agency.

(a) Nothing contained in this Equipment Lease Agreement shall prevent the consolidation of the Agency with, or merger of the Agency into, or transfer of title to all of the Equipment to any other public benefit corporation or political subdivision of the State of New York which has the legal authority to own and lease the Equipment and to continue the tax benefits contemplated by the Transaction Documents, provided that upon any such consolidation, merger or transfer, the due and punctual performance and observance of all the agreements and conditions of this Equipment Lease Agreement to be kept and performed by the Agency shall be expressly assumed in writing by the public benefit corporation or political subdivision resulting from such consolidation or surviving such merger or to which the Equipment shall be transferred.

(b) Within thirty (30) days after the consummation of any such consolidation, merger or transfer of title, the Agency shall give notice thereof in reasonable detail to the Sublessee. The Agency promptly shall furnish such additional information with respect to any such transaction as the Sublessee may reasonably request.

ARTICLE X EVENTS OF DEFAULT AND REMEDIES

Section 10.1 Events of Default Defined.

(a) The following shall each be "Events of Default" under this Equipment Lease Agreement:

(i) the failure by the Sublessee to pay or cause to be paid on the date due or within the applicable grace period, the amount specified to be paid pursuant to Section 4.3(a) or 4.3(b) hereof;

(ii) the failure by the Sublessee to observe and perform any covenant contained in Sections 4.4, 5.1, 6.4, 6.5, 8.4, 8.6, 8.8, 8.11, 9.3 and 10.4 hereof;

(iii) any representation or warranty of the Sublessee herein or in any of the Sublessee Documents shall prove to have been false or misleading when made in any material respect;

(iv) the dissolution or liquidation of the Sublessee; or the failure by the Sublessee to release, stay, discharge, lift or bond within thirty (30) days any execution, garnishment, judgment or attachment of such consequence as may impair its ability to carry on its operations; or the failure by the Sublessee generally to pay its debts as they become due; or an assignment by the Sublessee for the benefit of creditors; the commencement by the Sublessee (as the debtor) of a case in bankruptcy or any proceeding under any other insolvency law; or the commencement of a case in bankruptcy or any proceeding under any other insolvency law against the Sublessee (as the debtor) and a court having jurisdiction in the premises enters a decree or order for relief against the Sublessee as the debtor in such case or proceeding, or such case or proceeding is consented to by the Sublessee or remains undismissed for forty (40) days, or the Sublessee consents to or admits the material allegations against it in any such case or proceeding; or a trustee, receiver or agent (however named) is appointed or authorized to take charge of substantially all of the property of the Sublessee for the purpose of enforcing a lien against such Property or for the purpose of general administration of such Property for the benefit of creditors;

(v) the occurrence of a Recapture Event;

(vi) the occurrence of an Event of Default under the Lease Agreement; or

(vii) the failure by the Sublessee to observe and perform or to default under any other covenant, condition or agreement hereunder on its part to be observed or performed (other than those covenants, conditions or agreements referred to in the preceding provisions of this Section 10.1(a)) for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, has been given to the Sublessee by the Agency.

(b) Notwithstanding the provisions of Section 10.1(a), if by reason of force majeure any party hereto shall be unable in whole or in part to carry out its obligations under Sections 3.4 or 6.1 of this Equipment Lease Agreement and if such party shall give notice and full particulars of such force majeure in writing to the other party, within a reasonable time after the occurrence of the event or cause relied upon, such obligations under this Equipment Lease Agreement of the party giving such notice (and only such obligations), so far as they are affected by such force majeure, shall be suspended during continuance of the inability, which shall include a reasonable time for the removal of the effect thereof. The term "force majeure" as used herein shall include, without limitation, acts of God, strikes, lockouts or other industrial disturbances, acts of public enemies, acts, priorities or orders of any kind of the government of the United States of America or of the State or any of their departments, agencies, governmental subdivisions or officials or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fire, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage

or accident to machinery, transmission pipes or canals, shortages of labor or materials or delays of carriers, partial or entire failure of utilities, shortage of energy or any other cause or event not reasonably within the control of the party claiming such inability and not due to its fault. The party claiming such inability shall remove the cause for the same with all reasonable promptness. It is agreed that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the party having difficulty, and the party having difficulty shall not be required to settle any strike, lockout and other industrial disturbances by acceding to the demands of the opposing party or parties.

Section 10.2 Remedies on Default.

(a) Whenever any Event of Default shall have occurred and be continuing, the Agency may take, to the extent permitted by law, any one or more of the following remedial steps:

(i) declare, by written notice to the Sublessee, to be immediately due and payable, whereupon the same shall become immediately due and payable: (A) all unpaid installments of rent payable pursuant to Section 4.3(a) and (b) hereof, and (B) all other payments due under this Equipment Lease Agreement;

(ii) terminate this Equipment Lease Agreement and the Sales Tax Exemption authorization, and reconvey the Equipment to the Sublessee. The Agency shall have the right to execute an appropriate bill of sale with respect to the Equipment; or

(iii) take any other action at law or in equity which may appear necessary or desirable to collect the payments then due or thereafter to become due hereunder, to enforce the obligations, agreements or covenants of the Sublessee under this Equipment Lease Agreement.

(b) No action taken pursuant to this Section 10.2 shall relieve the Sublessee from its obligation to make all payments required by Section 4.3 hereof.

Section 10.3 Remedies Cumulative. No remedy herein conferred upon or reserved to the Agency is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and in addition to every other remedy given under this Equipment Lease Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Agency, as appropriate, to exercise any remedy reserved to it in this Article X, it shall not be necessary to give any notice, other than such notice as may be herein expressly required in this Equipment Lease Agreement.

Section 10.4 Agreement to Pay Attorneys' Fees and Expenses. In the event the Sublessee should default under any of the provisions of this Equipment Lease Agreement and the Agency should employ attorneys or incur other expenses for the collection of amounts payable hereunder or the enforcement of performance or observance of any obligations or agreements on the part of the Sublessee herein contained, the Sublessee shall, on demand

therefor, pay to the Agency the reasonable fees of such attorneys and such other expenses so incurred.

Section 10.5 No Additional Waiver Implied by One Waiver. In the event any agreement contained herein should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

ARTICLE XI
EARLY TERMINATION OF EQUIPMENT LEASE AGREEMENT;
OPTION IN FAVOR OF SUBLESSEE

Section 11.1 Early Termination of Equipment Lease Agreement. The Sublessee shall have the option to terminate this Equipment Lease Agreement at any time upon filing with the Agency a certificate signed by an Authorized Representative of the Sublessee stating the Sublessee's intention to do so pursuant to this Section and the date upon which such payment shall be made (which date shall not be less than forty five (45) nor more than ninety (90) days from the date such certificate is filed) in compliance with the requirements set forth in Section 11.2 hereof.

Section 11.2 Conditions to Termination of Equipment Lease Agreement. In the event of the termination or expiration of this Equipment Lease Agreement in accordance with the provisions of Sections 4.2, 10.2 or 11.1 hereof, the Sublessee shall pay or cause to be paid to the Agency an amount certified by the Agency as equal to all unpaid fees and expenses of the Agency incurred or anticipated to be incurred under the Agency Documents.

Section 11.3 Conveyance on Termination. At the closing of any termination or expiration of the Equipment Lease Agreement, the Agency shall, upon receipt of the amounts payable pursuant to Section 11.2 hereof, deliver to the Sublessee the documents in form and substance satisfactory to the Agency (i) to terminate this Equipment Lease Agreement and to convey the Equipment to the Company, subject in each case only to the following: (A) any Liens to which leasehold estate or title to such Equipment was subject when conveyed to the Agency, (B) any Liens created at the request of the Sublessee, to the creation of which the Sublessee consented or in the creation of which the Sublessee acquiesced, (C) any Permitted Encumbrances and (D) any Liens resulting from the failure of the Sublessee to perform or observe any of the agreements on its part contained in this Equipment Lease Agreement or arising out of an Event of Default hereunder, and (ii) to release and convey to the Sublessee all of the Agency's rights and interest in and to any rights of action or any Net Proceeds of insurance with respect to the Equipment, but excluding any rights to indemnification or defense.

ARTICLE XII
ENVIRONMENTAL MATTERS

Section 12.1 Environmental Representations of the Sublessee. Except as otherwise shown on Exhibit D attached hereto, the Sublessee hereby represents and warrants to the Agency that:

(a) The Equipment is not being nor has been used in violation of any applicable Environmental Law for the storage, treatment, generation, transportation, processing, handling, production or disposal of any Hazardous Substance or as a landfill or other waste management or disposal site or for military, manufacturing or industrial purposes or for the storage of petroleum or petroleum based products.

(b) Reserved.

(c) Reserved.

(d) There has been no Release or threat of a Release of any Hazardous Substance in violation of any applicable law on, at or from the Equipment and the Sublessee has not received any form of notice or inquiry from any federal, state or local governmental agency or authority, any operator, licensee or occupant of the Equipment or any other person with regard to a Release or the threat of a Release of any Hazardous Substance on, at or from the Equipment in violation of any applicable law.

(e) All Environmental Permits necessary for the acquisition, installation, ownership, use or operation of the Equipment have been obtained and are in full force and effect.

(f) No event has occurred with respect to the Equipment which, with the passage of time or the giving of notice, or both, would constitute a violation of or non-compliance with any applicable Environmental Law or Environmental Permit.

(g) There are no agreements, consent orders, decrees, judgments, license or permit conditions or other orders or directives of any federal, state or local court, governmental agency or authority relating to the past, present or future acquisition, installation, ownership, use, operation, sale, transfer or conveyance of the Equipment which require any change in the present condition of the Equipment or any work, repairs, construction, containment, clean up, investigations, studies, removal or remedial action or capital expenditures in order for the Equipment to be in compliance with any applicable Environmental Law or Environmental Permit.

(h) There are no actions, suits, claims or proceedings, pending or threatened, which could cause the incurrence of expenses or costs of any name or description or which seek money damages, injunctive relief, remedial action or remedy that arise out of, relate to or result from (i) conditions of the Environment at, on or in the vicinity of the Equipment, (ii) a violation or alleged violation of any applicable Environmental Law or non-compliance or alleged non-compliance with any Environmental Permit with respect to the Facility, (iii) the presence of any Hazardous Substance or a Release or the threat of a Release of any Hazardous Substance on, at or from the Equipment or any property adjacent to or within the immediate vicinity of the Facility or (iv) human exposure to any Hazardous Substance, noises, vibrations or nuisances of whatever kind to the extent the same arise from the condition of the Equipment, or the acquisition, installation, ownership, use, operation, sale, transfer or conveyance thereof.

Section 12.2 Environmental Covenants of the Sublessee. The Sublessee hereby covenants and agrees with the Agency as follows:

(a) The Sublessee shall acquire, install, use, operate and manage the Equipment in accordance with all applicable Environmental Laws and Environmental Permits, and shall cause all operators, tenants, subtenants, licensees and occupants of the Equipment to acquire, install, use, operate and manage the Equipment in accordance with any applicable Environmental Laws and Environmental Permits, and shall not cause, allow or permit the Equipment or any part thereof to be operated or used for the storage, treatment, generation, transportation, processing, handling, production, management or Disposal of any Hazardous Substances other than in accordance with all applicable Environmental Laws and Environmental Permits.

(b) The Sublessee shall obtain and comply with, and shall cause all contractors, subcontractors, operators, tenants, subtenants, licensees and occupants of the Equipment to obtain and comply with, all Environmental Permits, if any.

(c) The Sublessee shall not cause or permit any change to be made in the present or intended acquisition, installation, use or operation of the Equipment which would (i) involve the storage, treatment, generation, transportation, processing, handling, management, production or disposal of any Hazardous Substance other than in accordance with any applicable Environmental Law, or the use or operation of the Equipment as a landfill or waste management or disposal site or for manufacturing or industrial purposes or for the storage of petroleum or petroleum based products other than in accordance with any applicable Environmental Law, (ii) violate any applicable Environmental Law, (iii) constitute a violation or non-compliance with any Environmental Permit or (iv) increase the risk of a Release of any Hazardous Substance.

(d) The Sublessee shall promptly provide the Agency with a copy of all notifications which the Sublessee gives or receives with respect to conditions of the Environment at or in the vicinity of the Equipment or any past or present Release or the threat of a Release of any Hazardous Substance on, at or from the Equipment. If the Sublessee receives or becomes aware of any such notification which is not in writing or otherwise capable of being copied, the Sublessee shall promptly advise the Agency of such verbal, telephonic or electronic notification and confirm such notice in writing. Furthermore, upon the Sublessee's discovery thereof, the Sublessee shall promptly advise the Agency in writing of: (i) the presence of any Hazardous Substance on, under or about the Equipment of which the Agency has not previously been advised in writing; and (ii) any remedial action taken by, or on behalf of, the Sublessee in response to any Hazardous Substance on, or about the Equipment or to any environmental proceedings of which the Sublessee has not previously been advised in writing. The Sublessee shall also provide the Agency with copies of all reports, analyses, notices, licenses, approvals, orders, correspondences or other written materials in its possession or control relating to the condition of the Environment at the Equipment or environmental proceedings promptly upon receipt, completion or delivery of such materials.

(e) The Sublessee shall undertake and complete all investigations, studies, sampling and testing and all removal or remedial actions necessary to contain, remove and clean up all Hazardous Substances that are or may become present at the Equipment and are required to be removed and/or remediated in accordance with all applicable Environmental Laws and all Environmental Permits. All remedial work shall be conducted (i) in a diligent

and timely fashion by licensed contractors acting under the supervision of a consulting environmental engineer, (ii) pursuant to a detailed written plan for the remedial work approved by any public or private agencies or persons with a legal or contractual right to such approval, (iii) with such insurance coverage pertaining to liabilities arising out of the remedial work as is then customarily maintained with respect to such activities, and (iv) only following receipt of any required permits, licenses or approvals. In addition, the Sublessee shall submit, or cause to be submitted, to the Agency, promptly upon receipt or preparation, copies of any and all reports, studies, analyses, correspondence, governmental comments or approvals, proposed removal or other remedial work contracts and similar information prepared or received by or on behalf of the Sublessee in connection with any remedial work, or Hazardous Substances relating to the Equipment. All costs and expenses of such remedial work shall be paid by or on behalf of the Sublessee, including, without limitation, the charges of the remedial work contractors and the consulting environmental engineer, any taxes or penalties assessed in connection with the remedial work and the Agency's out-of-pocket costs incurred in connection with monitoring or review of such remedial work. The Agency shall have the right but not the obligation to join and participate in, as a party if it so elects, any legal proceedings or actions initiated in connection with any environmental proceedings.

(f) If at any time the Agency obtains any notice or information that the Sublessee or the Equipment, or the use or operation thereof may be in violation of an Environmental Law or in non-compliance with any Environmental Permit or standard, the Agency may require that a full or supplemental environmental inspection and audit report with respect to the Equipment of a scope and level of detail reasonably satisfactory to the Agency be prepared by a professional environmental engineer or other qualified environmental scientist acceptable to the Agency, at the Sublessee's sole cost and expense. Said audit may, but is not required to or limited to, include a physical inspection of the Equipment, a records search, a visual inspection of the Equipment, personnel interviews, review of all Environmental Permits and the conducting of scientific testing. If necessary to determine whether a violation of an Environmental Law exists, such inspection shall also include subsurface testing for the presence of Hazardous Substances in the soil, subsoil, bedrock, surface water and/or groundwater. If said audit report indicates the presence of any Hazardous Substance or a Release or Disposal or the threat of a Release or Disposal of any Hazardous Substance on, at or from the Equipment in violation of any applicable law, the Sublessee shall promptly undertake and diligently pursue to completion all necessary, appropriate investigative, containment, removal, clean-up and other remedial actions required by any Environmental Law, in accordance with Section 12.2(e) above. The Sublessee hereby consents to the Agency notifying any party under such circumstances of the availability of any or all of the environmental reports and the information contained therein. The Sublessee further agrees that the Agency may disclose such environmental reports to any governmental agency or authority if they reasonably believe that they are required to disclose any matter contained therein to such agency or authority; provided that the Agency shall give the Sublessee at least forty-eight (48) hours prior written notice before so doing. The Sublessee acknowledges that the Agency cannot control or otherwise assure the truthfulness or accuracy of the environmental reports. The Sublessee agrees that the Agency shall not have any liability whatsoever as a result of delivering any or all of the environmental reports or any information contained therein to any third party if done in good faith, and the Sublessee hereby releases

and forever discharges the Agency from any and all claims, damages, or causes of action arising out of, connected with or incidental to the delivery of environmental reports.

Section 12.3 Survival Provision. Notwithstanding anything to the contrary contained herein, the representations, warranties, covenants and indemnifications of the Sublessee contained in this Article XII shall survive any termination, conveyance, assignment, subleasing or defeasance of any right, title or interest of the Sublessee in and to the Equipment or in, to or under the Equipment Lease Agreement.

ARTICLE XIII MISCELLANEOUS

Section 13.1 Notices. All notices, certificates and other communications hereunder shall be in writing and shall be either delivered personally or sent by certified mail, return receipt requested, or delivered by any national overnight express delivery service (in each case, postage or delivery charges paid by the party giving such communication) addressed as follows or to such other address as any party may specify in writing to the other:

To the Agency:

Town of Brookhaven Industrial Development Agency
1 Independence Hill, 2nd Floor
Farmingville, New York 11738
Attention: Chief Executive Officer

With a copy to:

Town of Brookhaven, Town Attorney's Office
1 Independence Hill, 3rd Floor
Farmingville, New York 11738
Attention: General Counsel

To the Sublessee:

Biocogent, LLC
15 Pinehurst Drive
Bellport, New York 11713
Attention: Joseph D. Ceccoli, Manager

With a copy by regular mail to:

Forchelli Deegan Terrana LLP
33 Earle Ovington Blvd., Suite 1010
Uniondale, New York 11553
Attention: Daniel S. Dornfeld, Esq.

Notice by mail shall be effective when delivered but if not yet delivered shall be deemed effective at 12:00 p.m. on the third Business Day after mailing with respect to certified mail or regular mail and one Business Day after mailing with respect to overnight mail.

Section 13.2 Binding Effect. This Equipment Lease Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

Section 13.3 Subordination of Equipment Lease Agreement. This Equipment Lease Agreement and any and all modifications, amendments, renewals and extensions thereof is subject and subordinate to any Mortgage or Security Agreement which may be granted by the Agency and the Sublessee, or the Sublessee with the consent of the Agency, on the Equipment or any portion thereof and to any and all modifications, amendments, consolidations, extensions, renewals, replacements and increases thereof.

Section 13.4 Severability. In the event any provision of this Equipment Lease Agreement shall be held illegal, invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 13.5 Amendments, Changes and Modifications. This Equipment Lease Agreement may not be amended, changed, modified, altered or (except pursuant to Section 10.2 hereof) terminated except in a writing executed by the parties hereto.

Section 13.6 Execution of Counterparts. This Equipment Lease Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 13.7 Applicable Law. This Equipment Lease Agreement shall be governed exclusively by the applicable laws of the State without regard or reference to its conflict of laws principles.

Section 13.8 List of Additional Equipment; Further Assurances. Upon the Equipment Completion Date and the installation of all of the Equipment in the Facility, the Sublessee shall prepare and deliver to the Agency a schedule listing all of the Equipment not previously described in this Equipment Lease Agreement. If requested by the Agency, the Sublessee shall thereafter furnish to the Agency, within sixty (60) days after the end of each calendar year, a schedule listing all of the Equipment not theretofore previously described herein or in the aforesaid schedule.

Section 13.9 Survival of Obligations. The obligations of the Sublessee under this Equipment Lease Agreement accruing during the term hereof, including the obligation to make the payments required by Section 4.3 and Section 5.1 accruing during the Term, whether claims therefor are asserted before or after the Term, and all indemnification obligations under this Equipment Lease Agreement, shall survive the termination or expiration of this Equipment Lease Agreement.

Section 13.10 Table of Contents and Section Headings not Controlling. The Table of Contents and the headings of the several Sections in this Equipment Lease Agreement have been prepared for convenience of reference only and shall not control or affect the meaning of or be taken as an interpretation of any provision of this Equipment Lease Agreement.

Section 13.11 No Liability.

(a) Neither the Agency, nor any member, officer, agent, servant or employee of the Agency, nor a successor in interest to any of the foregoing, shall be under any personal liability with respect to any of the provisions of this Equipment Lease Agreement or any other Agency Document or any matter arising out of or in connection with this Equipment Lease Agreement, or any other Agency Document, or the Sublessee's or any other person's occupancy or use of the Facility, and in the event of any breach or default with respect to the Agency's obligations under this Equipment Lease Agreement or any claim arising out of or in connection with this Equipment Lease Agreement or the Sublessee's or any other person's occupancy or use of the Facility, the Sublessee's sole remedy shall be an action or proceeding to enforce such obligation, or for specific performance, injunction or declaratory judgment, and the Sublessee hereby waives any right to recover from, and releases, the Agency, its members, officers, agents and employees from any and all monetary damages, whether known, unknown, foreseeable, unforeseeable, ordinary, extraordinary, compensatory or punitive, and in no event shall the Sublessee attempt to secure any personal judgment against the Agency or any of the Agency's members, officers, agents or employees, or successors thereto.

(b) The approval, consent, determination, opinion or judgment of the Agency or any agent or employee of the Agency shall not be construed as such person's endorsement, warranty or guarantee of the matter at issue or the manner or means of accomplishing same or the benefit thereof; in no event shall actions of such party replace, or act as or on behalf of, the requesting parties, its agents, servants or employees.

(Remainder of Page Intentionally Left Blank – Signature Pages Follows)

IN WITNESS WHEREOF, the Agency and the Sublessee have caused this Equipment Lease Agreement to be executed in their respective names by their duly authorized officers, all as of May 1, 2025.

**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____

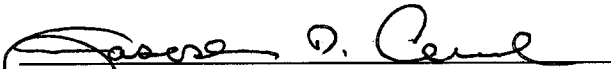
Name: Lisa MG Mulligan

Title: Chief Executive Officer

IN WITNESS WHEREOF, the Agency and the Sublessee have caused this Equipment Lease Agreement to be executed in their respective names by their duly authorized officers, all as of May 1, 2025.

BIOCOAGENT, LLC

By:

Name:  Joseph D. Ceccoli

Title: Manager

EXHIBIT A

Equipment

All Eligible Items acquired and installed and/or to be acquired and installed by Biocogent, LLC (the “Sublessee”) in connection with the Town of Brookhaven Industrial Development Agency’s Martosc Properties LLC /Biocogent, LLC 2025 Facility located at 9 Sawgrass Drive, Bellport, New York and leased by the Town of Brookhaven Industrial Development Agency to the Sublessee pursuant to the terms of the Equipment Lease Agreement, dated as of May 1, 2025.

EXHIBIT B

[FORM OF SALES TAX AGENT AUTHORIZATION LETTER]

SALES TAX AGENT AUTHORIZATION LETTER

EXPIRATION DATE: _____ 1, 201_

ELIGIBLE LOCATION:

[Address]

_____, 201_

TO WHOM IT MAY CONCERN

Re: Town of Brookhaven Industrial Development Agency
([Name of Company]/[Name of Sublessee] 201[] Facility)

Ladies and Gentlemen:

The Town of Brookhaven Industrial Development Agency (the "Agency"), by this notice, hereby advises you as follows:

1. Pursuant to a certain Equipment Lease Agreement, dated as of [] 1, 201[] (the "Equipment Lease Agreement"), between the Agency and [Name of Sublessee], a [business corporation/limited liability company/etc.] organized and existing under the laws of the State of [], having an address of [] (the "Sublessee"), the Agency has authorized the Sublessee to act as its agent in connection with the Facility described therein located at the Eligible Location described above. Certain capitalized terms used herein and not defined shall have the respective meanings given to such terms in the Lease and Project Agreement, dated as of [] 1, 201[] (the "Lease Agreement") by and between the Agency and [Name of Company], a [business corporation/limited liability company/etc.] organized and existing under the laws of the State of [], having an address of [] (the "Company").

2. Upon the Sublessee's request, the Agency has appointed [**insert name of Agent**] (the "Agent"), pursuant to this Sales Tax Agent Authorization Letter (the "Sales Tax Agent Authorization Letter") to act as the Agency's agent for the purpose of effecting purchases exempt from sales or use tax in accordance with the terms, provisions of this Sales Tax Agent Authorization Letter and the Lease Agreement. **The Agent should review the definitions of Eligible Items and Ineligible Items in Schedule A hereto with respect to the scope of Sales Tax Exemption provided under the Lease Agreement and hereunder.**

3. The effectiveness of the appointment of the Agent as an agent of the Agency is expressly conditioned upon the execution by the Agency of New York State Department of Taxation and Finance Form ST-60 "IDA Appointment of Project Operator or Agent" ("Form ST-60") to evidence that the Agency has appointed the Agent as its agent (the form of which to be completed by Agent and the Sublessee). Pursuant to the exemptions from sales and use

taxes available to the Agent under this Sales Tax Agent Authorization Letter, the Agent shall avail itself of such exemptions when purchasing eligible materials and services in connection with the Facility and shall not include such taxes in its contract price, bid or reimbursable costs, as the case may be.

4. The Agent acknowledges that the executed Form ST-60 shall not serve as a sales or use tax exemption certificate or document. No agent or project operator may tender a copy of the executed Form ST-60 to any person required to collect sales tax as a basis to make such purchases exempt from tax. No such person required to collect sales or use taxes may accept the executed Form ST-60 in lieu of collecting any tax required to be collected. THE CIVIL AND CRIMINAL PENALTIES FOR MISUSE OF A COPY OF FORM ST-60 AS AN EXEMPTION CERTIFICATE OR DOCUMENT OR FOR FAILURE TO PAY OR COLLECT TAX SHALL BE AS PROVIDED IN THE TAX LAW. IN ADDITION, THE USE BY AN AGENT, PROJECT OPERATOR, OR OTHER PERSON OR ENTITY OF SUCH FORM ST-60 AS AN EXEMPTION CERTIFICATE OR DOCUMENT SHALL BE DEEMED TO BE, UNDER ARTICLES TWENTY EIGHT AND THIRTY SEVEN OF THE TAX LAW, THE ISSUANCE OF A FALSE OR FRAUDULENT EXEMPTION CERTIFICATE OR DOCUMENT WITH THE INTENT TO EVADE TAX.

5. As agent for the Agency, the Agent agrees that it will present to each seller or vendor a completed and signed **NYSDTF Form ST-123 "IDA Agent or Project Operator Exempt Purchase Certificate"** or such additional or substitute form as is adopted by NYSDTF for use in completing purchases that are exempt from Sales and Use Taxes ("Form ST-123") for each contract, agreement, invoice, bill or purchase order entered into by the Agent, as agent for the Agency, for the construction, repair and equipping of the Facility. Form ST-123 requires that each seller or vendor accepting Form ST-123 identify the Facility on each bill and invoice and invoice for purchases and indicate on the bill or invoice that the Agency or Agent or Sublessee, as project operator of the Agency, was the purchaser. The Agent shall complete Form ST-123 as follows: (i) the "Project information" section of Form ST-123 should be completed using the name and address of the Facility as indicated on the Form ST-60 used to appoint the Agent; (ii) the date that the Agent was appointed as an agent should be completed using the date of the Agent's Sales Tax Agent Authorization Letter; and (iii) the "Exempt purchases" section of Form ST-123 should be completed by marking "X" in box "A" only.

6. The Agent agrees to comply with the terms and conditions of the Equipment Lease Agreement. The Agent must retain for at least six (6) years from the date of expiration of its Contract copies of (a) its contract with the Sublessee to provide services in connection with the Facility, (b) all contracts, agreements, invoices, bills or purchases entered into or made by such Agent using the Letter of Authorization for Sales Tax Exemption, and (c) the executed Form ST-60 appointing the Agent as an agent of the Agency, and shall make such records available to the Agency upon reasonable notice. This provision shall survive the expiration or termination of this Sales Tax Agent Authorization Letter.

7. In order to assist the Sublessee in complying with its obligation to file New York State Department of Taxation and Finance Form ST-340 "Annual Report of Sales and

Use Tax Exemptions Claimed by Agent/Project Operator of Industrial Development Agency/Authority" ("Form ST-340"), the Agent covenants and agrees that it shall file semi-annually with the Sublessee and the Agency (no later than January 15th and July 15th of each calendar year in which it has claimed sales and use tax exemptions in connection with the Facility) a written statement of all sales and use tax exemptions claimed by such Agent for the preceding six-month period (ending on June 30th or December 31st, as applicable) in connection with the Facility by completing and submitting to the Sublessee and the Agency the **Sales Tax Registry** attached hereto as **Schedule B**. If the Agent fails to comply with the foregoing requirement, the Agent shall immediately cease to be the agent for the Agency in connection with the Facility (such agency relationship being deemed to be immediately revoked) without any further action of the parties, the Agent shall be deemed to have automatically lost its authority to make purchases as agent for the Agency, and shall desist immediately from all such activity.

8. The Agent agrees that if it fails to comply with the requirements for sales and use tax exemptions, as described in this Sales Tax Agent Authorization Letter, it shall pay any and all applicable Sublessee Sales Tax Savings and any interest and penalties thereon. This provision shall survive the expiration or termination of this Sales Tax Agent Authorization Letter.

9. **Special Provisions Relating to State Sales Tax Savings.**

(a) The Agent covenants and agrees to comply, and to cause each of its contractors, subcontractors, persons or entities to comply, with the requirements of General Municipal Law Sections 875(1) and (3) (the "Special Provisions"), as such provisions may be amended from time to time. In the event of a conflict between the other provisions of this Sales Tax Agent Authorization Letter or the Equipment Lease Agreement and the Special Provisions, the Special Provisions shall control.

(b) The Agent acknowledges and agrees that pursuant to General Municipal Law Section 875(3) the Agency shall have the right to recover, recapture, receive, or otherwise obtain from the Agent State Sales Tax Savings taken or purported to be taken by the Agent or any other person or entity acting on behalf of the Agent to which Agent or the Company is not entitled or which are in excess of the Maximum Sublessee Sales Tax Savings Amount or which are for property or services not authorized or taken in cases where the Sublessee, any Agent or any other person or entity acting on behalf of the Sublessee or the Agent failed to comply with a material term or condition to use property or services in the manner required by this Sales Tax Agent Authorization Letter or the Equipment Lease Agreement. The Sublessee shall, and shall require each Agent and any other person or entity acting on behalf of the Sublessee, to cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such State Sales Tax Savings and shall promptly pay over any such amounts to the Agency that it requests. The failure to pay over such amounts to the Agency shall be grounds for the Commissioner of the New York State Department of Taxation and Finance (the "Commissioner") to assess and determine State Sales and Use Taxes due from the Sublessee under Article Twenty-Eight of the New York State Tax Law, together with any relevant penalties and interest due on such amounts.

10. Subject to the provisions of Section 9 hereof, in the event that the Agent shall utilize the Sales Tax Exemption in violation of the provisions of the Equipment Lease Agreement or this Sales Tax Agent Authorization Letter, the Agent shall promptly deliver notice of same to the Sublessee and the Agency, and the Agent shall, upon demand by the Agency, pay to or at the direction of the Agency a return of sales or use tax exemptions in an amount equal to all such unauthorized sales or use tax exemptions together with interest at the rate of twelve percent (12%) per annum compounded daily from the date and with respect to the dollar amount for which each such unauthorized sales or use tax exemption was availed of by the Agent.

11. Upon request by the Agency with reasonable notice to the Agent, the Agent shall make available at reasonable times to the Agency all such books, records, contracts, agreements, invoices, bills or purchase orders of the Agent, and require all appropriate officers and employees of the Agent to respond to reasonable inquiries by the Agency as shall be necessary (y) to indicate in reasonable detail those costs for which the Agent shall have utilized the Sales Tax Exemption and the dates and amounts so utilized, and (z) to permit the Agency to determine any amounts owed by the Agent under Section 10.

12. By execution of this Sales Tax Agent Authorization Letter, the Agent agrees to accept the terms hereof and represent and warrant to the Agency that the use of this Sales Tax Agent Authorization Letter by the Agent is strictly for the purposes stated herein.

13. The Agent acknowledges that this Sales Tax Agent Authorization Letter will terminate on the date (the "Termination Date") that is the earlier of (i) the Expiration Date referred to above, and (ii) the expiration or termination of the Equipment Lease Agreement. Upon the Termination Date, the agency relationship between the Agency and the Agent shall terminate.

(Remainder of Page Intentionally Left Blank - Signature Page Follows)

The signature of a representative of the Agent where indicated below will indicate that the Agent accepted the terms hereof.

**TOWN OF BROOKHAVEN
INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Name:
Title:

ACCEPTED AND AGREED TO BY:

[AGENT]

By: _____
Name:
Title:

Schedule A

To

SALES TAX AGENT AUTHORIZATION LETTER

Set forth below is a description of items that are eligible for the Sales Tax Exemption

Eligible Items shall mean the following items of personal property and services, but excluding any Ineligible Items, with respect to which the Agent shall be entitled to claim a Sales Tax Exemption in connection with the Facility:

- (i) purchases of materials, goods, personal property and fixtures and supplies that will be incorporated into and made an integral component part of the Facility;
- (ii) purchases or leases of any item of materials, goods, machinery, equipment, furniture, furnishings, trade fixtures and other tangible personal property having a useful life of one year or more;
- (iii) with respect to the eligible items identified in (ii) above: purchases of freight, installation, maintenance and repair services required in connection with the shipping, installation, use, maintenance or repair of such items; provided that maintenance shall mean the replacement of parts or the making of repairs;
- (iv) purchases of materials, goods and supplies that are to be used and substantially consumed in the course of construction or renovation of the Facility (but excluding fuel, materials or substances that are consumed in the course of operating machinery and equipment or parts containing fuel, materials or substances where such parts must be replaced whenever the substance is consumed); and
- (v) leases of machinery and equipment solely for temporary use in connection with the construction or renovation of the Facility.

Ineligible Items shall mean the following items of personal property and services with respect to which the Agent shall not be entitled to claim a Sales Tax Exemption in connection with the Facility:

- (i) vehicles of any sort, including watercraft and rolling stock;
- (ii) personalty having a useful life of one year or less;
- (iii) any cost of utilities, cleaning services or supplies or other ordinary operating costs;
- (iv) ordinary office supplies such as pencils, paper clips and paper;
- (v) any materials or substances that are consumed in the operation of machinery;
- (vi) equipment or parts containing materials or substances where such parts must be replaced whenever the substance is consumed; and
- (vii) maintenance of the type as shall constitute janitorial services.

Schedule B

To

SALES TAX AGENT AUTHORIZATION LETTER

SALES TAX REGISTRY

Please Complete: **REPORTED PERIOD: SEMI-ANNUAL PERIOD FROM [JANUARY 1][JULY 1], 201__ to [JUNE 30][DECEMBER 31], 201__**

Description of Item (incl. Serial #, if applicable)	Location of Item	Dollar Amount	Vendor Description	Date of Payment	Purchase order or invoice number	Sales Tax Savings

TOTAL SALES TAX SAVINGS REALIZED DURING THE SEMI-ANNUAL REPORTED PERIOD: _____

Certification: I, the undersigned, an authorized officer or principal owner of the company identified below, hereby certify to the best of my knowledge and belief that all information contained in this report is true and complete. The information reported in this form includes all Sublessee Sales Tax Savings realized by the company identified below and its principals, affiliates, tenants, subtenants, contractors and subcontractors. This form and information provided pursuant hereto may be disclosed to the Town of Brookhaven Industrial Development Agency ("TOBIDA"), and may be disclosed by TOBIDA in connection with the administration of the programs by TOBIDA; and, without limiting the foregoing, such information may be included in reports or disclosure required by law.

Lessee Name: _____
Signature By: _____
Name (print): _____
Title: _____
Date: _____

EXHIBIT C
Sales Tax Registry

Please Complete: **REPORTED PERIOD: ANNUAL PERIOD FROM JULY 1, 201__ to JUNE 30, 201__**

Description of Item (incl. Serial #, if applicable)	Location of Item	Dollar Amount	Vendor Description	Date of Payment	Purchase order or invoice number	Sales Tax Savings
SEMI-ANNUAL PERIOD FROM JULY 1, [] to DECEMBER 31, []						
TOTAL SALES TAX SAVINGS REALIZED DURING THE SEMI-ANNUAL PERIOD FROM JULY 1, [] to DECEMBER 31, []:						
SEMI-ANNUAL PERIOD FROM JANUARY 1, [] to JUNE 30, []						
TOTAL SALES TAX SAVINGS REALIZED DURING THE SEMI-ANNUAL PERIOD FROM JANUARY 1, [] to JUNE 30, []:						
TOTAL SALES TAX SAVINGS REALIZED DURING THE ANNUAL REPORTED PERIOD:						

Certification: I, the undersigned, an authorized officer or principal owner of the Sublessee, hereby certify to the best of my knowledge and belief that all information contained in this report is true and complete. The information reported in this form includes all Sublessee Sales Tax Savings realized by the Sublessee below and its principals, affiliates, tenants, subtenants, contractors, subcontractors and any other person or entity pursuant to the LETTER OF AUTHORIZATION FOR SALES TAX EXEMPTION issued to the Sublessee, and any SALES TAX AGENT AUTHORIZATION LETTER issued to any other person or entity at the direction of the Sublessee, by the Town of Brookhaven Industrial Development Agency ("TOBIDA"). This form and information provided pursuant hereto may be disclosed by TOBIDA in connection with the administration of the programs by TOBIDA; and, without limiting the foregoing, such information may be included in reports or disclosure required by law.

Lessee Name: _____

Signature By: _____

Name (print): _____

Title: _____

Date: _____

EXHIBIT D

EXCEPTIONS TO REPRESENTATIONS AND WARRANTIES OF SUBLESSEE

[None.]

EXHIBIT E

Compliance with Labor Law, Executive Law and Civil Rights Law

The purpose of the Town of Brookhaven Industrial Development Agency (the "Agency") is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in Suffolk County.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs be encouraged in straight-lease transactions with the Agency.

Now therefore, the parties to the attached Equipment Lease Agreement (the "Agreement") further agree to be bound by the following, which are hereby made a part of the Agreement.

I. The Sublessee agrees that:

- (a) no laborer, workman or mechanic, in the employ of the Sublessee or any contractor, subcontractor or other person doing or contracting to construct and equip the Facility shall be permitted or required to work more than eight hours in any one calendar day or more than five days in any one week, except in compliance with the Labor Law; and
- (b) to the extent applicable and required by law, the Sublessee shall comply with the provisions of the Labor Law of the State of New York (the "Labor Law"), including Section 220 thereof. While such Labor Law does not presently require or obligate the Sublessee to pay the prevailing rate of wages as such term is defined in Section 220-d thereof, the Sublessee acknowledges that it has been advised that it is the policy of the Agency to encourage the Sublessee to voluntarily comply with such provisions.

II. To the extent required by law, the Sublessee agrees that each contract or subcontract for the construction and equipping of the Facility shall provide:

- (a) in the hiring of employees for the performance of work in acquiring, demolishing, constructing and equipping the Facility, or for the manufacture, sale or distribution of materials, equipment or supplies in connection with the acquisition, construction and equipping of the Facility, neither the Sublessee nor any contractor, subcontractor nor any person acting on behalf of the Sublessee shall by reason of race, creed, color, disability, sex, or national origin, marital status or Vietnam veteran era status discriminate against any citizen of the State of New York who is qualified and available to perform the work to which the employment relates;
- (b) neither the Sublessee nor any contractor, subcontractor, nor any person on their behalf shall, in connection with the acquisition, construction

and equipping of the Facility, discriminate against or intimidate any employee hired for the performance of work involved in acquiring, constructing and equipping the Facility on account of race, creed, color, disability, sex, national origin, marital status or Vietnam era veteran status; and

- (c) the aforesaid provisions of this section covering every contract for the manufacture, sale or distribution of materials, equipment or supplies in connection with the acquisition, construction and equipping of the Facility shall be limited to operations performed within the territorial limits of the State of New York.

- III. To the extent required by law, the Sublessee will comply with the applicable provisions of Sections 291-299 of the Executive Law, and with the Civil Rights Law, will furnish all information and reports deemed necessary by the State Division of Human Rights, and will provide access, as required by law, to its books, records and accounts to the State Division of Human Rights, the Attorney General and the Industrial Commissioner for the purposes of investigation to ascertain compliance with the non-discrimination clauses, the Executive Law and the Civil Rights Law.

EXHIBIT F

**PROJECT COMPLETION CERTIFICATE OF COMPANY AS
REQUIRED BY SECTION 3.4 OF THE LEASE AGREEMENT**

The undersigned, an Authorized Representative (as defined in the Equipment Lease Agreement referred to below) of _____ (the “Sublessee”), a _____ organized and existing under the laws of the State of _____, HEREBY CERTIFIES that this Certificate is being delivered in accordance with the provisions of Section 3.4 of that certain Equipment Lease Agreement, dated as of May 1, 2025 (the “**Equipment Lease Agreement**”), between the Town of Brookhaven Industrial Development Agency (the “**Agency**”) and the Sublessee. If the Final Cost Budget deviates from the information provided in the Project Application Information (as defined in the Lease Agreement), the Sublessee shall provide a written statement explaining the difference to the Agency. The Agency may in its sole discretion, adjust the benefits to reflect any deviation, including increasing the Agency’s administrative fee.

THE SUBLESSEE HEREBY FURTHER CERTIFIES THAT (capitalized terms used but not defined herein shall have the respective meanings assigned to such terms in that certain Lease and Project Agreement, dated as of May 1, 2025, by and between Martosc Properties LLC and the Agency, or the Equipment Lease Agreement:

(i) the Project Work has been completed in accordance with the Plans and Specifications therefor;

(ii) attached hereto as Appendix A is a copy of one of the following (check only one and attach a copy of the indicated document):

- certificate of occupancy, or
- temporary certificate of occupancy, or
- amended certificate of occupancy, or
- letter of no objection;

(iii) there is no certificate, license, permit, written approval or consent or other document required to permit the occupancy, operation and use of the Facility that has not already been obtained or received, except for such certificates, licenses, permits, authorizations, written approvals and consents that will be obtained in the ordinary course of business and the issuance of which are ministerial in nature, which certificates, licenses, permits, authorizations, written approvals and consents are attached hereto as Appendix B;

(iv) check as applicable:

- all costs for Project Work have been paid, or
- all costs for Project Work have been paid except for

- amounts not yet due and payable (attach itemized list) and/or
- amounts the payments for which are being contested in good faith (attach itemized list with explanations);

(v) attached hereto as Appendix C is the Final Cost Budget, including a comparison with the project cost budget information listed in the Project Application Information;

(vi) attached hereto as Appendix D is a copy of the ST-340 filed with the New York State Department of Taxation and Finance in compliance with Section 874(8) of the General Municipal Law evidencing the value of all sales and use tax exemptions claimed in connection with the Facility for the current year; and

(vii) there are no municipal violations outstanding on the premises.

In the event that the Final Project Cost Budget indicates that the final costs of the Project Work are greater than the estimated costs provided in the Project Application Information, the Company agrees to pay to the Agency, within ten (10) days of written request, any additional fees owed to the Agency related to such an increase of final costs of the Project Work and not accounted for in the Agency's fee collected on the Closing Date.

This Certificate is given without prejudice to any rights of the Sublessee against third parties existing on the date hereof or which may subsequently come into being and no Person other than the Agency may benefit from this Certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set its
hand this _____ day of _____, ____.

BIOCOAGENT, LLC

By: _____

Name:

Title:

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

EXHIBIT G
COMPLIANCE CERTIFICATE

[_____] , being duly sworn, deposes and says:

1. That s/he is the duly appointed [_____] of [_____] , a [_____] duly organized and existing under the laws of the State of [_____] , having its office at [_____] , New York (the “**Sublessee**”).

2. That the Sublessee has previously entered into a straight-lease transaction with the [_____] Industrial Development Agency pursuant to a certain Equipment Lease and Project Agreement, dated as of [_____] 1, 20[___] (the “**Equipment Lease Agreement**”), whereby the Agency leased the Equipment (as such term is defined in the Equipment Lease Agreement) to the Sublessee.

3. That the Sublessee is not in default under the Equipment Lease Agreement (as such term is defined in the Equipment Lease Agreement) and that no Event of Default exists under the Equipment Lease Agreement or any other Sublessee Document (as such term is defined in the Equipment Lease Agreement).

4. That there is no action or proceeding pending or, to the best of the Sublessee’s knowledge, after diligent inquiry, threatened, by or against the Sublessee by or before any court or administrative agency that would adversely affect the ability of the Sublessee to perform its obligations under the Equipment Lease Agreement or any other Sublessee Document.

5. That the Sublessee has not received written notice of default in payment of any taxes, or other charges which have not been paid, unless such default is currently being contested with due diligence in proceedings in a court or other appropriate forum.

6. That there are no mechanics liens or other liens by reason of any labor, services or materials on the Equipment, except in compliance with the provisions in the Equipment Lease Agreement.

7. That there are no municipal violations outstanding on the Equipment.

8. That attached hereto as Appendix A hereto are copies of the certificates of insurance required to be provided to the Agency pursuant to Sections 6.4 and 6.5 of the Equipment Lease Agreement.

9. That attached hereto as Appendix B hereto is a certified statement of the Sublessee and documentation (i) enumerating the FTE (as such term is defined in the Lease Agreement) jobs, by category, retained and/or created at the Facility as a result of the Agency’s financial assistance and (ii) indicating the fringe benefits and salary averages or ranges for such categories of FTE jobs created and/or retained.

10. That attached hereto as Appendix C is a copy of the Form NYS-45 filed with respect to the New York State Department of Labor.

11. That attached hereto as Appendix D hereto is a copy of the ST-340 filed with the New York State Department of Taxation and Finance in compliance with Section 874(8) of the General Municipal Law evidencing the annual value of all sales and use tax exemptions claimed in connection with the Equipment.

[_____]

By: _____
Name:
Title:

Subscribed and sworn to before
me this ___ day of _____, 202[]

Notary Public

Appendix A

Insurance Certificates

Appendix B

Certified Statement and Documentation Regarding FTEs

Appendix C

Form NYS-45

Appendix D

Form ST-340

EXHIBIT H

CERTIFICATE SECTION 224-A OF NEW YORK LABOR LAW

FORM PW 39-a

Bureau of Public Work
State Office Building Campus
Building 12 - Room 130
Albany, New York 12226



Official Use Only

Date received: _____

PRC No. previously issued: _____

Certification For Covered Project

Request For Wage and Supplement Information

Submit this form to certify if a project is covered by LL 224-a or to request a Public Subsidy Board covered project determination. May be mailed to above address or emailed to: labor.sm.5184851870@labor.ny.gov

Complete Fillable Fields or Form Must be Typewritten

Submitted By: Owner Developer

A. Contract to be let by:

1. Name: _____
Complete Address: _____
Telephone: _____ Fax: _____
Email: _____
2. Send Reply to: _____
Complete Address: _____
Telephone: _____ Fax: _____
Email: _____
3. Contract Date: _____
Construction Start Date: _____
(may be approximate if no specific date)
4. Contract Name or ID Number: _____
Prime Contractor(s): _____
List Known Sub-contractors: _____

B. Project Particulars

5. Project Name: _____
Description of Work: _____
6. Location of Project: _____
Address: _____
7. Nature of the Project (check all that apply):

<input type="checkbox"/> New Construction	<input type="checkbox"/> Heavy/Highway
<input type="checkbox"/> Addition to Existing Structure	<input type="checkbox"/> Sewer/Water Line
<input type="checkbox"/> Demolition, Abatement	<input type="checkbox"/> Renewable Energy
<input type="checkbox"/> Reconstruction, Maintenance, Repair, Alteration	<input type="checkbox"/> Thermal Energy Network
<input type="checkbox"/> Other: _____	
8. List All Subsidies and Source: _____

Total Project Cost: \$ _____ Total Amount of Subsidies: \$ _____

Subsidies Equate to _____ Percent(%) of Total Project Costs

9. Name and Title: _____

Signature: _____